



Q1 2026

# Somerset County Market Report

COMPASS

# Somerset County Overview

Year-To-Date Sales

**545**

11% Year-To-Date  
-32.5% Quarter-Over-Quarter

Year-To-Date Contracts

**604**

-4.4% Year-To-Date  
-13.5% Quarter-Over-Quarter

Single-Family  
Average Sale Price

**\$857K**

6.1% Year-To-Date  
-1.6% Quarter-Over-Quarter

Condo/Co-op/Townhouse  
Average Sale Price

**\$481K**

1.3% Year-To-Date  
-3.9% Quarter-Over-Quarter

Average Days On Market

**41**

28.1% Year-To-Date  
2.5% Quarter-Over-Quarter

Active Listings

**417**

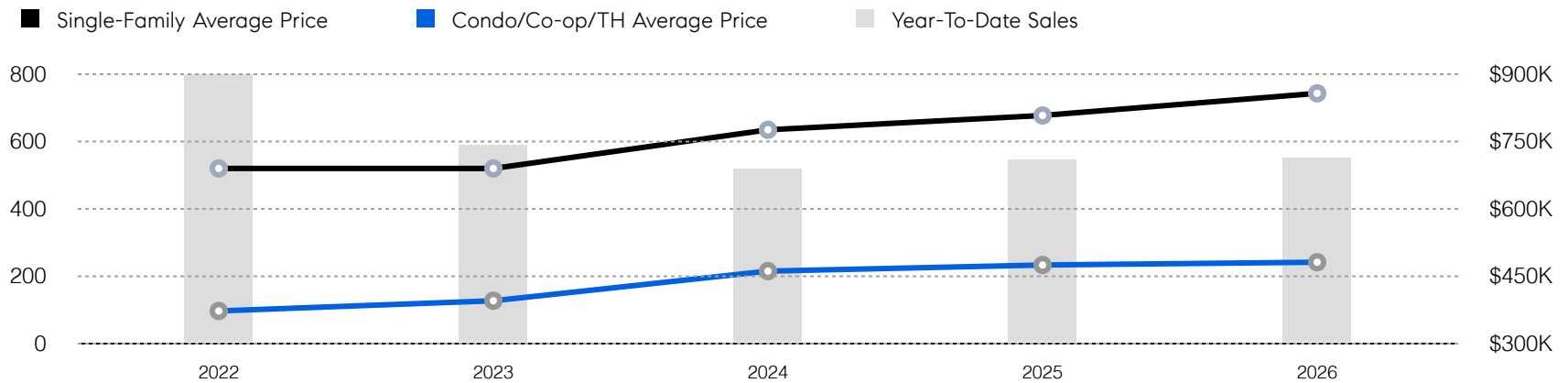
-4.4% Year-Over-Year  
13.6% Quarter-Over-Quarter



# Somerset County Overview

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	386	357	-7.5%	386	357	-7.5%
	ACTIVE LISTINGS	317	282	-11.0%	317	282	-11.0%
	# OF SALES	321	346	7.8%	321	346	7.8%
	SALES VOLUME	\$259,409,813	\$296,663,852	14.4%	\$259,409,813	\$296,663,852	14.4%
	MEDIAN PRICE	\$675,000	\$700,000	3.7%	\$675,000	\$700,000	3.7%
	AVERAGE PRICE	\$808,130	\$857,410	6.1%	\$808,130	\$857,410	6.1%
	AVERAGE DOM	38	49	28.9%	38	49	28.9%
Condo/Co-op/TH	CONTRACTS SIGNED	246	247	0.4%	246	247	0.4%
	ACTIVE LISTINGS	119	135	13.4%	119	135	13.4%
	# OF SALES	218	199	-8.7%	218	199	-8.7%
	SALES VOLUME	\$103,561,134	\$95,765,198	-7.5%	\$103,561,134	\$95,765,198	-7.5%
	MEDIAN PRICE	\$445,000	\$435,000	-2.2%	\$445,000	\$435,000	-2.2%
	AVERAGE PRICE	\$475,051	\$481,232	1.3%	\$475,051	\$481,232	1.3%
	AVERAGE DOM	34	42	23.5%	34	42	23.5%

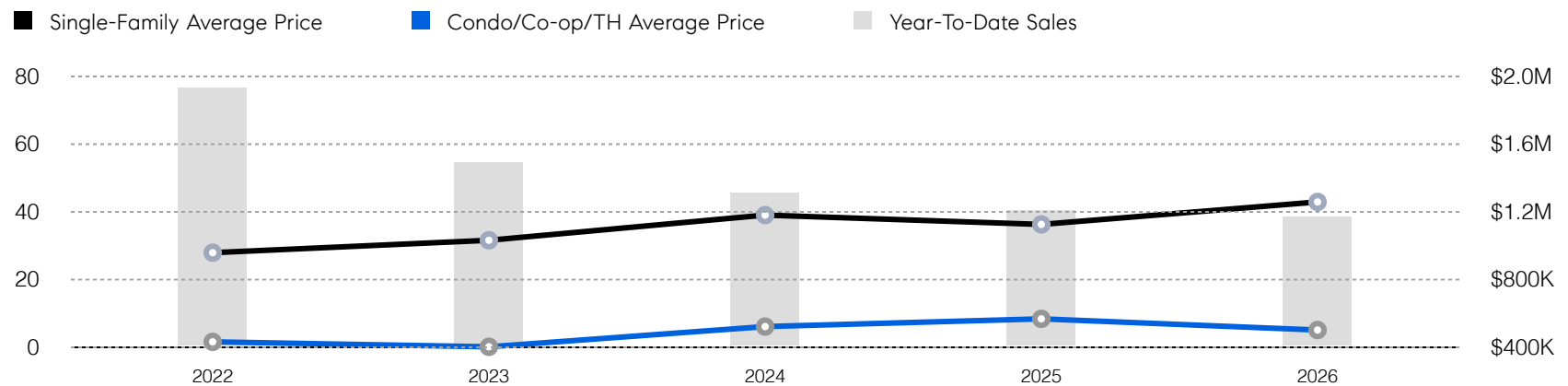
## Historic Sales Trends



# Basking Ridge

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	25	20	-20.0%	25	20	-20.0%
	ACTIVE LISTINGS	12	17	41.7%	12	17	41.7%
	# OF SALES	12	13	8.3%	12	13	8.3%
	SALES VOLUME	\$13,510,999	\$16,362,971	21.1%	\$13,510,999	\$16,362,971	21.1%
	MEDIAN PRICE	\$1,050,000	\$1,035,000	-1.4%	\$1,050,000	\$1,035,000	-1.4%
	AVERAGE PRICE	\$1,125,917	\$1,258,690	11.8%	\$1,125,917	\$1,258,690	11.8%
	AVERAGE DOM	30	35	16.7%	30	35	16.7%
Condo/Co-op/TH	CONTRACTS SIGNED	27	28	3.7%	27	28	3.7%
	ACTIVE LISTINGS	10	15	50.0%	10	15	50.0%
	# OF SALES	28	25	-10.7%	28	25	-10.7%
	SALES VOLUME	\$15,906,886	\$12,551,300	-21.1%	\$15,906,886	\$12,551,300	-21.1%
	MEDIAN PRICE	\$515,500	\$420,000	-18.5%	\$515,500	\$420,000	-18.5%
	AVERAGE PRICE	\$568,103	\$502,052	-11.6%	\$568,103	\$502,052	-11.6%
	AVERAGE DOM	34	31	-8.8%	34	31	-8.8%

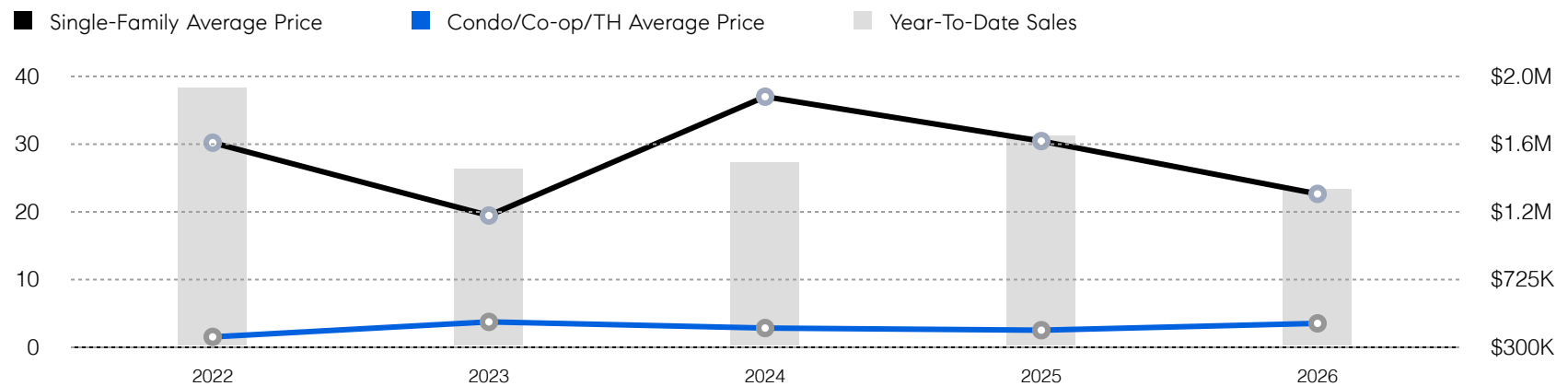
## Historic Sales Trends



# Bedminster

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	4	-55.6%	9	4	-55.6%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	8	5	-37.5%	8	5	-37.5%
	SALES VOLUME	\$12,754,999	\$6,315,000	-50.5%	\$12,754,999	\$6,315,000	-50.5%
	MEDIAN PRICE	\$975,000	\$1,325,000	35.9%	\$975,000	\$1,325,000	35.9%
	AVERAGE PRICE	\$1,594,375	\$1,263,000	-20.8%	\$1,594,375	\$1,263,000	-20.8%
	AVERAGE DOM	50	50	0.0%	50	50	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	28	29	3.6%	28	29	3.6%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	23	18	-21.7%	23	18	-21.7%
	SALES VOLUME	\$9,369,832	\$8,104,499	-13.5%	\$9,369,832	\$8,104,499	-13.5%
	MEDIAN PRICE	\$390,000	\$422,000	8.2%	\$390,000	\$422,000	8.2%
	AVERAGE PRICE	\$407,384	\$450,250	10.5%	\$407,384	\$450,250	10.5%
	AVERAGE DOM	29	27	-6.9%	29	27	-6.9%

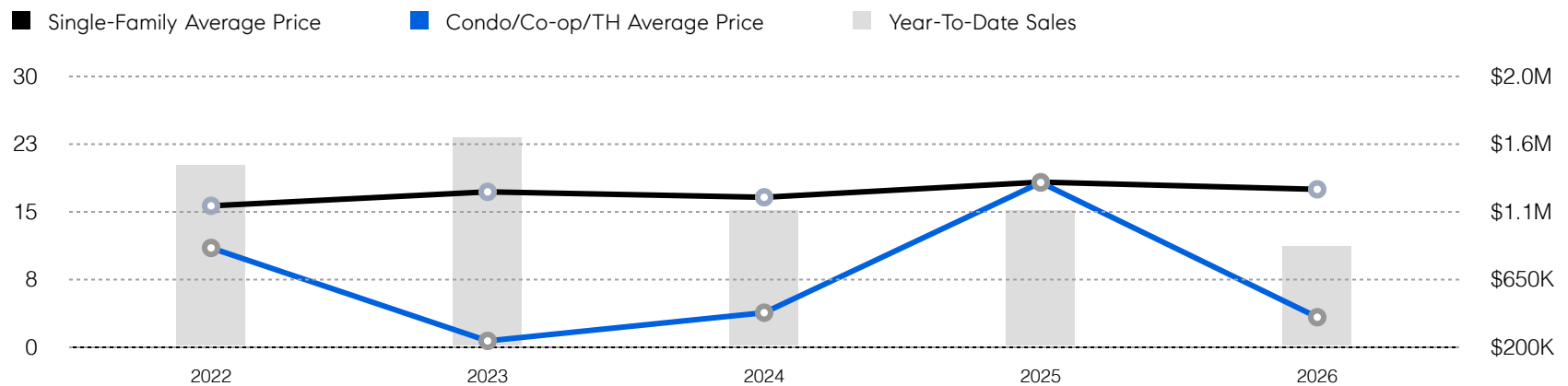
## Historic Sales Trends



# Bernardsville

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	20	8	-60.0%	20	8	-60.0%
	ACTIVE LISTINGS	23	18	-21.7%	23	18	-21.7%
	# OF SALES	14	10	-28.6%	14	10	-28.6%
	SALES VOLUME	\$18,169,677	\$12,498,700	-31.2%	\$18,169,677	\$12,498,700	-31.2%
	MEDIAN PRICE	\$1,161,950	\$1,312,500	13.0%	\$1,161,950	\$1,312,500	13.0%
	AVERAGE PRICE	\$1,297,834	\$1,249,870	-3.7%	\$1,297,834	\$1,249,870	-3.7%
	AVERAGE DOM	37	63	70.3%	37	63	70.3%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	2	5	150.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$1,295,000	\$400,000	-69.1%	\$1,295,000	\$400,000	-69.1%
	MEDIAN PRICE	\$1,295,000	\$400,000	-69.1%	\$1,295,000	\$400,000	-69.1%
	AVERAGE PRICE	\$1,295,000	\$400,000	-69.1%	\$1,295,000	\$400,000	-69.1%
	AVERAGE DOM	416	9	-97.8%	416	9	-97.8%

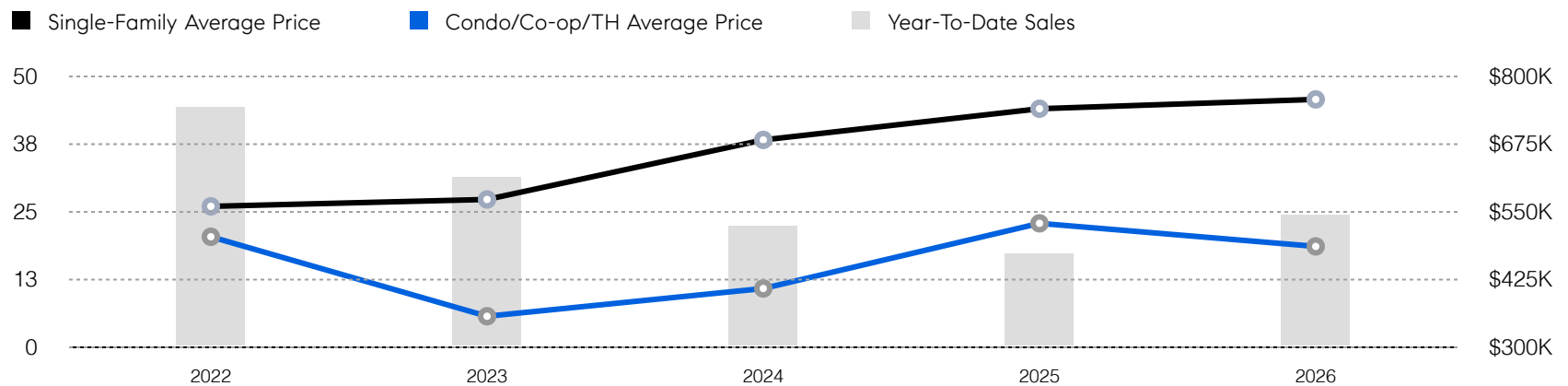
## Historic Sales Trends



# Branchburg

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	18	15	-16.7%	18	15	-16.7%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	9	13	44.4%	9	13	44.4%
	SALES VOLUME	\$6,663,900	\$9,849,500	47.8%	\$6,663,900	\$9,849,500	47.8%
	MEDIAN PRICE	\$735,000	\$780,000	6.1%	\$735,000	\$780,000	6.1%
	AVERAGE PRICE	\$740,433	\$757,654	2.3%	\$740,433	\$757,654	2.3%
	AVERAGE DOM	50	49	-2.0%	50	49	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	7	10	42.9%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	8	11	37.5%	8	11	37.5%
	SALES VOLUME	\$4,231,000	\$5,349,000	26.4%	\$4,231,000	\$5,349,000	26.4%
	MEDIAN PRICE	\$555,000	\$435,000	-21.6%	\$555,000	\$435,000	-21.6%
	AVERAGE PRICE	\$528,875	\$486,273	-8.1%	\$528,875	\$486,273	-8.1%
	AVERAGE DOM	16	30	87.5%	16	30	87.5%

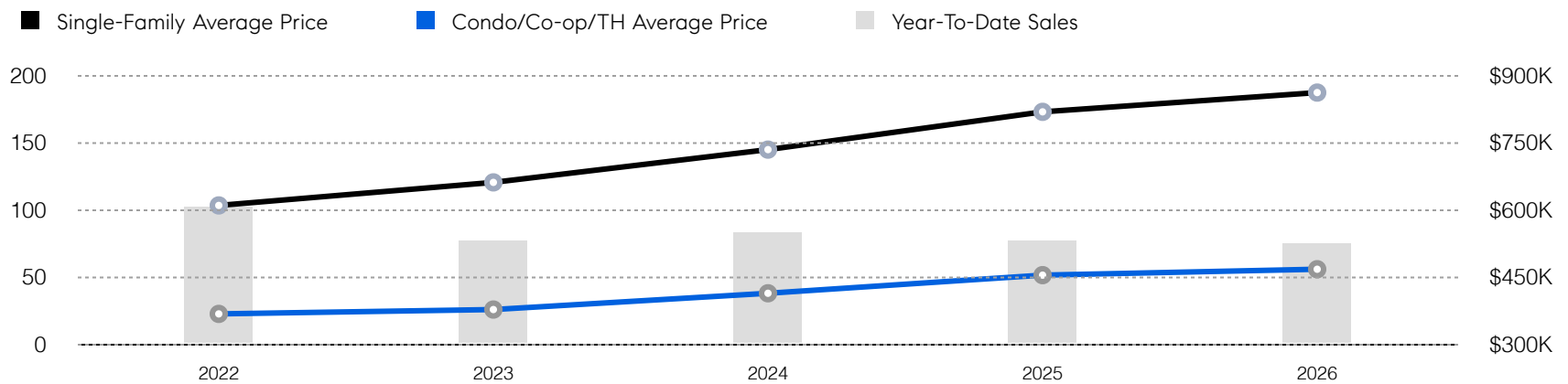
## Historic Sales Trends



# Bridgewater

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	66	47	-28.8%	66	47	-28.8%
	ACTIVE LISTINGS	34	25	-26.5%	34	25	-26.5%
	# OF SALES	49	50	2.0%	49	50	2.0%
	SALES VOLUME	\$40,166,881	\$43,136,500	7.4%	\$40,166,881	\$43,136,500	7.4%
	MEDIAN PRICE	\$760,000	\$734,000	-3.4%	\$760,000	\$734,000	-3.4%
	AVERAGE PRICE	\$819,732	\$862,730	5.2%	\$819,732	\$862,730	5.2%
	AVERAGE DOM	30	48	60.0%	30	48	60.0%
Condo/Co-op/TH	CONTRACTS SIGNED	31	26	-16.1%	31	26	-16.1%
	ACTIVE LISTINGS	10	17	70.0%	10	17	70.0%
	# OF SALES	27	24	-11.1%	27	24	-11.1%
	SALES VOLUME	\$12,291,150	\$11,241,900	-8.5%	\$12,291,150	\$11,241,900	-8.5%
	MEDIAN PRICE	\$446,000	\$434,000	-2.7%	\$446,000	\$434,000	-2.7%
	AVERAGE PRICE	\$455,228	\$468,413	2.9%	\$455,228	\$468,413	2.9%
	AVERAGE DOM	32	40	25.0%	32	40	25.0%

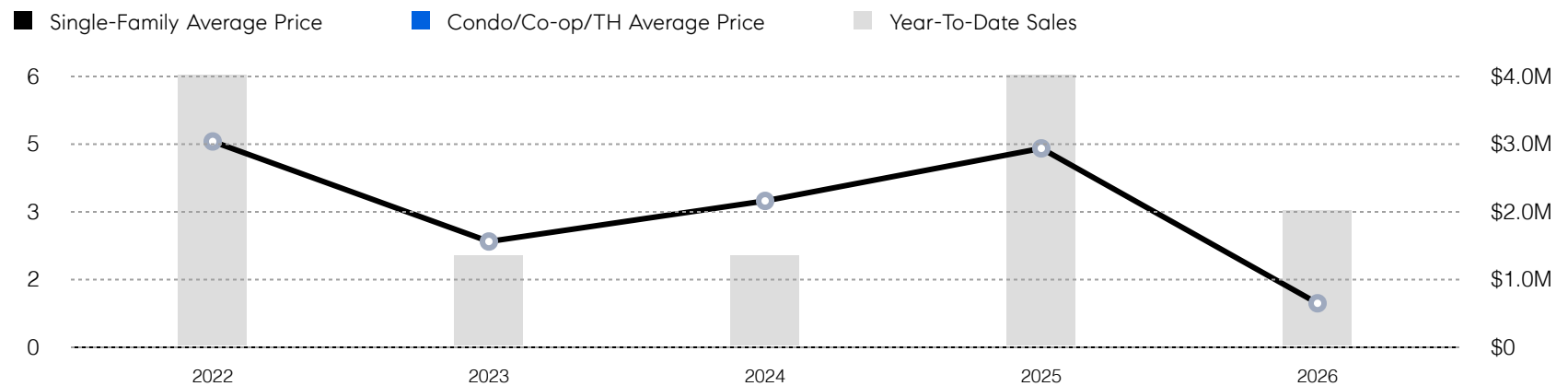
## Historic Sales Trends



# Far Hills

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$2,938,000	\$650,000	-77.9%	\$2,938,000	\$650,000	-77.9%
	MEDIAN PRICE	\$2,938,000	\$650,000	-77.9%	\$2,938,000	\$650,000	-77.9%
	AVERAGE PRICE	\$2,938,000	\$650,000	-77.9%	\$2,938,000	\$650,000	-77.9%
	AVERAGE DOM	96	24	-75.0%	96	24	-75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	6	500.0%	1	6	500.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	5	2	-60.0%	5	2	-60.0%
	SALES VOLUME	\$4,324,076	\$1,884,000	-56.4%	\$4,324,076	\$1,884,000	-56.4%
	MEDIAN PRICE	\$950,000	\$942,000	-0.8%	\$950,000	\$942,000	-0.8%
	AVERAGE PRICE	\$864,815	\$942,000	8.9%	\$864,815	\$942,000	8.9%
	AVERAGE DOM	38	14	-63.2%	38	14	-63.2%

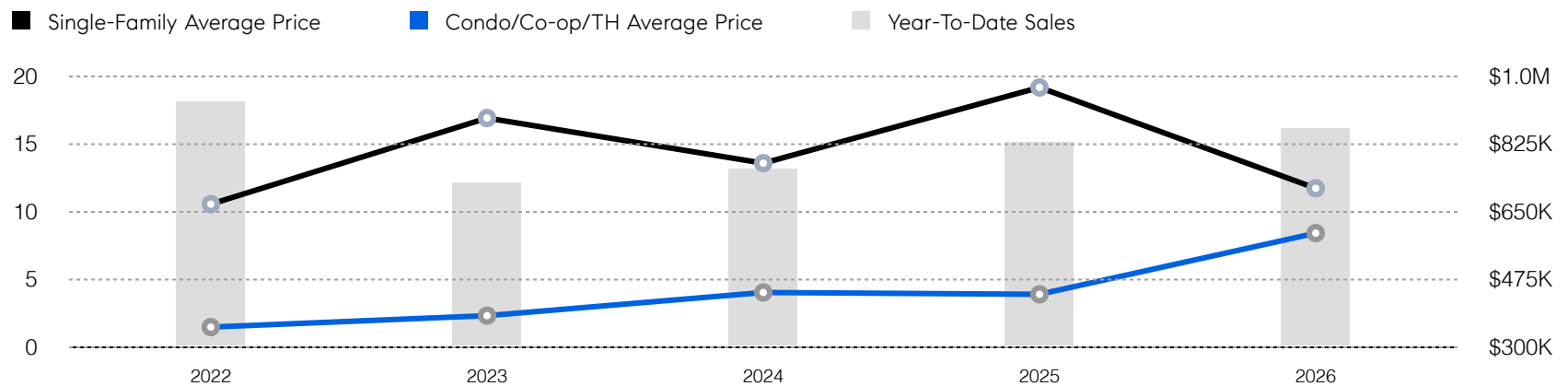
## Historic Sales Trends



# Green Brook

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	10	13	30.0%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	8	13	62.5%	8	13	62.5%
	SALES VOLUME	\$7,773,149	\$9,243,500	18.9%	\$7,773,149	\$9,243,500	18.9%
	MEDIAN PRICE	\$580,500	\$530,000	-8.7%	\$580,500	\$530,000	-8.7%
	AVERAGE PRICE	\$971,644	\$711,038	-26.8%	\$971,644	\$711,038	-26.8%
	AVERAGE DOM	25	57	128.0%	25	57	128.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	5	8	60.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	7	3	-57.1%	7	3	-57.1%
	SALES VOLUME	\$3,058,900	\$1,785,000	-41.6%	\$3,058,900	\$1,785,000	-41.6%
	MEDIAN PRICE	\$410,000	\$525,000	28.0%	\$410,000	\$525,000	28.0%
	AVERAGE PRICE	\$436,986	\$595,000	36.2%	\$436,986	\$595,000	36.2%
	AVERAGE DOM	23	8	-65.2%	23	8	-65.2%

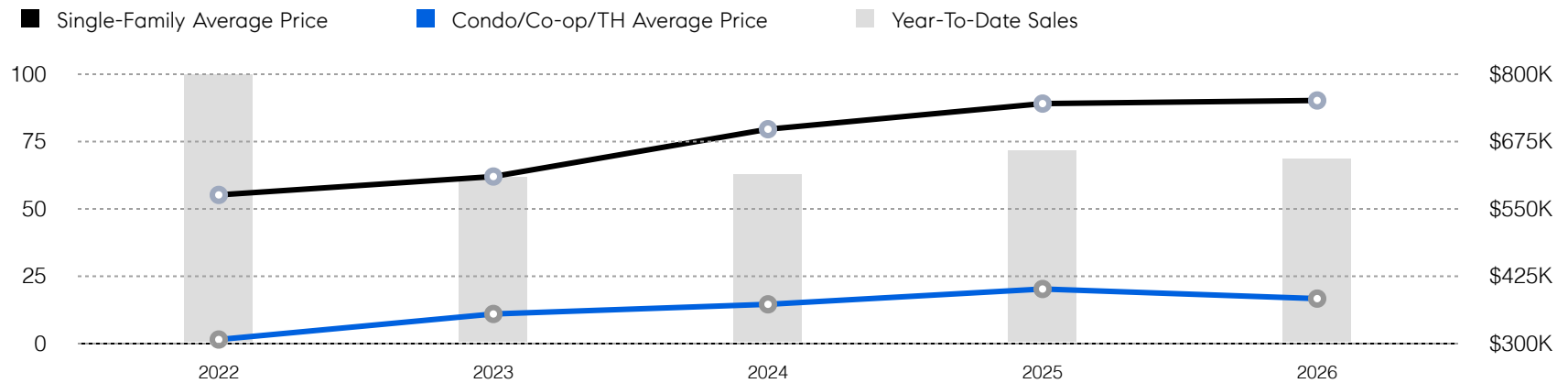
## Historic Sales Trends



# Hillsborough

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	34	41	20.6%	34	41	20.6%
	ACTIVE LISTINGS	26	25	-3.8%	26	25	-3.8%
	# OF SALES	25	32	28.0%	25	32	28.0%
	SALES VOLUME	\$18,636,799	\$24,040,500	29.0%	\$18,636,799	\$24,040,500	29.0%
	MEDIAN PRICE	\$660,000	\$740,000	12.1%	\$660,000	\$740,000	12.1%
	AVERAGE PRICE	\$745,472	\$751,266	0.8%	\$745,472	\$751,266	0.8%
	AVERAGE DOM	46	35	-23.9%	46	35	-23.9%
Condo/Co-op/TH	CONTRACTS SIGNED	42	36	-14.3%	42	36	-14.3%
	ACTIVE LISTINGS	16	25	56.3%	16	25	56.3%
	# OF SALES	46	36	-21.7%	46	36	-21.7%
	SALES VOLUME	\$18,461,369	\$13,805,500	-25.2%	\$18,461,369	\$13,805,500	-25.2%
	MEDIAN PRICE	\$422,000	\$387,500	-8.2%	\$422,000	\$387,500	-8.2%
	AVERAGE PRICE	\$401,334	\$383,486	-4.4%	\$401,334	\$383,486	-4.4%
	AVERAGE DOM	25	43	72.0%	25	43	72.0%

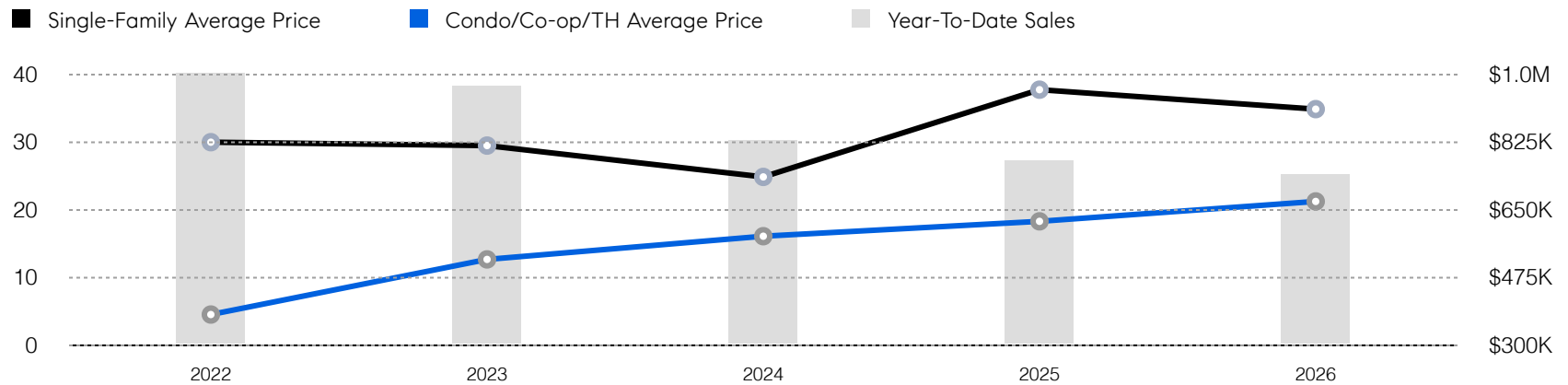
## Historic Sales Trends



# Montgomery Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	20	15	-25.0%	20	15	-25.0%
	ACTIVE LISTINGS	26	28	7.7%	26	28	7.7%
	# OF SALES	21	18	-14.3%	21	18	-14.3%
	SALES VOLUME	\$20,181,000	\$16,393,499	-18.8%	\$20,181,000	\$16,393,499	-18.8%
	MEDIAN PRICE	\$920,000	\$897,500	-2.4%	\$920,000	\$897,500	-2.4%
	AVERAGE PRICE	\$961,000	\$910,750	-5.2%	\$961,000	\$910,750	-5.2%
	AVERAGE DOM	50	59	18.0%	50	59	18.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	11	37.5%	8	11	37.5%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	6	7	16.7%	6	7	16.7%
	SALES VOLUME	\$3,724,000	\$4,705,000	26.3%	\$3,724,000	\$4,705,000	26.3%
	MEDIAN PRICE	\$552,500	\$660,000	19.5%	\$552,500	\$660,000	19.5%
	AVERAGE PRICE	\$620,667	\$672,143	8.3%	\$620,667	\$672,143	8.3%
	AVERAGE DOM	26	63	142.3%	26	63	142.3%

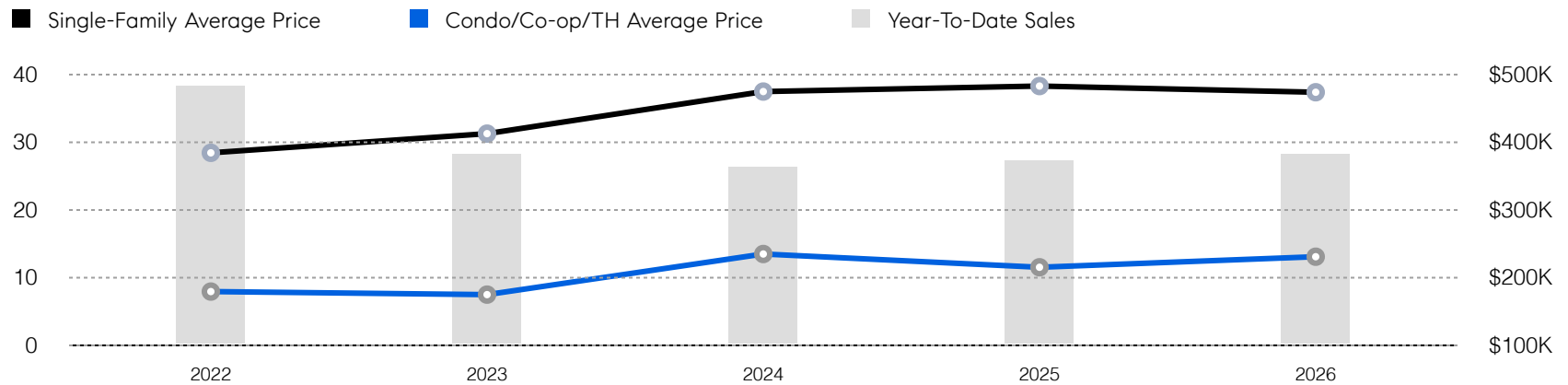
## Historic Sales Trends



# North Plainfield

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	23	31	34.8%	23	31	34.8%
	ACTIVE LISTINGS	13	23	76.9%	13	23	76.9%
	# OF SALES	21	21	0.0%	21	21	0.0%
	SALES VOLUME	\$10,144,900	\$9,953,000	-1.9%	\$10,144,900	\$9,953,000	-1.9%
	MEDIAN PRICE	\$485,000	\$475,000	-2.1%	\$485,000	\$475,000	-2.1%
	AVERAGE PRICE	\$483,090	\$473,952	-1.9%	\$483,090	\$473,952	-1.9%
	AVERAGE DOM	27	69	155.6%	27	69	155.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	12	71.4%	7	12	71.4%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	6	7	16.7%	6	7	16.7%
	SALES VOLUME	\$1,292,400	\$1,616,900	25.1%	\$1,292,400	\$1,616,900	25.1%
	MEDIAN PRICE	\$203,950	\$230,000	12.8%	\$203,950	\$230,000	12.8%
	AVERAGE PRICE	\$215,400	\$230,986	7.2%	\$215,400	\$230,986	7.2%
	AVERAGE DOM	39	60	53.8%	39	60	53.8%

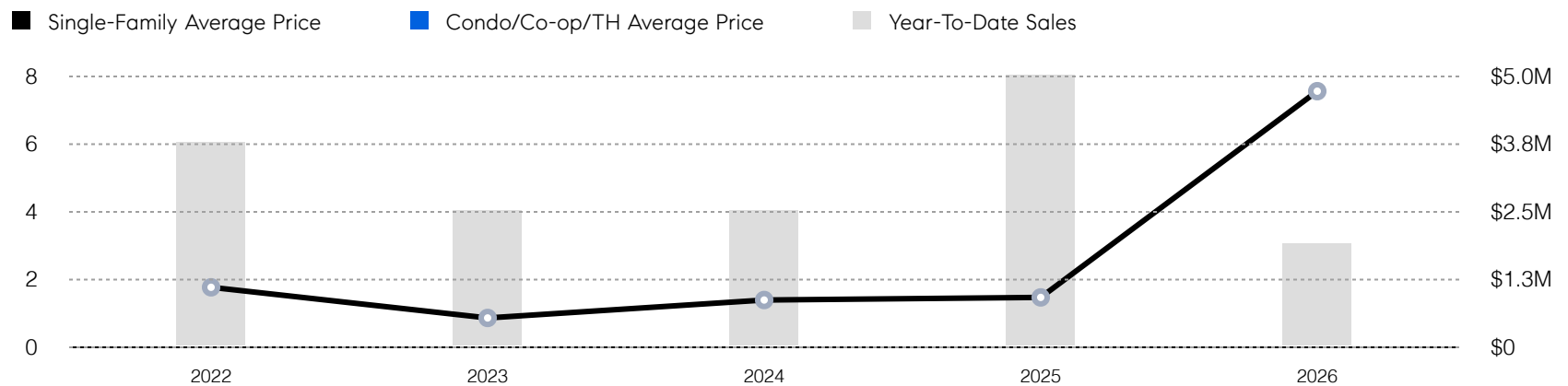
## Historic Sales Trends



# Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	4	3	-25.0%	4	3	-25.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	8	3	-62.5%	8	3	-62.5%
	SALES VOLUME	\$7,369,000	\$14,185,000	92.5%	\$7,369,000	\$14,185,000	92.5%
	MEDIAN PRICE	\$923,000	\$2,695,000	192.0%	\$923,000	\$2,695,000	192.0%
	AVERAGE PRICE	\$921,125	\$4,728,333	413.3%	\$921,125	\$4,728,333	413.3%
	AVERAGE DOM	32	95	196.9%	32	95	196.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

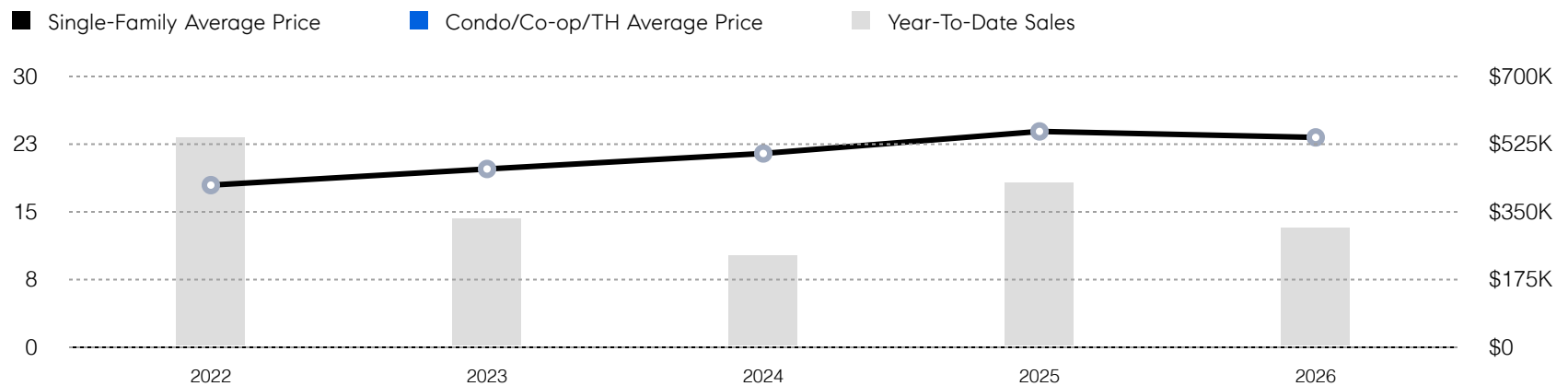
## Historic Sales Trends



# Somerville

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	13	6	-53.8%	13	6	-53.8%
	ACTIVE LISTINGS	11	11	0.0%	11	11	0.0%
	# OF SALES	16	12	-25.0%	16	12	-25.0%
	SALES VOLUME	\$8,927,000	\$6,510,000	-27.1%	\$8,927,000	\$6,510,000	-27.1%
	MEDIAN PRICE	\$567,500	\$501,000	-11.7%	\$567,500	\$501,000	-11.7%
	AVERAGE PRICE	\$557,938	\$542,500	-2.8%	\$557,938	\$542,500	-2.8%
	AVERAGE DOM	28	63	125.0%	28	63	125.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	4	3	-25.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$1,115,000	\$697,000	-37.5%	\$1,115,000	\$697,000	-37.5%
	MEDIAN PRICE	\$557,500	\$697,000	25.0%	\$557,500	\$697,000	25.0%
	AVERAGE PRICE	\$557,500	\$697,000	25.0%	\$557,500	\$697,000	25.0%
	AVERAGE DOM	56	88	57.1%	56	88	57.1%

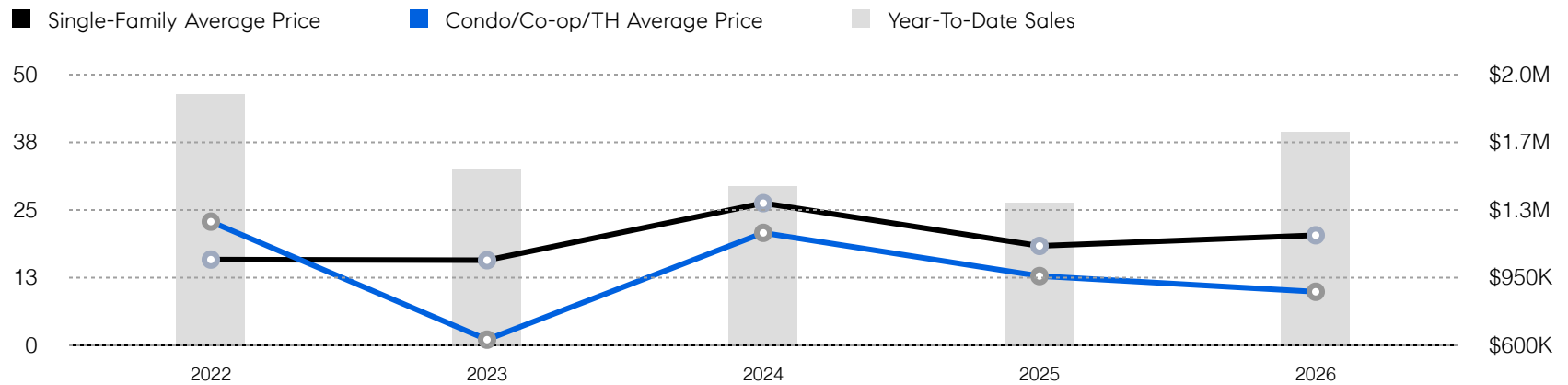
## Historic Sales Trends



# Warren

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	22	25	13.6%	22	25	13.6%
	ACTIVE LISTINGS	32	20	-37.5%	32	20	-37.5%
	# OF SALES	19	30	57.9%	19	30	57.9%
	SALES VOLUME	\$21,170,233	\$35,081,436	65.7%	\$21,170,233	\$35,081,436	65.7%
	MEDIAN PRICE	\$915,000	\$1,135,000	24.0%	\$915,000	\$1,135,000	24.0%
	AVERAGE PRICE	\$1,114,223	\$1,169,381	5.0%	\$1,114,223	\$1,169,381	5.0%
	AVERAGE DOM	60	53	-11.7%	60	53	-11.7%
Condo/Co-op/TH	CONTRACTS SIGNED	9	6	-33.3%	9	6	-33.3%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	7	9	28.6%	7	9	28.6%
	SALES VOLUME	\$6,708,510	\$7,895,000	17.7%	\$6,708,510	\$7,895,000	17.7%
	MEDIAN PRICE	\$882,500	\$830,000	-5.9%	\$882,500	\$830,000	-5.9%
	AVERAGE PRICE	\$958,359	\$877,222	-8.5%	\$958,359	\$877,222	-8.5%
	AVERAGE DOM	87	69	-20.7%	87	69	-20.7%

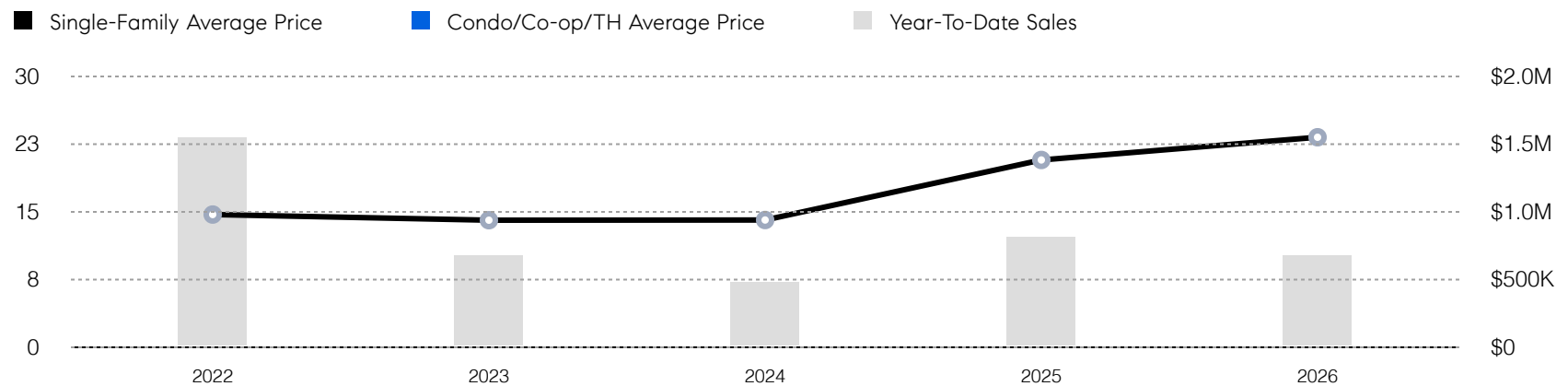
## Historic Sales Trends



# Watchung

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	13	13	0.0%	13	13	0.0%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	12	8	-33.3%	12	8	-33.3%
	SALES VOLUME	\$16,600,312	\$12,409,000	-25.2%	\$16,600,312	\$12,409,000	-25.2%
	MEDIAN PRICE	\$1,312,500	\$1,387,500	5.7%	\$1,312,500	\$1,387,500	5.7%
	AVERAGE PRICE	\$1,383,359	\$1,551,125	12.1%	\$1,383,359	\$1,551,125	12.1%
	AVERAGE DOM	75	15	-80.0%	75	15	-80.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$1,744,000	-	-	\$1,744,000	-
	MEDIAN PRICE	-	\$872,000	-	-	\$872,000	-
	AVERAGE PRICE	-	\$872,000	-	-	\$872,000	-
	AVERAGE DOM	-	119	-	-	119	-

## Historic Sales Trends



# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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