

Summit

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Beauvoir Avenue	FixrUppr	4	1.0	21	\$299,000	\$299,000	\$270,000	90.30%	\$722,600	0.37
2	84 Ashwood Avenue	Colonial	4	3.0	9	\$849,000	\$849,000	\$940,000	110.72%	\$213,300	4.41
3	2 Rose Lane	Custom	5	4.0	84	\$1,699,000	\$1,699,000	\$1,575,000	92.70%	New	
4	16 Little Wolf Road	RanchRas	4	3.0	8	\$1,525,000	\$1,525,000	\$1,900,000	124.59%	\$447,400	4.25
AVERAGE					31	\$1,093,000	\$1,093,000	\$1,171,250	104.58%		3.01

"Active" Listings in Summit

Number of Units: 11
 Average List Price: \$1,558,693
 Average Days on Market: 55

"Under Contract" Listings in Summit

Number of Units: 14
 Average List Price: \$1,201,107
 Average Days on Market: 33

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											25
List Price	\$1,974,875	\$1,093,000											\$1,680,917
Sales Price	\$2,100,069	\$1,171,250											\$1,790,463
SP:LP%	108.51%	104.58%											107.20%
SP to AV	3.83	3.01											3.59
# Units Sold	8	4											12
3 Mo Rate of Ab	0.96	1.03											1.00
Active Listings	16	11											14
Under Contracts	8	14											11

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	26	25	-3.65%
Sales Price	\$1,707,918	\$1,790,463	4.83%
LP:SP	108.36%	107.20%	-1.07%
SP:AV	3.50	3.59	2.36%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	25	12	-52.00%
Rate of Ab 3 Mo	1.53	1.00	-34.97%
Actives	19	14	-28.95%
Under Contracts	16	11	-31.25%

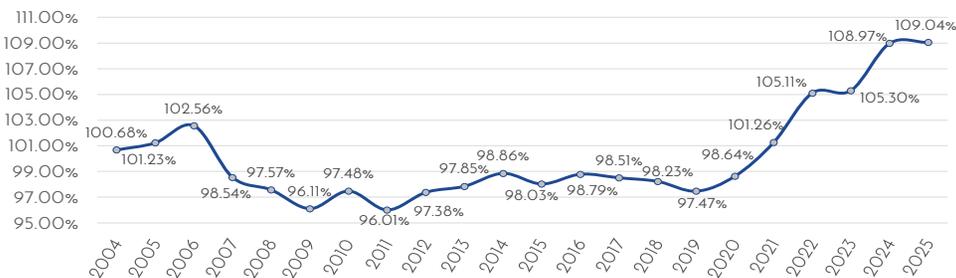
Summit Yearly Market Trends

Average List Price vs. Sales Price

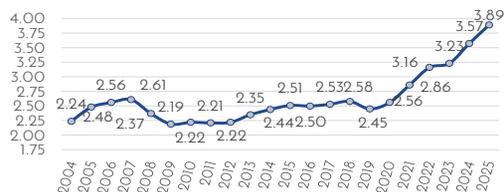


Summit Yearly Market Trends

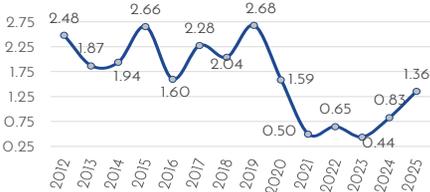
Sales Price to List Price Ratios



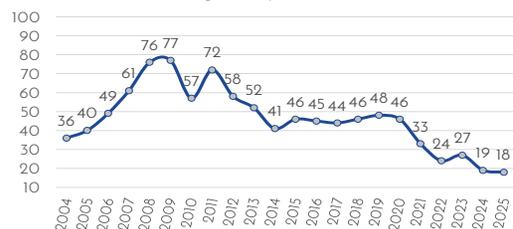
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

