

SUMMIT PROPERTIES INC  
Form 8-K  
October 24, 2003

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

---

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

---

Date of report (Date of earliest event reported): October 24, 2003

SUMMIT PROPERTIES INC.  
(Exact name of Registrant as specified in charter)

**1-12792**  
(Commission file number)

Maryland  
(State or other jurisdiction of  
incorporation or organization)

56-1857807  
(I.R.S. Employer  
Identification No.)

309 E. Morehead Street  
Suite 200  
Charlotte, North Carolina  
(Address of principal executive offices)

28202  
(Zip code)

(704) 334-3000  
(Registrant's telephone number, including area code)

N/A

(Former name or former address, if changed since last report)

---

Item 7. Exhibits.

(c) Exhibits . The following exhibits are being furnished herewith:

Exhibit Number	Title
-------------------	-------

99.1	Press release of Summit Properties Inc. issued on October 24, 2003
------	--

99.2	Earnings supplement of Summit Properties Inc. dated October 24, 2003
------	--

Item 12. Results of Operations and Financial Condition.

On October 24, 2003, Summit Properties Inc. issued a press release announcing its financial results for the third quarter of 2003 and an earnings supplement as referenced in the press release. Copies of Summit Properties Inc. s press release and earnings supplement are attached hereto as Exhibits 99.1 and 99.2 and are incorporated herein by reference.

The information in this Current Report on Form 8-K and the Exhibits attached hereto shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934 (the "Exchange Act") or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, regardless of any general incorporation language in such filing.

[Remainder of page left blank intentionally]

2

---

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

SUMMIT PROPERTIES INC.

Date: October 24, 2003      By: /S/ Gregg D. Adzema  
Gregg D. Adzema  
Executive Vice President and  
Chief Financial Officer

3

---

EXHIBIT INDEX

Exhibit  
Number    Title

- 99.1    Press release of Summit Properties Inc. issued on October 24, 2003
- 99.2    Earnings supplement of Summit Properties Inc. dated October 24, 2003