

Summit

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	390 Morris Avenue U35	OneFloor	2	1.0	11	\$329,000	\$329,000	\$355,000	107.90%	\$91,200	3.89
2	43 Passaic Avenue	SplitLev	4	2.1	12	\$1,065,000	\$1,065,000	\$1,225,000	115.02%	\$305,500	4.01
3	10 Henry Street	Colonial	5	6.0	68	\$1,750,000	\$1,575,000	\$1,530,000	97.14%	New	
4	37 Plain Street	Colonial	4	3.1	11	\$1,495,000	\$1,495,000	\$1,715,555	114.75%	\$369,800	4.64
5	7 Oak Forest Lane	Colonial	5	3.1	17	\$1,695,000	\$1,695,000	\$2,000,000	117.99%	\$460,400	4.34
6	36 Plymouth Road	Colonial	4	3.1	1	\$1,995,000	\$1,995,000	\$2,275,000	114.04%	\$522,300	4.36
7	30 Wildwood Lane	Colonial	6	5.2	15	\$3,250,000	\$3,250,000	\$3,250,000	100.00%	\$1,121,000	2.90
8	10 Rowan Road	Colonial	8	6.1	45	\$4,395,000	\$4,395,000	\$4,450,000	101.25%	\$1,655,400	2.69
AVERAGE					23	\$1,996,750	\$1,974,875	\$2,100,069	108.51%		3.83

"Active" Listings in Summit

Number of Units: 16
 Average List Price: \$1,493,156
 Average Days on Market: 68

"Under Contract" Listings in Summit

Number of Units: 8
 Average List Price: \$1,305,250
 Average Days on Market: 20

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												23
List Price	\$1,974,875												\$1,974,875
Sales Price	\$2,100,069												\$2,100,069
SP:LP%	108.51%												108.51%
SP to AV	3.83												3.83
# Units Sold	8												8
3 Mo Rate of Ab	0.96												0.96
Active Listings	16												16
Under Contracts	8												8

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	23	-15.20%
Sales Price	\$1,828,733	\$2,100,069	14.84%
LP:SP	110.31%	108.51%	-1.63%
SP:AV	3.51	3.83	9.17%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	15	8	-46.67%
Rate of Ab 3 Mo	1.32	0.96	-27.27%
Actives	17	16	-5.88%
Under Contracts	15	8	-46.67%

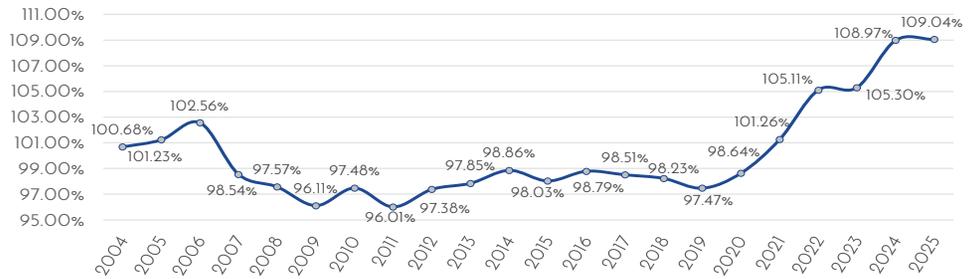
Summit Yearly Market Trends

Average List Price vs. Sales Price

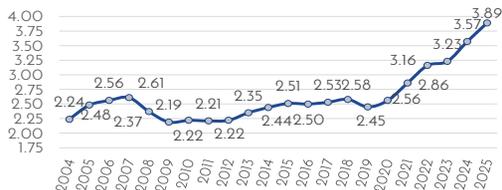


Summit Yearly Market Trends

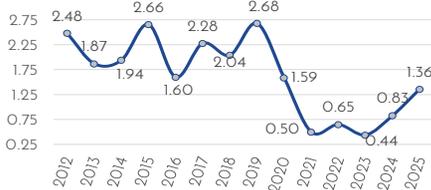
Sales Price to List Price Ratios



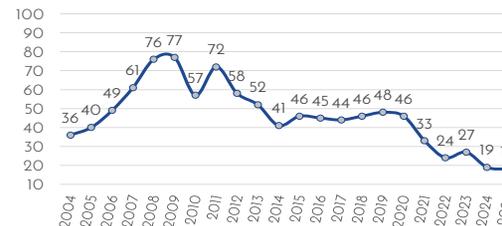
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

