Summit

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	33 Edgar Street	SplitLev	3	2.0	14	$979,000	$979,000	$999,000	102.04%	$226,500	4.41
2	52 Stockton Road	SplitLev	4	2.0	15	$1,275,000	$1,275,000	$1,450,000	113.73%	$332,100	4.37
3	55 Tanglewood Drive	Bi-Level	4	2.1	14	$1,295,000	$1,295,000	$1,628,000	125.71%	$436,800	3.73
4	14 Brook Court	Colonial	4	3.1	8	$1,100,000	$1,100,000	$1,704,000	154.91%	$328,000	5.20
5	78 Glenside Avenue	Custom	5	3.2	1	$1,800,000	$1,800,000	$1,850,000	102.78%	Renovated	
6	27 Milton Avenue	Custom	6	6.1	1	$1,900,000	$1,900,000	$1,900,000	100.00%	New	
7	22 Oak Ridge Avenue	Victrian	4	3.1	42	$1,795,000	$1,695,000	$1,920,000	113.27%	$468,300	4.10
8	38 Valley View Avenue	Colonial	5	4.2	29	$2,500,000	$2,250,000	$1,980,000	88.00%	$453,000	4.37
9	21 Valemont Way	Colonial	6	5.1	8	$2,300,000	$2,300,000	$2,275,000	98.91%	Renovated	
10	21 Gloucester Road	Custom	4	3.2	14	$2,299,000	$2,299,000	$2,500,000	108.74%	$572,800	4.36
11	25 Druid Hill Road	Colonial	4	4.1	1	$2,800,000	$2,800,000	$3,077,000	109.89%	$618,500	4.97
12	5 Edgewood Drive	Tudor	5	3.1	1	$3,200,000	$3,200,000	$3,200,000	100.00%	$570,000	5.61
	AVERAGE				12	$1,936,917	$1,907,750	$2,040,250	109.83%		4.57

"Active" Listings in Summit

Number of Units	29
Average List Price	$1,647,410
Average Days on Market	39

"Under Contract" Listings in Summit

Number of Units	20
Average List Price	$1,372,700
Average Days on Market	31

eXp® REALTY

Summit 2026 Year to Date Market Trends

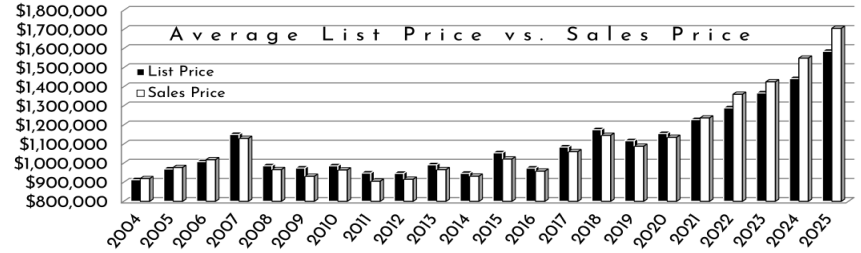
YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23	31	14	22	21	20	19	16	12				19
List Price	$1,974,875	$1,093,000	$1,114,312	$1,330,048	$1,686,119	$1,798,269	$1,625,333	$1,926,933	$1,907,750				$1,673,921
Sales Price	$2,100,069	$1,171,250	$1,214,625	$1,495,308	$1,837,506	$1,957,189	$1,808,758	$2,044,851	$2,040,250				$1,821,385
SP:LP%	108.51%	104.58%	108.59%	111.31%	109.91%	110.87%	113.17%	111.08%	109.83%				110.66%
SP to AV	3.83	3.01	3.60	4.48	3.89	4.21	4.19	4.06	4.57				4.10
# Units Sold	8	4	8	13	16	26	24	15	12				126
3 Mo Rate of Ab	0.96	1.03	2.43	2.76	1.38	1.33	0.92	0.88	1.71				1.49
Active Listings	16	11	17	18	17	21	18	18	29				18
Under Contracts	8	14	21	33	33	27	21	13	20				21

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	19	2.36%
Sales Price	$1,727,277	$1,821,385	5.45%
LP:SP	109.64%	110.66%	0.93%
SP:AV	3.86	4.10	6.12%

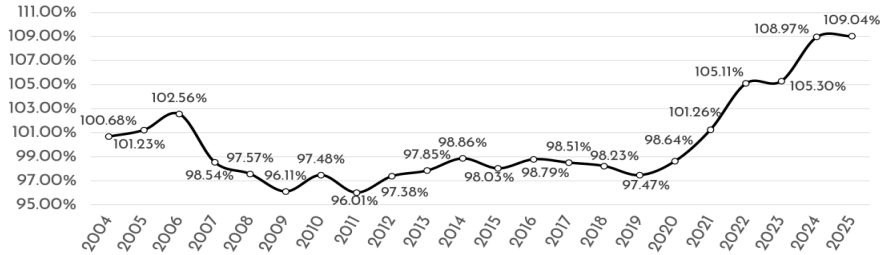
YTD	2025	2026	% Change
# Units Sold	184	126	-31.52%
Rate of Ab 3 Mo	1.55	1.49	-4.15%
Actives	26	18	-29.79%
Under Contracts	31	21	-32.14%

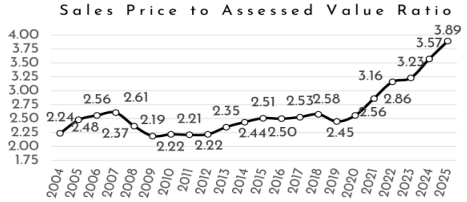
Summit Yearly Market Trends

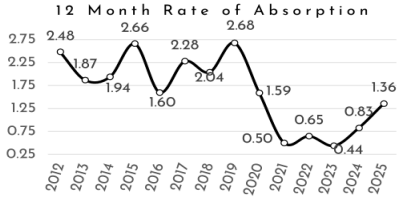


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$913K	$969K	$1.007M	$1.150M	$986K	$974K	$986K	$948K	$946K	$991K	$947K	$1.054M	$974K	$1.084M	$1.175	$1.088M	$1.154M	$1.227M	$1.289M	$1.367	$1.442	$1.585
SP	$919K	$977K	$1.018M	$1.129M	$966K	$931K	$964K	$905K	$915K	$966K	$932K	$1.021M	$958K	$1.060	$1.145	$1.055M	$1.135M	$1.236M	$1.360M	$1.426	$1.550	$1.705

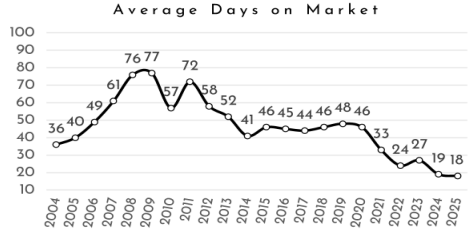
Summit Yearly Market Trends

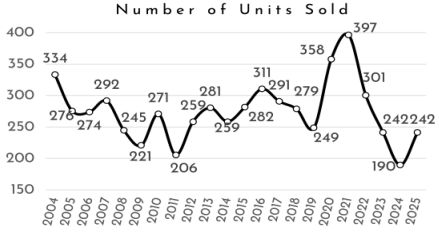






Data only available until 2012





Information compiled from GSMLS. Deemed reliable but not guaranteed

©2004-2026 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.