



Q2 2026

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

1,328

-2.0% Year-To-Date
41.0% Quarter-Over-Quarter

Year-To-Date Contracts

1,566

-3.4% Year-To-Date
71.9% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$900K

1.6% Year-To-Date
9.3% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$490K

1.4% Year-To-Date
3.5% Quarter-Over-Quarter

Average Days On Market

33

13.8% Year-To-Date
-30.0% Quarter-Over-Quarter

Active Listings

629

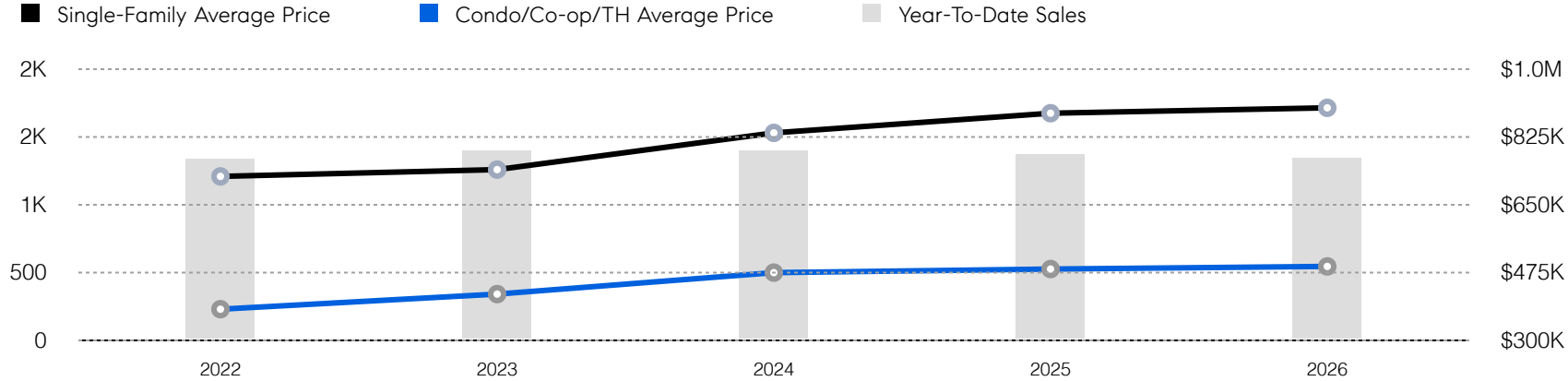
4.1% Year-Over-Year
41.0% Quarter-Over-Quarter



Somerset County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	1,076	1,001	-7.0%	690	662	-4.1%
	ACTIVE LISTINGS	423	431	1.9%	423	431	1.9%
	# OF SALES	868	817	-5.9%	547	469	-14.3%
	SALES VOLUME	\$769,349,018	\$735,524,587	-4.4%	\$509,939,205	\$438,160,735	-14.1%
	MEDIAN PRICE	\$760,000	\$750,000	-1.3%	\$800,000	\$800,000	-
	AVERAGE PRICE	\$886,347	\$900,275	1.6%	\$932,247	\$934,245	0.2%
	AVERAGE DOM	31	38	22.6%	27	29	7.4%
	% OF ASKING PRICE	103.9%	103.0%	-0.9%	104.4%	104.1%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	545	565	3.7%	299	328	9.7%
	ACTIVE LISTINGS	181	198	9.4%	181	198	9.4%
	# OF SALES	487	511	4.9%	269	308	14.5%
	SALES VOLUME	\$235,781,707	\$250,870,182	6.4%	\$132,220,573	\$153,241,984	15.9%
	MEDIAN PRICE	\$450,000	\$457,500	1.7%	\$460,000	\$465,000	1.1%
	AVERAGE PRICE	\$484,151	\$490,940	1.4%	\$491,526	\$497,539	1.2%
	AVERAGE DOM	30	34	13.3%	26	29	11.5%
	% OF ASKING PRICE	103.2%	101.6%	-1.5%	103.8%	102.4%	-1.4%

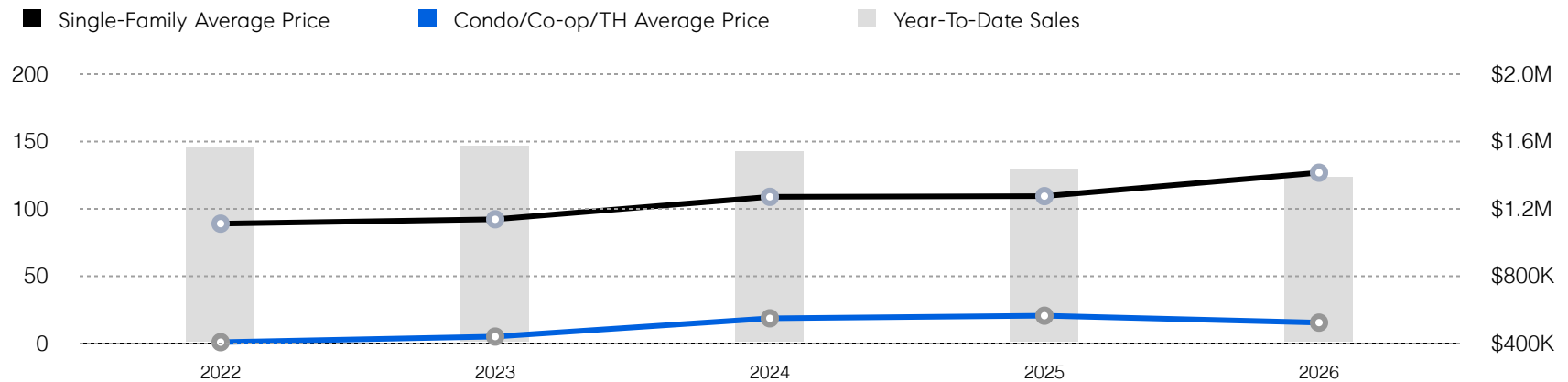
Historic Sales Trends



Basking Ridge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	91	84	-7.7%	66	64	-3.0%
	ACTIVE LISTINGS	26	23	-11.5%	26	23	-11.5%
	# OF SALES	58	56	-3.4%	46	43	-6.5%
	SALES VOLUME	\$73,990,596	\$79,223,476	7.1%	\$60,479,597	\$62,860,505	3.9%
	MEDIAN PRICE	\$1,109,000	\$1,350,411	21.8%	\$1,259,096	\$1,375,000	9.2%
	AVERAGE PRICE	\$1,275,700	\$1,414,705	10.9%	\$1,314,774	\$1,461,872	11.2%
	AVERAGE DOM	26	22	-15.4%	24	18	-25.0%
	% OF ASKING PRICE	105.6%	104.7%	-0.9%	105.8%	106.0%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	73	73	0.0%	46	45	-2.2%
	ACTIVE LISTINGS	16	17	6.3%	16	17	6.3%
	# OF SALES	70	66	-5.7%	42	40	-4.8%
	SALES VOLUME	\$39,577,441	\$34,598,530	-12.6%	\$23,670,555	\$21,590,230	-8.8%
	MEDIAN PRICE	\$490,000	\$450,563	-8.0%	\$452,000	\$477,000	5.5%
	AVERAGE PRICE	\$565,392	\$524,220	-7.3%	\$563,585	\$539,756	-4.2%
	AVERAGE DOM	24	30	25.0%	17	28	64.7%
	% OF ASKING PRICE	105.5%	101.9%	-3.6%	105.3%	103.0%	-2.4%

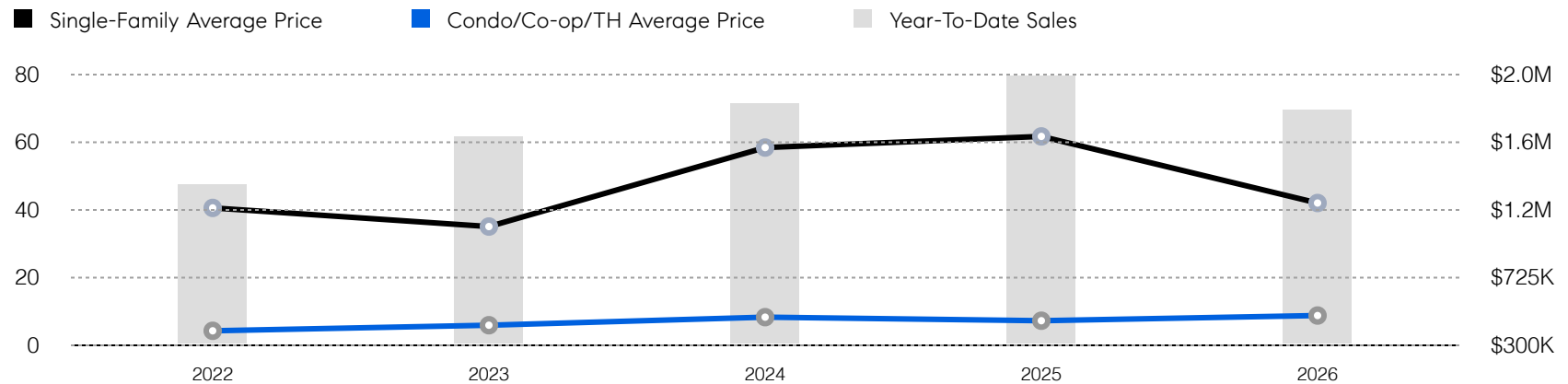
Historic Sales Trends



Bedminster

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	9	9	0.0%
	ACTIVE LISTINGS	8	2	-75.0%	8	2	-75.0%
	# OF SALES	19	7	-63.2%	11	2	-81.8%
	SALES VOLUME	\$30,624,749	\$8,355,000	-72.7%	\$17,869,750	\$2,040,000	-88.6%
	MEDIAN PRICE	\$1,260,000	\$1,315,000	4.4%	\$1,380,000	\$1,020,000	-26.1%
	AVERAGE PRICE	\$1,611,829	\$1,193,571	-25.9%	\$1,624,523	\$1,020,000	-37.2%
	AVERAGE DOM	59	39	-33.9%	65	11	-83.1%
	% OF ASKING PRICE	95.3%	101.8%	6.5%	93.7%	110.9%	17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	65	74	13.8%	37	45	21.6%
	ACTIVE LISTINGS	12	13	8.3%	12	13	8.3%
	# OF SALES	60	62	3.3%	37	43	16.2%
	SALES VOLUME	\$27,271,993	\$30,195,999	10.7%	\$17,902,161	\$21,666,500	21.0%
	MEDIAN PRICE	\$437,500	\$472,500	8.0%	\$463,000	\$490,000	5.8%
	AVERAGE PRICE	\$454,533	\$487,032	7.1%	\$483,842	\$503,872	4.1%
	AVERAGE DOM	22	20	-9.1%	17	18	5.9%
	% OF ASKING PRICE	105.2%	102.9%	-2.3%	105.1%	103.4%	-1.7%

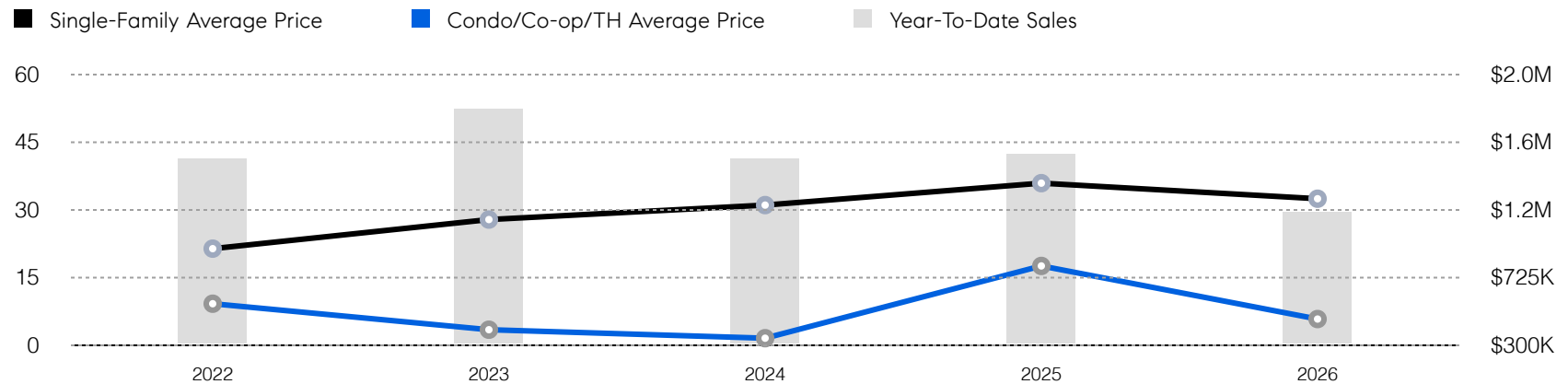
Historic Sales Trends



Bernardsville

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	40	31	-22.5%	20	24	20.0%
	ACTIVE LISTINGS	27	25	-7.4%	27	25	-7.4%
	# OF SALES	38	24	-36.8%	24	14	-41.7%
	SALES VOLUME	\$50,095,177	\$29,292,610	-41.5%	\$31,925,500	\$16,793,910	-47.4%
	MEDIAN PRICE	\$1,155,000	\$1,050,000	-9.1%	\$1,155,000	\$1,025,000	-11.3%
	AVERAGE PRICE	\$1,318,294	\$1,220,525	-7.4%	\$1,330,229	\$1,199,565	-9.8%
	AVERAGE DOM	33	37	12.1%	30	20	-33.3%
	% OF ASKING PRICE	102.2%	105.5%	3.3%	102.5%	106.9%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	7	40.0%	3	3	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	4	5	25.0%	3	4	33.3%
	SALES VOLUME	\$3,194,000	\$2,325,000	-27.2%	\$1,899,000	\$1,925,000	1.4%
	MEDIAN PRICE	\$785,000	\$485,000	-38.2%	\$275,000	\$512,500	86.4%
	AVERAGE PRICE	\$798,500	\$465,000	-41.8%	\$633,000	\$481,250	-24.0%
	AVERAGE DOM	116	9	-92.2%	16	9	-43.7%
	% OF ASKING PRICE	97.1%	118.3%	21.2%	97.8%	121.6%	23.7%

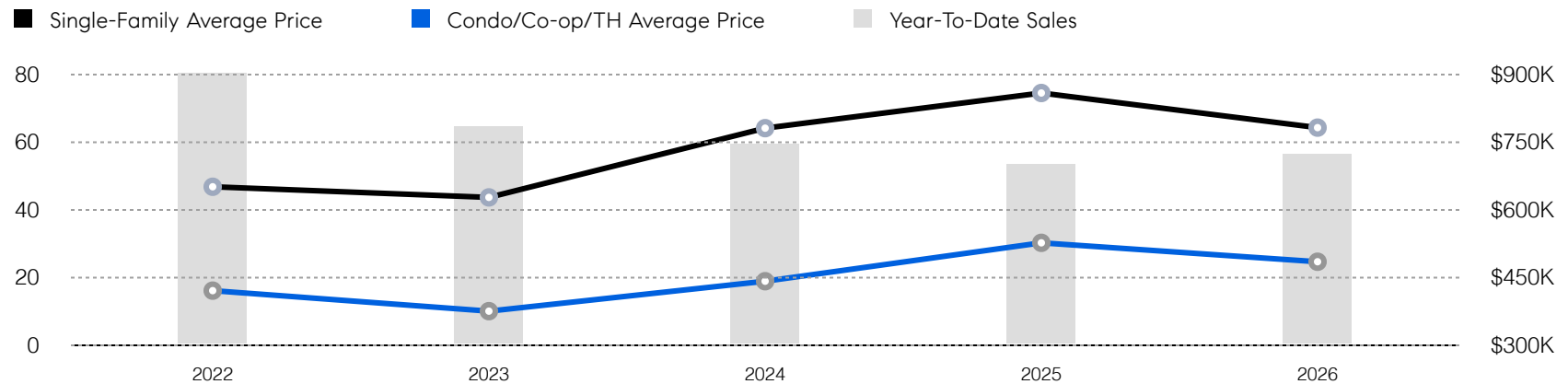
Historic Sales Trends



Branchburg

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	48	45	-6.2%	30	31	3.3%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	35	34	-2.9%	26	21	-19.2%
	SALES VOLUME	\$30,072,236	\$26,602,900	-11.5%	\$23,408,336	\$16,753,400	-28.4%
	MEDIAN PRICE	\$830,000	\$790,000	-4.8%	\$871,500	\$802,500	-7.9%
	AVERAGE PRICE	\$859,207	\$782,438	-8.9%	\$900,321	\$797,781	-11.4%
	AVERAGE DOM	32	42	31.3%	25	38	52.0%
	% OF ASKING PRICE	103.4%	102.2%	-1.2%	104.1%	102.1%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	19	23	21.1%	12	13	8.3%
	ACTIVE LISTINGS	5	11	120.0%	5	11	120.0%
	# OF SALES	18	22	22.2%	10	11	10.0%
	SALES VOLUME	\$9,488,800	\$10,675,000	12.5%	\$5,257,800	\$5,326,000	1.3%
	MEDIAN PRICE	\$500,000	\$432,500	-13.5%	\$475,000	\$430,000	-9.5%
	AVERAGE PRICE	\$527,156	\$485,227	-8.0%	\$525,780	\$484,182	-7.9%
	AVERAGE DOM	14	28	100.0%	13	25	92.3%
	% OF ASKING PRICE	104.9%	101.4%	-3.5%	104.0%	102.3%	-1.7%

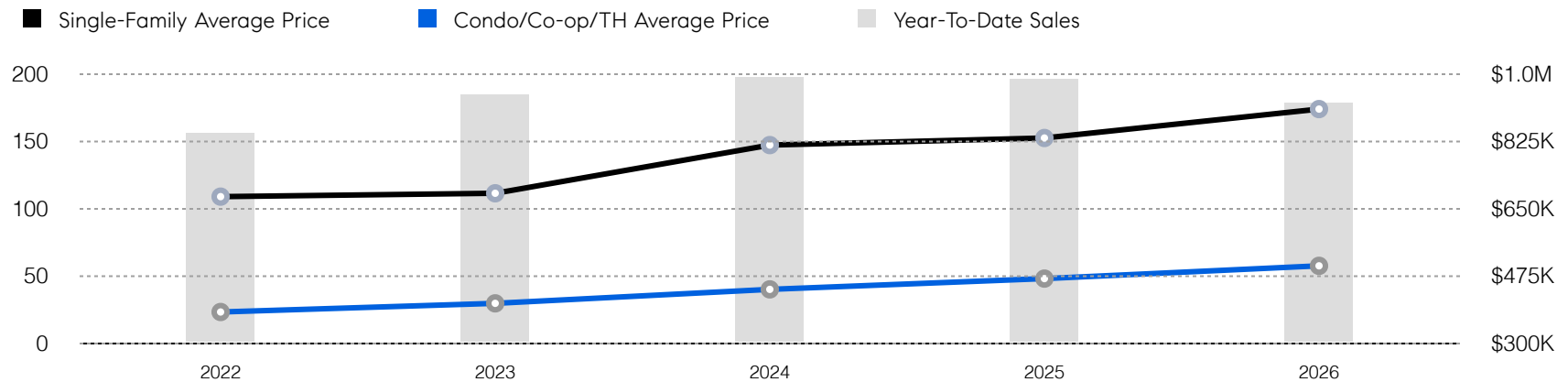
Historic Sales Trends



Bridgewater

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	171	150	-12.3%	105	104	-1.0%
	ACTIVE LISTINGS	53	50	-5.7%	53	50	-5.7%
	# OF SALES	144	114	-20.8%	95	63	-33.7%
	SALES VOLUME	\$120,124,080	\$103,663,687	-13.7%	\$79,957,199	\$60,147,187	-24.8%
	MEDIAN PRICE	\$825,000	\$835,000	1.2%	\$850,000	\$891,000	4.8%
	AVERAGE PRICE	\$834,195	\$909,331	9.0%	\$841,655	\$954,717	13.4%
	AVERAGE DOM	25	37	48.0%	21	21	0.0%
	% OF ASKING PRICE	105.2%	103.0%	-2.2%	106.0%	105.9%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	59	66	11.9%	28	40	42.9%
	ACTIVE LISTINGS	28	21	-25.0%	28	21	-25.0%
	# OF SALES	51	63	23.5%	24	38	58.3%
	SALES VOLUME	\$23,905,650	\$31,621,808	32.3%	\$11,614,500	\$19,788,908	70.4%
	MEDIAN PRICE	\$455,000	\$460,000	1.1%	\$474,000	\$477,500	0.7%
	AVERAGE PRICE	\$468,738	\$501,933	7.1%	\$483,938	\$520,761	7.6%
	AVERAGE DOM	30	32	6.7%	28	27	-3.6%
	% OF ASKING PRICE	101.9%	101.7%	-0.3%	102.4%	102.2%	-0.2%

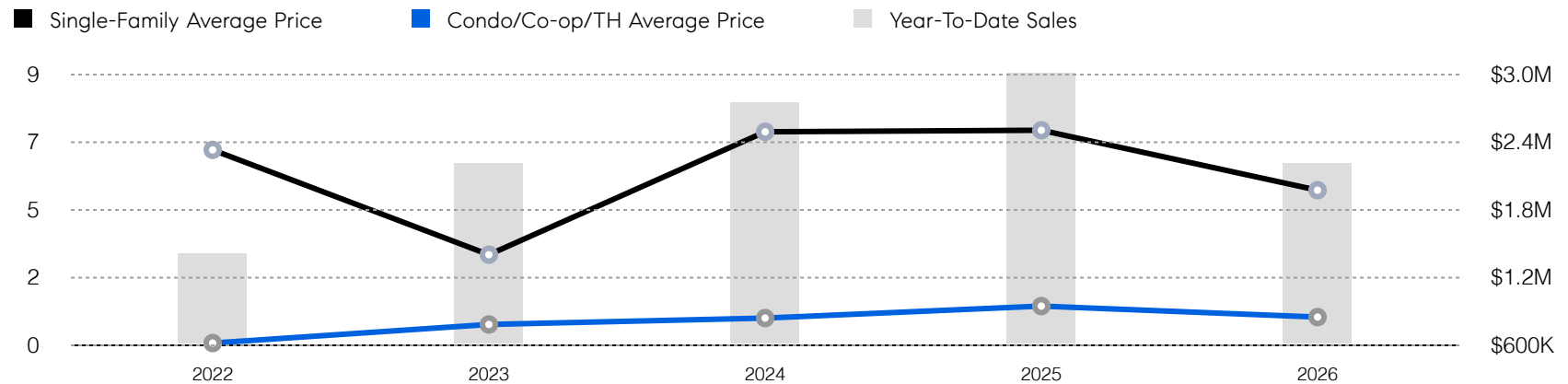
Historic Sales Trends



Far Hills

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	1	2	100.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	2	2	0.0%	1	1	0.0%
	SALES VOLUME	\$5,013,000	\$3,950,000	-21.2%	\$2,075,000	\$3,300,000	59.0%
	MEDIAN PRICE	\$2,506,500	\$1,975,000	-21.2%	\$2,075,000	\$3,300,000	59.0%
	AVERAGE PRICE	\$2,506,500	\$1,975,000	-21.2%	\$2,075,000	\$3,300,000	59.0%
	AVERAGE DOM	198	41	-79.3%	300	58	-80.7%
	% OF ASKING PRICE	85.0%	97.8%	12.8%	83.3%	95.7%	12.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	4	1	-75.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	7	4	-42.9%	2	2	0.0%
	SALES VOLUME	\$6,634,066	\$3,401,500	-48.7%	\$2,309,990	\$1,517,500	-34.3%
	MEDIAN PRICE	\$950,000	\$844,500	-11.1%	\$1,154,995	\$758,750	-34.3%
	AVERAGE PRICE	\$947,724	\$850,375	-10.3%	\$1,154,995	\$758,750	-34.3%
	AVERAGE DOM	43	20	-53.5%	58	26	-55.2%
	% OF ASKING PRICE	99.1%	100.5%	1.5%	98.5%	101.6%	3.1%

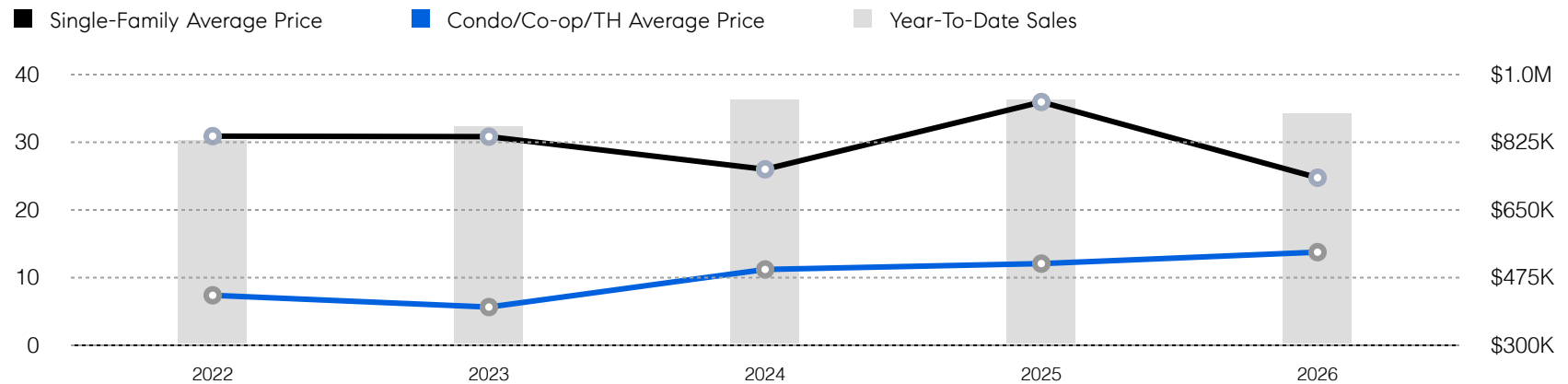
Historic Sales Trends



Green Brook

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	26	29	11.5%	16	17	6.3%
	ACTIVE LISTINGS	13	17	30.8%	13	17	30.8%
	# OF SALES	25	26	4.0%	17	13	-23.5%
	SALES VOLUME	\$23,228,149	\$19,067,500	-17.9%	\$15,455,000	\$9,824,000	-36.4%
	MEDIAN PRICE	\$730,000	\$622,500	-14.7%	\$760,000	\$635,000	-16.4%
	AVERAGE PRICE	\$929,126	\$733,365	-21.1%	\$909,118	\$755,692	-16.9%
	AVERAGE DOM	21	42	100.0%	19	27	42.1%
	% OF ASKING PRICE	103.2%	100.8%	-2.4%	101.3%	102.7%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	4	2	-50.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	11	8	-27.3%	4	5	25.0%
	SALES VOLUME	\$5,623,900	\$4,327,000	-23.1%	\$2,565,000	\$2,542,000	-0.9%
	MEDIAN PRICE	\$500,000	\$500,000	-	\$667,500	\$480,000	-28.1%
	AVERAGE PRICE	\$511,264	\$540,875	5.8%	\$641,250	\$508,400	-20.7%
	AVERAGE DOM	31	20	-35.5%	46	28	-39.1%
	% OF ASKING PRICE	103.9%	100.9%	-2.9%	105.0%	99.9%	-5.1%

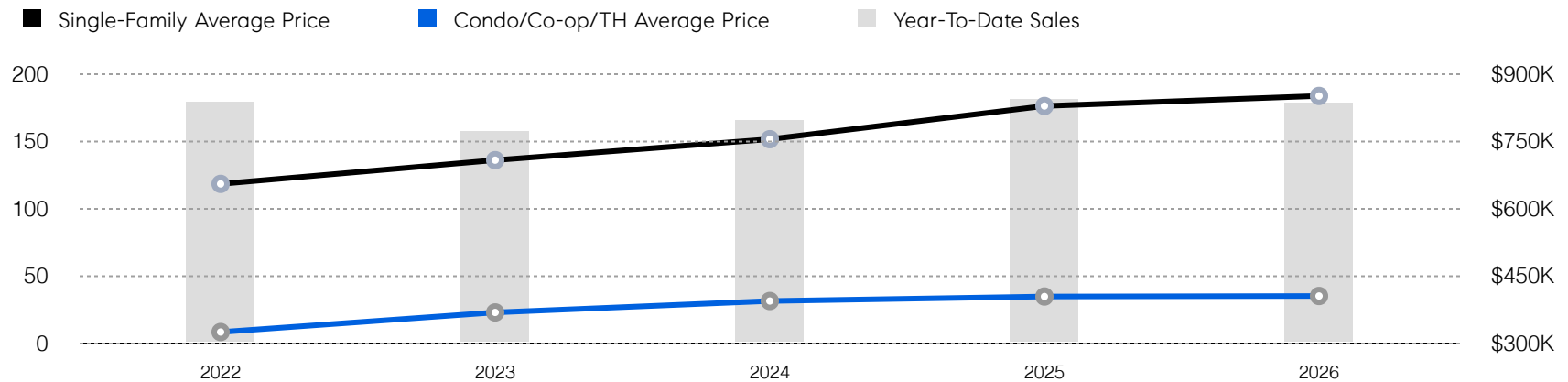
Historic Sales Trends



Hillsborough

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	114	111	-2.6%	80	70	-12.5%
	ACTIVE LISTINGS	44	48	9.1%	44	48	9.1%
	# OF SALES	91	92	1.1%	66	60	-9.1%
	SALES VOLUME	\$75,451,046	\$78,340,001	3.8%	\$56,814,247	\$54,299,501	-4.4%
	MEDIAN PRICE	\$785,000	\$787,500	0.3%	\$799,950	\$860,001	7.5%
	AVERAGE PRICE	\$829,132	\$851,522	2.7%	\$860,822	\$904,992	5.1%
	AVERAGE DOM	29	26	-10.3%	23	21	-8.7%
	% OF ASKING PRICE	104.3%	104.2%	-0.1%	105.3%	104.6%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	98	93	-5.1%	56	58	3.6%
	ACTIVE LISTINGS	21	37	76.2%	21	37	76.2%
	# OF SALES	89	85	-4.5%	43	48	11.6%
	SALES VOLUME	\$36,020,884	\$34,498,499	-4.2%	\$17,559,515	\$20,302,999	15.6%
	MEDIAN PRICE	\$425,000	\$415,000	-2.4%	\$430,000	\$435,000	1.2%
	AVERAGE PRICE	\$404,729	\$405,865	0.3%	\$408,361	\$422,979	3.6%
	AVERAGE DOM	23	39	69.6%	20	36	80.0%
	% OF ASKING PRICE	103.7%	100.7%	-3.0%	104.9%	100.7%	-4.2%

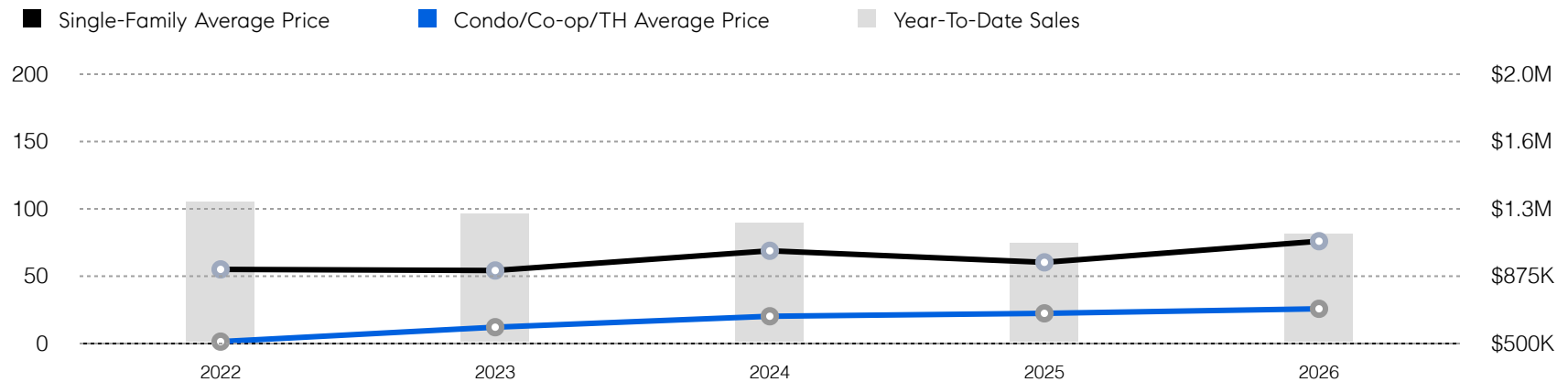
Historic Sales Trends



Montgomery Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	85	72	-15.3%	65	56	-13.8%
	ACTIVE LISTINGS	34	46	35.3%	34	46	35.3%
	# OF SALES	59	59	0.0%	38	41	7.9%
	SALES VOLUME	\$56,175,581	\$63,121,079	12.4%	\$35,994,581	\$46,727,580	29.8%
	MEDIAN PRICE	\$900,000	\$975,000	8.3%	\$900,000	\$1,075,000	19.4%
	AVERAGE PRICE	\$952,128	\$1,069,849	12.4%	\$947,226	\$1,139,697	20.3%
	AVERAGE DOM	39	42	7.7%	33	35	6.1%
	% OF ASKING PRICE	103.3%	101.8%	-1.5%	103.9%	103.3%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	19	26	36.8%	11	16	45.5%
	ACTIVE LISTINGS	5	13	160.0%	5	13	160.0%
	# OF SALES	14	21	50.0%	8	14	75.0%
	SALES VOLUME	\$9,353,000	\$14,561,000	55.7%	\$5,629,000	\$9,856,000	75.1%
	MEDIAN PRICE	\$562,500	\$640,000	13.8%	\$667,500	\$622,500	-6.7%
	AVERAGE PRICE	\$668,071	\$693,381	3.8%	\$703,625	\$704,000	0.1%
	AVERAGE DOM	22	46	109.1%	20	38	90.0%
	% OF ASKING PRICE	102.8%	101.0%	-1.8%	103.3%	101.0%	-2.4%

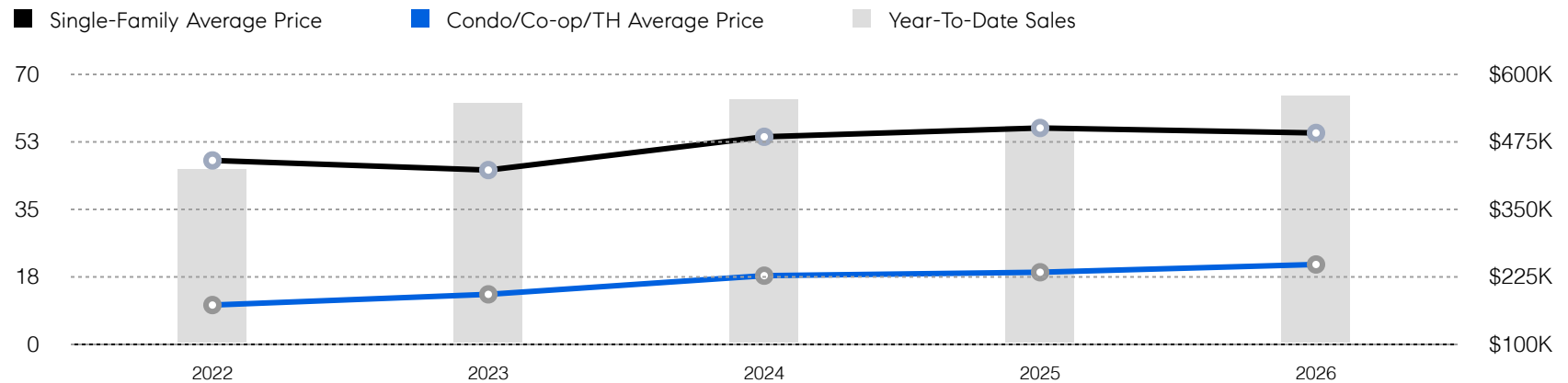
Historic Sales Trends



North Plainfield

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	47	58	23.4%	24	31	29.2%
	ACTIVE LISTINGS	15	31	106.7%	15	31	106.7%
	# OF SALES	43	49	14.0%	22	28	27.3%
	SALES VOLUME	\$21,532,400	\$24,087,162	11.9%	\$11,387,500	\$14,134,162	24.1%
	MEDIAN PRICE	\$502,500	\$490,000	-2.5%	\$508,000	\$520,000	2.4%
	AVERAGE PRICE	\$500,753	\$491,575	-1.8%	\$517,614	\$504,792	-2.5%
	AVERAGE DOM	27	50	85.2%	26	36	38.5%
	% OF ASKING PRICE	104.2%	104.3%	0.0%	105.7%	106.1%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	12	18	50.0%	5	10	100.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	13	15	15.4%	7	8	14.3%
	SALES VOLUME	\$3,037,300	\$3,720,400	22.5%	\$1,744,900	\$2,103,500	20.6%
	MEDIAN PRICE	\$226,000	\$235,000	4.0%	\$239,000	\$262,500	9.8%
	AVERAGE PRICE	\$233,638	\$248,027	6.2%	\$249,271	\$262,938	5.5%
	AVERAGE DOM	35	53	51.4%	32	48	50.0%
	% OF ASKING PRICE	100.1%	100.4%	0.3%	102.5%	101.0%	-1.5%

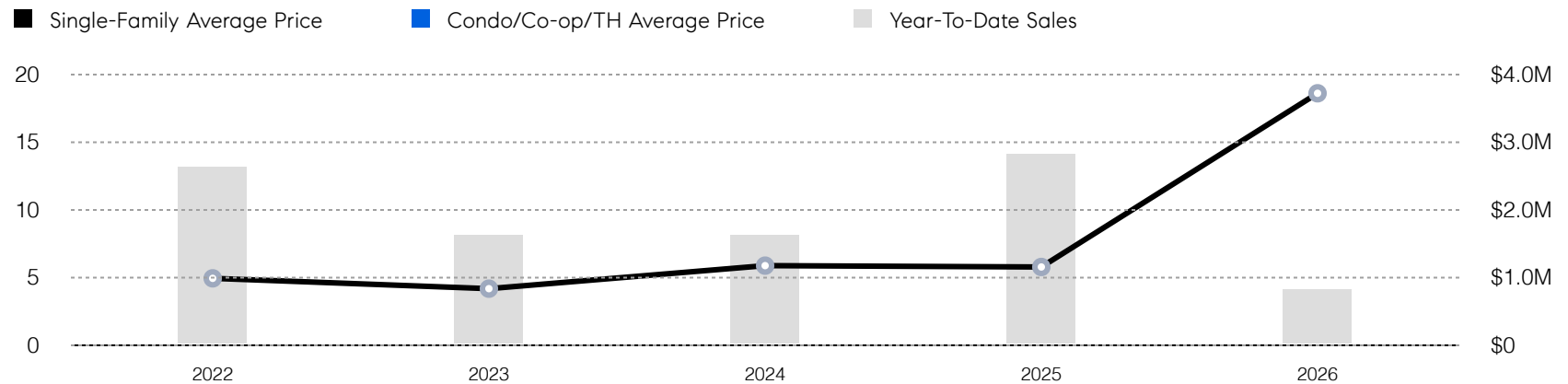
Historic Sales Trends



Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	14	7	-50.0%	10	5	-50.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	14	4	-71.4%	6	1	-83.3%
	SALES VOLUME	\$16,204,999	\$14,895,000	-8.1%	\$8,835,999	\$710,000	-92.0%
	MEDIAN PRICE	\$1,042,000	\$1,702,500	63.4%	\$1,716,000	\$710,000	-58.6%
	AVERAGE PRICE	\$1,157,500	\$3,723,750	221.7%	\$1,472,667	\$710,000	-51.8%
	AVERAGE DOM	49	75	53.1%	70	14	-80.0%
	% OF ASKING PRICE	99.0%	93.7%	-5.3%	95.7%	100.0%	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

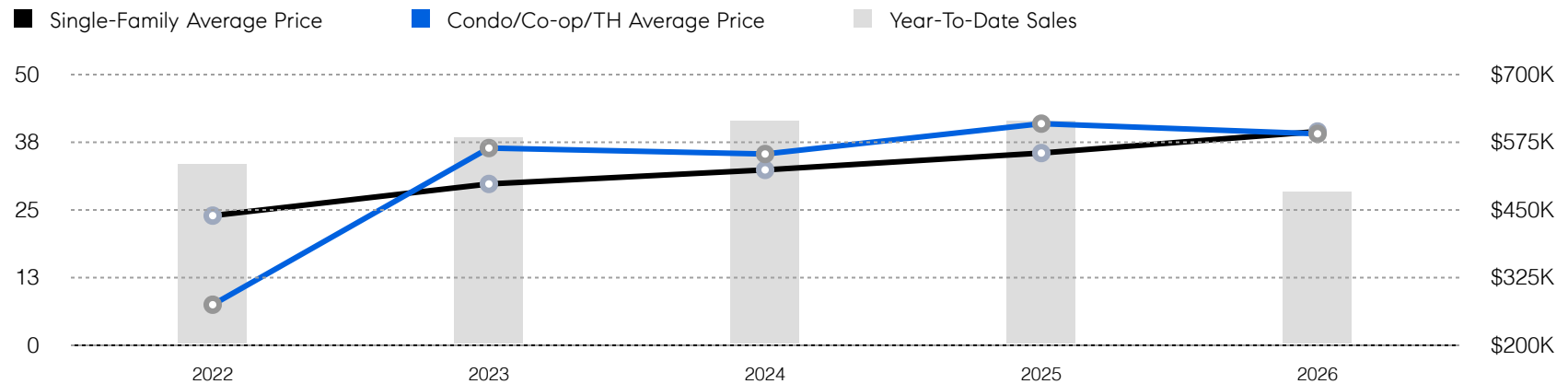
Historic Sales Trends



Somerville

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	38	31	-18.4%	25	25	0.0%
	ACTIVE LISTINGS	8	14	75.0%	8	14	75.0%
	# OF SALES	33	25	-24.2%	17	13	-23.5%
	SALES VOLUME	\$18,318,900	\$14,872,500	-18.8%	\$9,391,900	\$8,362,500	-11.0%
	MEDIAN PRICE	\$555,000	\$550,000	-0.9%	\$549,000	\$640,000	16.6%
	AVERAGE PRICE	\$555,118	\$594,900	7.2%	\$552,465	\$643,269	16.4%
	AVERAGE DOM	29	41	41.4%	29	20	-31.0%
	% OF ASKING PRICE	105.2%	104.6%	-0.6%	107.3%	107.9%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	10	3	-70.0%	6	0	0.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	8	3	-62.5%	6	2	-66.7%
	SALES VOLUME	\$4,875,000	\$1,772,000	-63.7%	\$3,760,000	\$1,075,000	-71.4%
	MEDIAN PRICE	\$600,000	\$675,000	12.5%	\$645,000	\$537,500	-16.7%
	AVERAGE PRICE	\$609,375	\$590,667	-3.1%	\$626,667	\$537,500	-14.2%
	AVERAGE DOM	40	34	-15.0%	35	7	-80.0%
	% OF ASKING PRICE	99.8%	100.3%	0.5%	100.5%	100.6%	0.2%

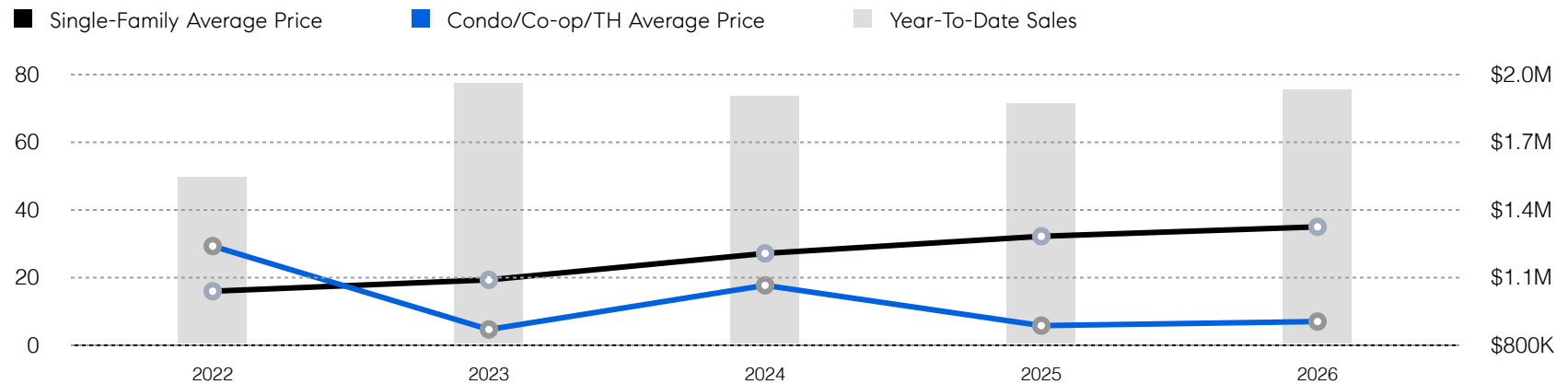
Historic Sales Trends



Warren

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	77	64	-16.9%	55	41	-25.5%
	ACTIVE LISTINGS	39	28	-28.2%	39	28	-28.2%
	# OF SALES	57	59	3.5%	38	29	-23.7%
	SALES VOLUME	\$73,143,733	\$78,177,334	6.9%	\$51,973,500	\$43,095,898	-17.1%
	MEDIAN PRICE	\$1,195,000	\$1,250,000	4.6%	\$1,273,500	\$1,300,000	2.1%
	AVERAGE PRICE	\$1,283,223	\$1,325,040	3.3%	\$1,367,724	\$1,486,065	8.7%
	AVERAGE DOM	41	40	-2.4%	32	27	-15.6%
	% OF ASKING PRICE	101.8%	102.3%	0.5%	102.2%	102.3%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	23	11	-52.2%	14	5	-64.3%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	14	16	14.3%	7	7	0.0%
	SALES VOLUME	\$12,422,462	\$14,485,000	16.6%	\$5,713,952	\$6,590,000	15.3%
	MEDIAN PRICE	\$791,250	\$835,000	5.5%	\$700,000	\$860,000	22.9%
	AVERAGE PRICE	\$887,319	\$905,313	2.0%	\$816,279	\$941,429	15.3%
	AVERAGE DOM	97	50	-48.5%	107	26	-75.7%
	% OF ASKING PRICE	96.8%	96.9%	0.1%	97.9%	98.7%	0.8%

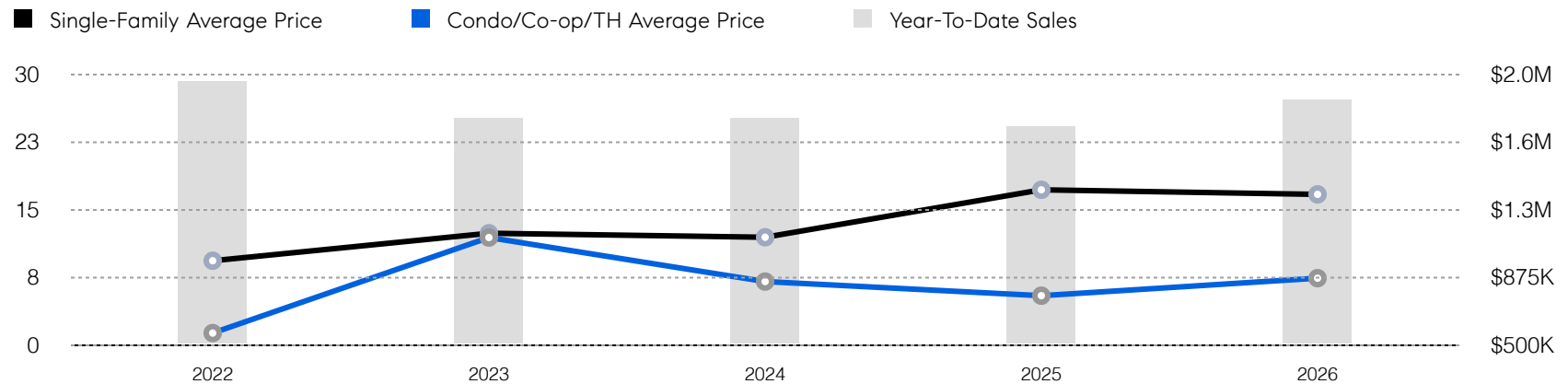
Historic Sales Trends



Watchung

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	27	36	33.3%	14	25	78.6%
	ACTIVE LISTINGS	11	16	45.5%	11	16	45.5%
	# OF SALES	23	25	8.7%	11	17	54.5%
	SALES VOLUME	\$31,316,311	\$33,407,699	6.7%	\$14,715,999	\$20,998,699	42.7%
	MEDIAN PRICE	\$1,200,000	\$1,300,000	8.3%	\$1,200,000	\$1,280,000	6.7%
	AVERAGE PRICE	\$1,361,579	\$1,336,308	-1.9%	\$1,337,818	\$1,235,218	-7.7%
	AVERAGE DOM	48	21	-56.2%	17	24	41.2%
	% OF ASKING PRICE	103.8%	104.6%	0.8%	103.5%	104.8%	1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	3	5	66.7%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	2	100.0%	1	0	0.0%
	SALES VOLUME	\$775,000	\$1,744,000	125.0%	\$775,000	-	-
	MEDIAN PRICE	\$775,000	\$872,000	12.5%	\$775,000	-	-
	AVERAGE PRICE	\$775,000	\$872,000	12.5%	\$775,000	-	-
	AVERAGE DOM	40	119	197.5%	40	-	-
	% OF ASKING PRICE	100.0%	99.5%	-0.5%	100.0%	-	-

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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