

Summit

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	133 Summit Avenue B2 U16	OneFloor	1	1.0	39	\$375,000	\$375,000	\$390,000	104.00%	Condo	
2	777 Springfield Avenue U1	TwnEndUn	2	2.1	38	\$625,000	\$625,000	\$650,000	104.00%	\$180,100	3.61
3	103 Park Avenue U A6	TwnIntUn	3	2.1	64	\$670,000	\$649,000	\$661,000	101.85%	\$165,400	4.00
4	12 Valemont Way	CapeCod	3	1.1	1	\$750,000	\$750,000	\$750,000	100.00%	\$205,500	3.65
5	28 Morris Avenue G4	TwnEndUn	2	3.1	70	\$899,000	\$899,000	\$870,000	96.77%	\$206,400	4.22
6	23 West End Avenue	Colonial	3	2.1	10	\$799,000	\$799,000	\$901,000	112.77%	\$251,600	3.58
7	169 Broad Street	Colonial	4	2.1	11	\$875,000	\$875,000	\$1,088,000	124.34%	\$262,600	4.14
8	12 Van Dyke Place	Colonial	4	3.1	9	\$999,000	\$999,000	\$1,280,000	128.13%	\$238,200	5.37
9	106 Division Avenue	Ranch	3	2.0	15	\$1,195,000	\$1,195,000	\$1,485,000	124.27%	\$349,600	4.25
10	41 Milton Avenue	Colonial	5	3.1	21	\$1,099,000	\$1,099,000	\$1,500,000	136.49%	\$373,200	4.02
11	137 Beekman Road	Ranch	4	2.0	32	\$1,150,000	\$1,150,000	\$1,501,000	130.52%	\$341,900	4.39
12	15 Harvey Drive	Colonial	5	4.0	18	\$1,350,000	\$1,350,000	\$1,510,000	111.85%	\$270,200	5.59
13	101 Essex Road	Ranch	3	3.0	18	\$1,325,000	\$1,325,000	\$1,650,000	124.53%	\$402,100	4.10
14	42 Locust Drive	Colonial	4	2.0	8	\$1,600,000	\$1,600,000	\$1,652,000	103.25%	\$375,200	4.40
15	11 Lewis Avenue	Colonial	4	2.1	10	\$1,375,000	\$1,375,000	\$1,665,000	121.09%	\$375,800	4.43
16	23 Club Drive	SplitLev	4	3.1	15	\$1,599,000	\$1,599,000	\$1,750,000	109.44%	\$445,500	3.93
17	148 Beekman Road	Colonial	4	2.2	10	\$1,550,000	\$1,550,000	\$1,812,148	116.91%	\$469,200	3.86
18	44 Londonderry Way	Colonial	6	6.0	9	\$1,650,000	\$1,650,000	\$1,850,000	112.12%	\$634,800	2.91
19	29 Knob Hill Drive	Contemp	4	3.1	12	\$1,750,000	\$1,750,000	\$2,040,050	116.57%	\$539,100	3.78
20	59 Hobart Avenue	Victrian	5	3.1	10	\$2,449,000	\$2,449,000	\$2,605,000	106.37%	\$684,500	3.81
21	10 Westminster Road	Colonial	5	4.1	1	\$2,550,000	\$2,550,000	\$2,650,000	103.92%	\$645,000	4.11
22	65 Woodland Avenue	Colonial	6	4.1	9	\$2,695,000	\$2,695,000	\$2,850,000	105.75%	\$630,500	4.52
23	2 Colt Road	Colonial	5	4.1	13	\$2,850,000	\$2,850,000	\$3,450,000	121.05%	\$713,700	4.83
24	251 Oak Ridge Avenue	Colonial	5	5.2	1	\$6,850,000	\$6,850,000	\$6,850,000	100.00%	1403600.00	4.88
AVERAGE					19	\$1,626,208	\$1,625,333	\$1,808,758	113.17%		4.19

"Active" Listings in Summit

Number of Units: 18
Average List Price: \$1,798,389
Average Days on Market: 43

"Under Contract" Listings in Summit

Number of Units: 21
Average List Price: \$1,805,381
Average Days on Market: 30



Summit 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23	31	14	22	21	20	19						20
List Price	\$1,974,875	\$1,093,000	\$1,114,312	\$1,330,048	\$1,686,119	\$1,798,269	\$1,625,333						\$1,607,243
Sales Price	\$2,100,069	\$1,171,250	\$1,214,625	\$1,495,308	\$1,837,506	\$1,957,189	\$1,808,758						\$1,760,998
SP:LP%	108.51%	104.58%	108.59%	111.31%	109.91%	110.87%	113.17%						110.70%
SP to AV	3.83	3.01	3.60	4.48	3.89	4.21	4.19						4.06
# Units Sold	8	4	8	13	16	26	24						99
3 Mo Rate of Ab	0.96	1.03	2.43	2.76	1.38	1.33	0.92						1.54
Active Listings	16	11	17	18	17	21	18						17
Under Contracts	8	14	21	33	33	27	21						22

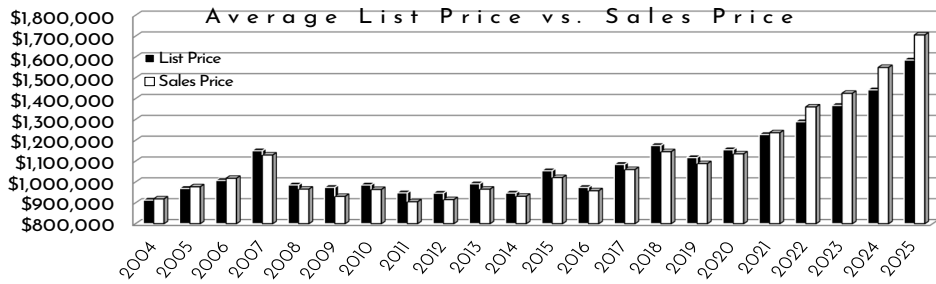
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	17	20	17.38%
Sales Price	\$1,710,832	\$1,760,998	2.93%
LP:SP	110.67%	110.70%	0.03%
SP:AV	3.82	4.06	6.26%



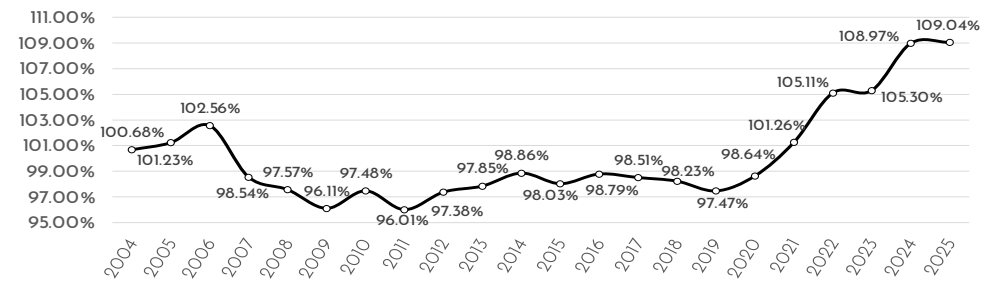
YTD	2025	2026	% Change
# Units Sold	133	99	-25.56%
Rate of Ab 3 Mo	1.80	1.54	-14.34%
Actives	28	17	-40.70%
Under Contracts	31	22	-28.31%

Summit Yearly Market Trends

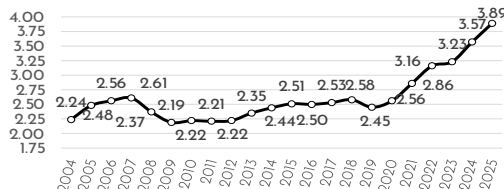


Summit Yearly Market Trends

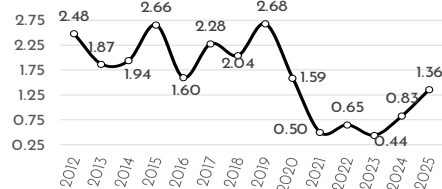
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

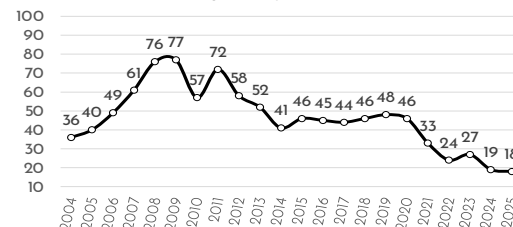


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

