



March 2026

# Somerset County Market Report

COMPASS

# Somerset County Overview

Year-To-Date Sales

**545**

11% Year-To-Date  
29.5% Month-Over-Month

Year-To-Date Contracts

**604**

-4.4% Year-To-Date  
21.0% Month-Over-Month

Single-Family  
Average Sale Price

**\$857K**

6.1% Year-To-Date  
10.6% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$481K**

1.3% Year-To-Date  
-2.0% Month-Over-Month

Average Days On Market

**41**

28.1% Year-To-Date  
-27.5% Month-Over-Month

Active Listings

**417**

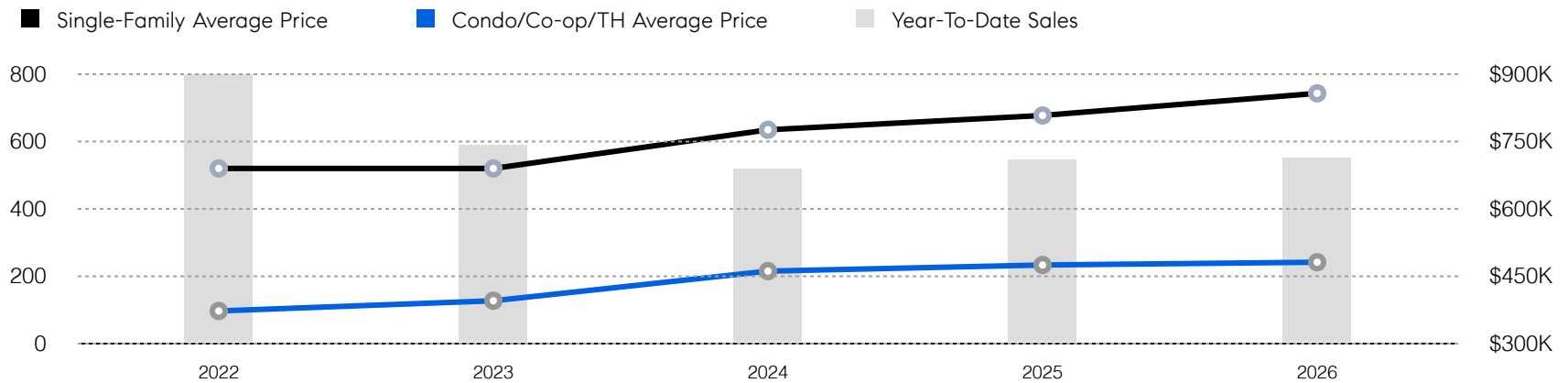
-4.4% Year-Over-Year  
22.6% Month-Over-Month



# Somerset County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	386	357	-7.5%	165	136	-17.6%
	ACTIVE LISTINGS	317	282	-11.0%	317	282	-11.0%
	# OF SALES	321	346	7.8%	113	122	8.0%
	SALES VOLUME	\$259,409,813	\$296,663,852	14.4%	\$96,515,083	\$109,470,579	13.4%
	MEDIAN PRICE	\$675,000	\$700,000	3.7%	\$700,000	\$657,500	-6.1%
	AVERAGE PRICE	\$808,130	\$857,410	6.1%	\$854,116	\$897,300	5.1%
	AVERAGE DOM	38	49	28.9%	38	50	31.6%
Condo/Co-op/TH	CONTRACTS SIGNED	246	247	0.4%	84	106	26.2%
	ACTIVE LISTINGS	119	135	13.4%	119	135	13.4%
	# OF SALES	218	199	-8.7%	90	71	-21.1%
	SALES VOLUME	\$103,561,134	\$95,765,198	-7.5%	\$40,837,395	\$33,479,399	-18.0%
	MEDIAN PRICE	\$445,000	\$435,000	-2.2%	\$448,000	\$425,000	-5.1%
	AVERAGE PRICE	\$475,051	\$481,232	1.3%	\$453,749	\$471,541	3.9%
	AVERAGE DOM	34	42	23.5%	33	42	27.3%

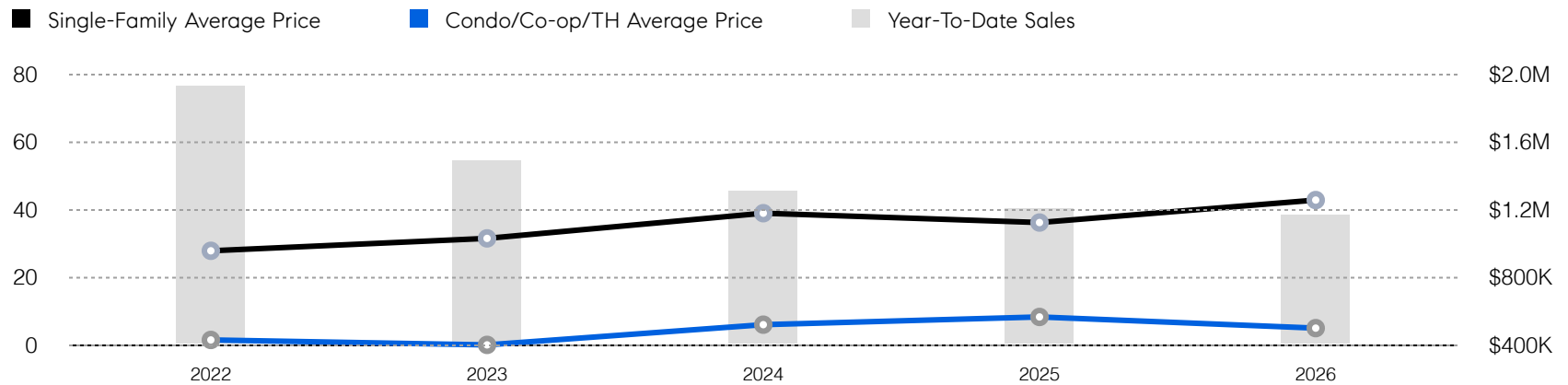
## Historic Sales Trends



# Basking Ridge

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	25	20	-20.0%	12	9	-25.0%
	ACTIVE LISTINGS	12	17	41.7%	12	17	41.7%
	# OF SALES	12	13	8.3%	4	3	-25.0%
	SALES VOLUME	\$13,510,999	\$16,362,971	21.1%	\$3,994,000	\$4,260,000	6.7%
	MEDIAN PRICE	\$1,050,000	\$1,035,000	-1.4%	\$1,071,500	\$1,200,000	12.0%
	AVERAGE PRICE	\$1,125,917	\$1,258,690	11.8%	\$998,500	\$1,420,000	42.2%
	AVERAGE DOM	30	35	16.7%	40	29	-27.5%
Condo/Co-op/TH	CONTRACTS SIGNED	27	28	3.7%	13	12	-7.7%
	ACTIVE LISTINGS	10	15	50.0%	10	15	50.0%
	# OF SALES	28	25	-10.7%	9	6	-33.3%
	SALES VOLUME	\$15,906,886	\$12,551,300	-21.1%	\$5,140,000	\$2,453,400	-52.3%
	MEDIAN PRICE	\$515,500	\$420,000	-18.5%	\$565,000	\$412,500	-27.0%
	AVERAGE PRICE	\$568,103	\$502,052	-11.6%	\$571,111	\$408,900	-28.4%
	AVERAGE DOM	34	31	-8.8%	49	26	-46.9%

## Historic Sales Trends

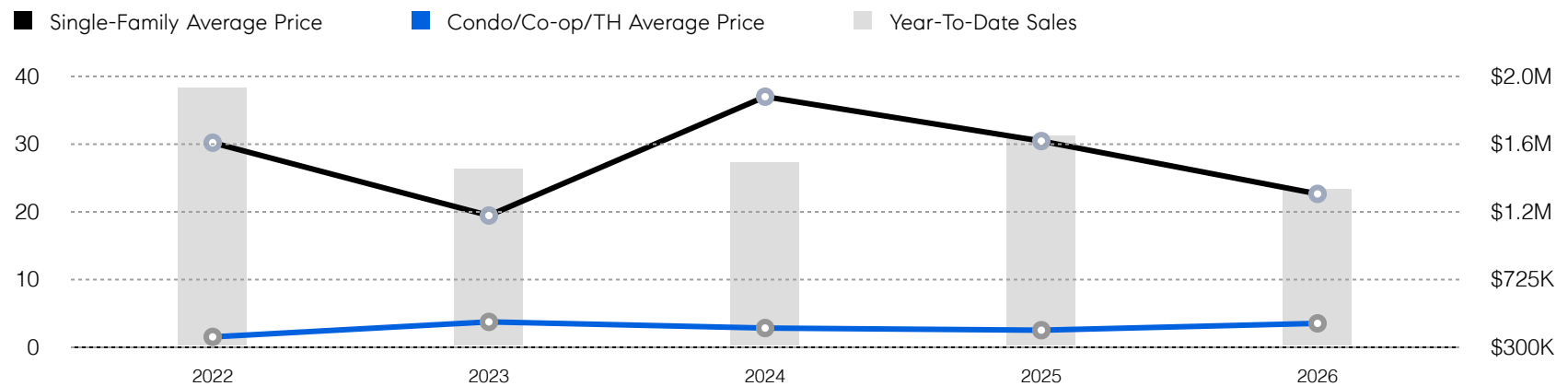


\* Line graphs may be hidden due to limited sales data

# Bedminster

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	9	4	-55.6%	4	0	0.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	8	5	-37.5%	2	2	0.0%
	SALES VOLUME	\$12,754,999	\$6,315,000	-50.5%	\$3,325,000	\$3,025,000	-9.0%
	MEDIAN PRICE	\$975,000	\$1,325,000	35.9%	\$1,662,500	\$1,512,500	-9.0%
	AVERAGE PRICE	\$1,594,375	\$1,263,000	-20.8%	\$1,662,500	\$1,512,500	-9.0%
	AVERAGE DOM	50	50	0.0%	23	25	8.7%
Condo/Co-op/TH	CONTRACTS SIGNED	28	29	3.6%	9	17	88.9%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	23	18	-21.7%	7	6	-14.3%
	SALES VOLUME	\$9,369,832	\$8,104,499	-13.5%	\$2,280,000	\$2,623,999	15.1%
	MEDIAN PRICE	\$390,000	\$422,000	8.2%	\$300,000	\$439,500	46.5%
	AVERAGE PRICE	\$407,384	\$450,250	10.5%	\$325,714	\$437,333	34.3%
	AVERAGE DOM	29	27	-6.9%	44	18	-59.1%

## Historic Sales Trends

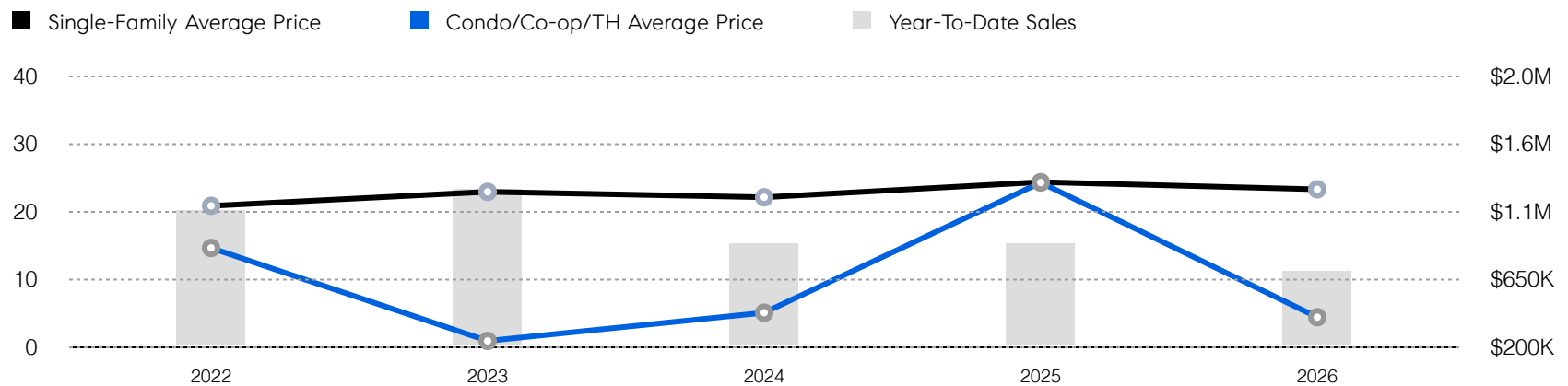


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# Bernardsville

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	20	8	-60.0%	10	4	-60.0%
	ACTIVE LISTINGS	23	18	-21.7%	23	18	-21.7%
	# OF SALES	14	10	-28.6%	8	4	-50.0%
	SALES VOLUME	\$18,169,677	\$12,498,700	-31.2%	\$10,749,777	\$4,610,000	-57.1%
	MEDIAN PRICE	\$1,161,950	\$1,312,500	13.0%	\$987,000	\$1,312,500	33.0%
	AVERAGE PRICE	\$1,297,834	\$1,249,870	-3.7%	\$1,343,722	\$1,152,500	-14.2%
	AVERAGE DOM	37	63	70.3%	25	16	-36.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	1	3	200.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$1,295,000	\$400,000	-69.1%	-	\$400,000	-
	MEDIAN PRICE	\$1,295,000	\$400,000	-69.1%	-	\$400,000	-
	AVERAGE PRICE	\$1,295,000	\$400,000	-69.1%	-	\$400,000	-
	AVERAGE DOM	416	9	-97.8%	-	9	-

## Historic Sales Trends

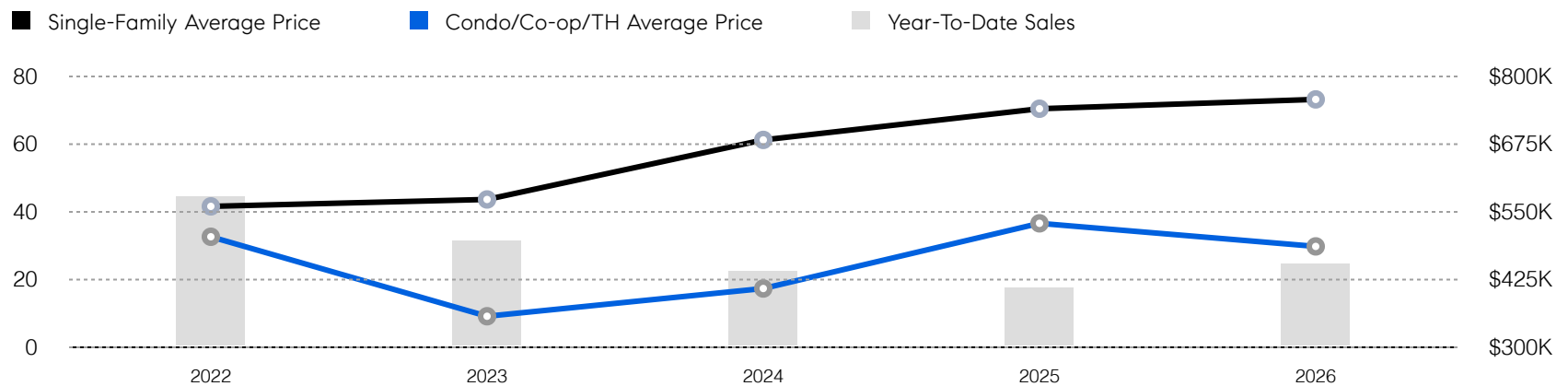


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# Branchburg

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	18	15	-16.7%	6	6	0.0%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	9	13	44.4%	3	6	100.0%
	SALES VOLUME	\$6,663,900	\$9,849,500	47.8%	\$1,975,000	\$4,514,500	128.6%
	MEDIAN PRICE	\$735,000	\$780,000	6.1%	\$655,000	\$758,000	15.7%
	AVERAGE PRICE	\$740,433	\$757,654	2.3%	\$658,333	\$752,417	14.3%
	AVERAGE DOM	50	49	-2.0%	27	38	40.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	3	4	33.3%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	8	11	37.5%	2	3	50.0%
	SALES VOLUME	\$4,231,000	\$5,349,000	26.4%	\$1,075,000	\$1,335,000	24.2%
	MEDIAN PRICE	\$555,000	\$435,000	-21.6%	\$537,500	\$375,000	-30.2%
	AVERAGE PRICE	\$528,875	\$486,273	-8.1%	\$537,500	\$445,000	-17.2%
	AVERAGE DOM	16	30	87.5%	7	30	328.6%

## Historic Sales Trends

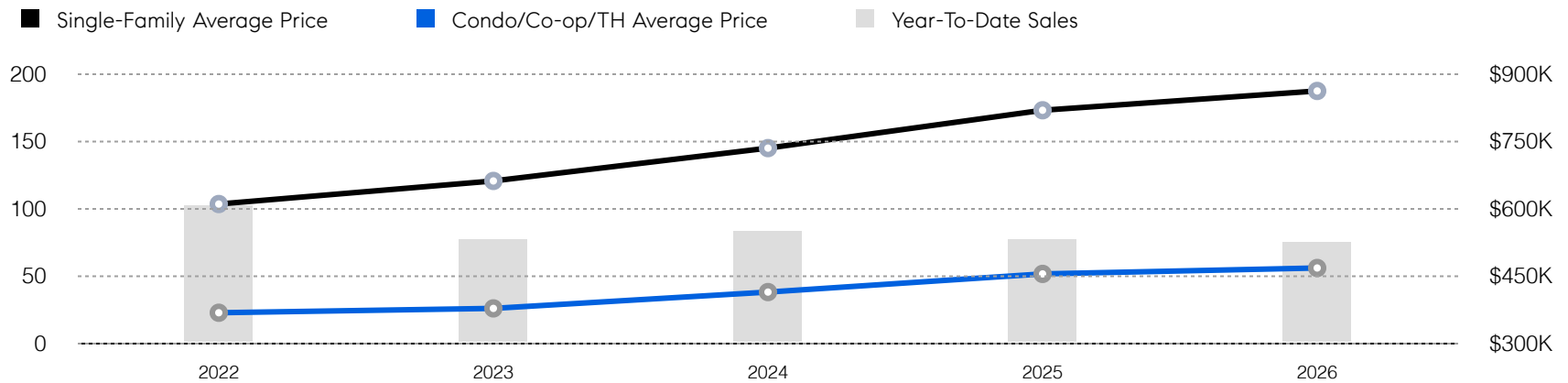


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# Bridgewater

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	66	47	-28.8%	28	19	-32.1%
	ACTIVE LISTINGS	34	25	-26.5%	34	25	-26.5%
	# OF SALES	49	50	2.0%	21	17	-19.0%
	SALES VOLUME	\$40,166,881	\$43,136,500	7.4%	\$18,480,927	\$14,255,000	-22.9%
	MEDIAN PRICE	\$760,000	\$734,000	-3.4%	\$835,999	\$655,000	-21.7%
	AVERAGE PRICE	\$819,732	\$862,730	5.2%	\$880,044	\$838,529	-4.7%
	AVERAGE DOM	30	48	60.0%	23	53	130.4%
Condo/Co-op/TH	CONTRACTS SIGNED	31	26	-16.1%	11	11	0.0%
	ACTIVE LISTINGS	10	17	70.0%	10	17	70.0%
	# OF SALES	27	24	-11.1%	10	6	-40.0%
	SALES VOLUME	\$12,291,150	\$11,241,900	-8.5%	\$4,610,400	\$2,840,500	-38.4%
	MEDIAN PRICE	\$446,000	\$434,000	-2.7%	\$450,500	\$430,750	-4.4%
	AVERAGE PRICE	\$455,228	\$468,413	2.9%	\$461,040	\$473,417	2.7%
	AVERAGE DOM	32	40	25.0%	44	35	-20.5%

## Historic Sales Trends

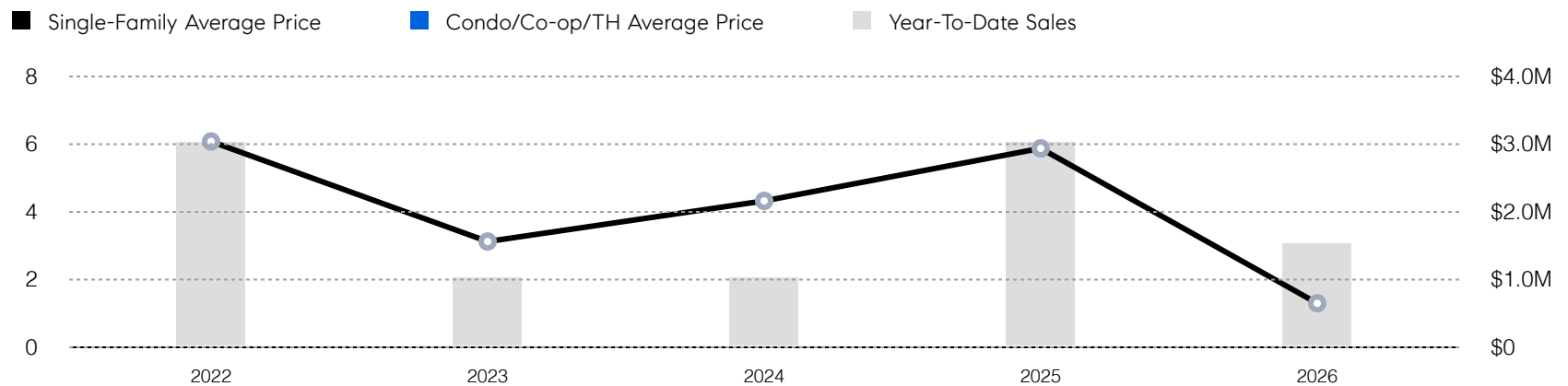


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# Far Hills

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	1	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$2,938,000	\$650,000	-77.9%	-	\$650,000	-
	MEDIAN PRICE	\$2,938,000	\$650,000	-77.9%	-	\$650,000	-
	AVERAGE PRICE	\$2,938,000	\$650,000	-77.9%	-	\$650,000	-
	AVERAGE DOM	96	24	-75.0%	-	24	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	6	500.0%	0	1	0.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	5	2	-60.0%	1	0	0.0%
	SALES VOLUME	\$4,324,076	\$1,884,000	-56.4%	\$1,100,000	-	-
	MEDIAN PRICE	\$950,000	\$942,000	-0.8%	\$1,100,000	-	-
	AVERAGE PRICE	\$864,815	\$942,000	8.9%	\$1,100,000	-	-
	AVERAGE DOM	38	14	-63.2%	13	-	-

## Historic Sales Trends

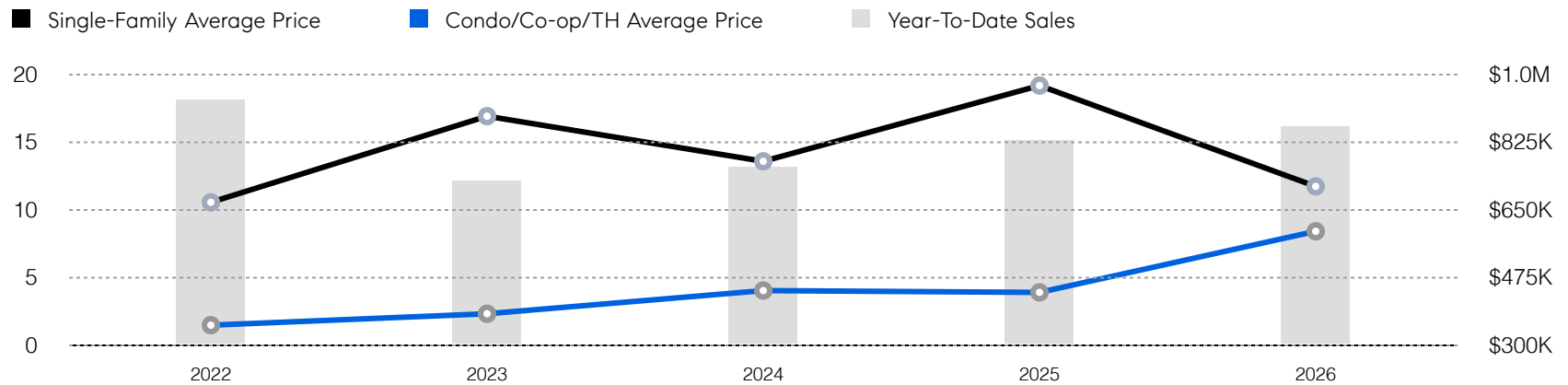


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# Green Brook

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	6	5	-16.7%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	8	13	62.5%	2	4	100.0%
	SALES VOLUME	\$7,773,149	\$9,243,500	18.9%	\$1,267,649	\$1,925,000	51.9%
	MEDIAN PRICE	\$580,500	\$530,000	-8.7%	\$633,825	\$477,500	-24.7%
	AVERAGE PRICE	\$971,644	\$711,038	-26.8%	\$633,825	\$481,250	-24.1%
	AVERAGE DOM	25	57	128.0%	25	56	124.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	0	5	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	7	3	-57.1%	1	3	200.0%
	SALES VOLUME	\$3,058,900	\$1,785,000	-41.6%	\$410,000	\$1,785,000	335.4%
	MEDIAN PRICE	\$410,000	\$525,000	28.0%	\$410,000	\$525,000	28.0%
	AVERAGE PRICE	\$436,986	\$595,000	36.2%	\$410,000	\$595,000	45.1%
	AVERAGE DOM	23	8	-65.2%	16	8	-50.0%

## Historic Sales Trends

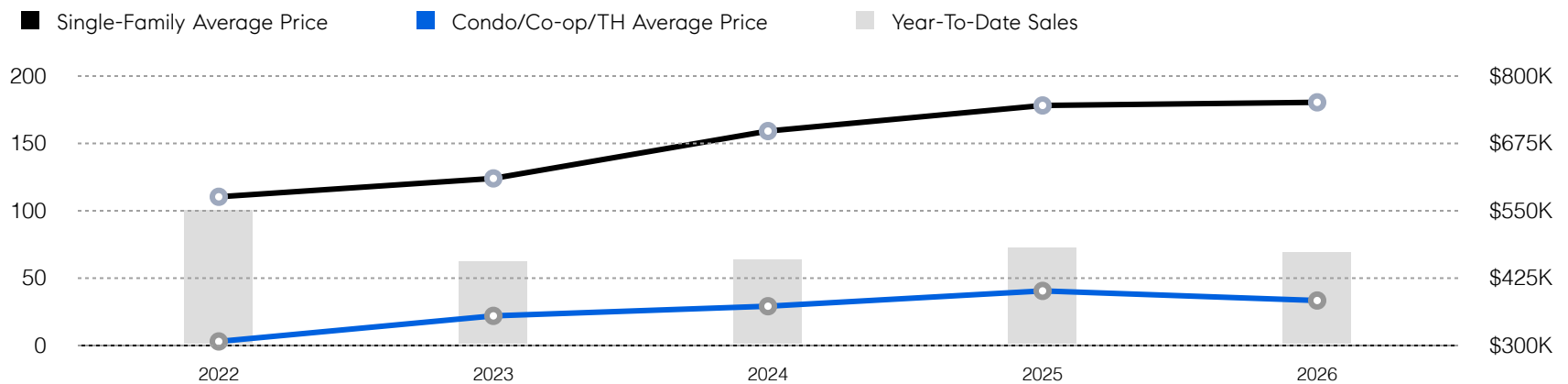


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# Hillsborough

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	34	41	20.6%	15	19	26.7%
	ACTIVE LISTINGS	26	25	-3.8%	26	25	-3.8%
	# OF SALES	25	32	28.0%	9	13	44.4%
	SALES VOLUME	\$18,636,799	\$24,040,500	29.0%	\$6,975,900	\$10,594,500	51.9%
	MEDIAN PRICE	\$660,000	\$740,000	12.1%	\$774,000	\$775,000	0.1%
	AVERAGE PRICE	\$745,472	\$751,266	0.8%	\$775,100	\$814,962	5.1%
	AVERAGE DOM	46	35	-23.9%	48	35	-27.1%
Condo/Co-op/TH	CONTRACTS SIGNED	42	36	-14.3%	14	9	-35.7%
	ACTIVE LISTINGS	16	25	56.3%	16	25	56.3%
	# OF SALES	46	36	-21.7%	22	14	-36.4%
	SALES VOLUME	\$18,461,369	\$13,805,500	-25.2%	\$9,409,969	\$5,277,500	-43.9%
	MEDIAN PRICE	\$422,000	\$387,500	-8.2%	\$437,875	\$374,500	-14.5%
	AVERAGE PRICE	\$401,334	\$383,486	-4.4%	\$427,726	\$376,964	-11.9%
	AVERAGE DOM	25	43	72.0%	21	47	123.8%

## Historic Sales Trends

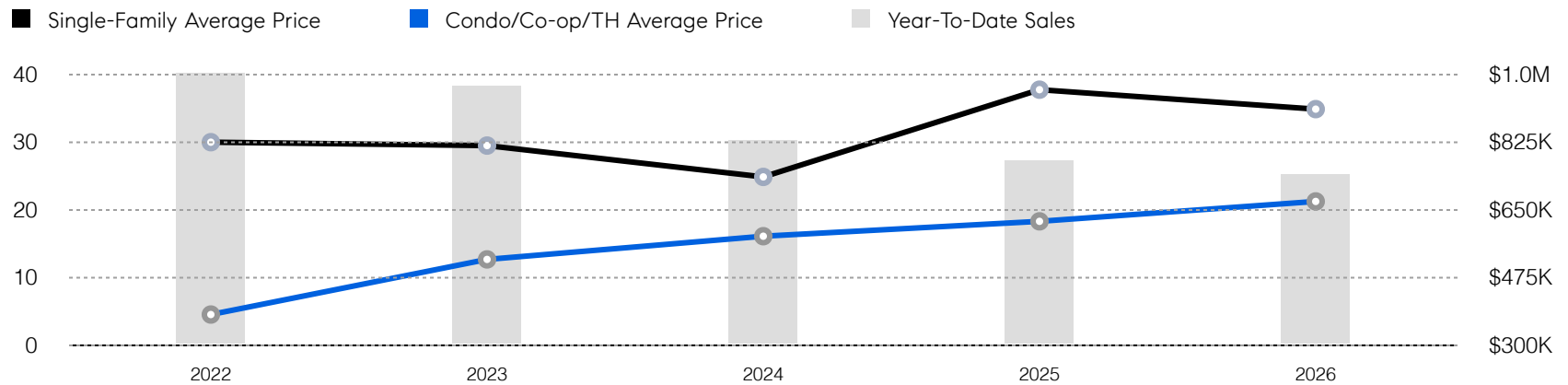


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# Montgomery Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	20	15	-25.0%	9	4	-55.6%
	ACTIVE LISTINGS	26	28	7.7%	26	28	7.7%
	# OF SALES	21	18	-14.3%	4	8	100.0%
	SALES VOLUME	\$20,181,000	\$16,393,499	-18.8%	\$5,173,000	\$7,600,999	46.9%
	MEDIAN PRICE	\$920,000	\$897,500	-2.4%	\$1,300,000	\$979,500	-24.7%
	AVERAGE PRICE	\$961,000	\$910,750	-5.2%	\$1,293,250	\$950,125	-26.5%
	AVERAGE DOM	50	59	18.0%	44	36	-18.2%
Condo/Co-op/TH	CONTRACTS SIGNED	8	11	37.5%	3	5	66.7%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	6	7	16.7%	3	3	0.0%
	SALES VOLUME	\$3,724,000	\$4,705,000	26.3%	\$1,835,000	\$2,395,000	30.5%
	MEDIAN PRICE	\$552,500	\$660,000	19.5%	\$565,000	\$835,000	47.8%
	AVERAGE PRICE	\$620,667	\$672,143	8.3%	\$611,667	\$798,333	30.5%
	AVERAGE DOM	26	63	142.3%	19	62	226.3%

## Historic Sales Trends

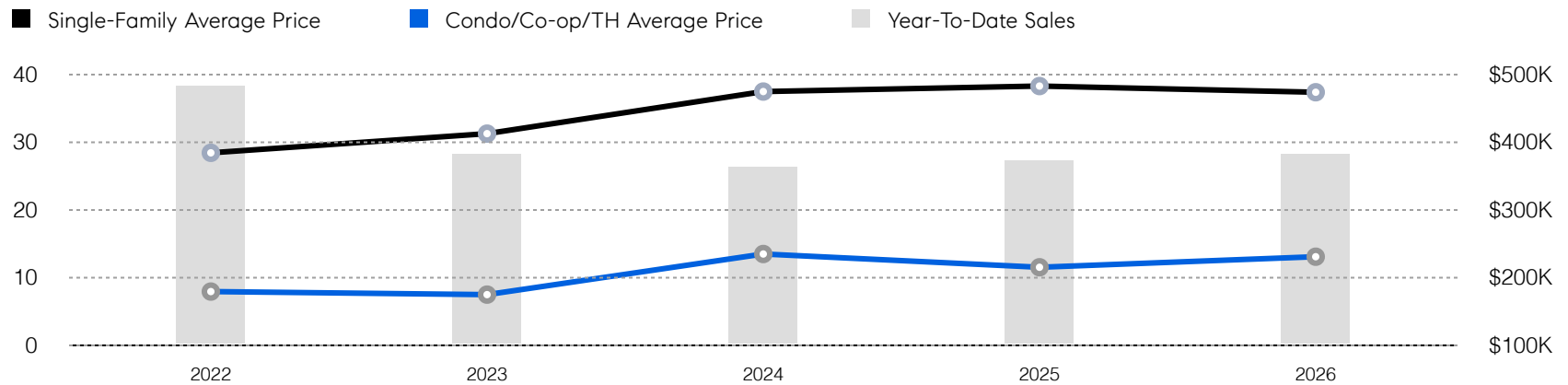


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# North Plainfield

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	23	31	34.8%	9	11	22.2%
	ACTIVE LISTINGS	13	23	76.9%	13	23	76.9%
	# OF SALES	21	21	0.0%	8	8	0.0%
	SALES VOLUME	\$10,144,900	\$9,953,000	-1.9%	\$3,476,900	\$3,873,000	11.4%
	MEDIAN PRICE	\$485,000	\$475,000	-2.1%	\$427,500	\$477,500	11.7%
	AVERAGE PRICE	\$483,090	\$473,952	-1.9%	\$434,613	\$484,125	11.4%
	AVERAGE DOM	27	69	155.6%	24	42	75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	12	71.4%	1	6	500.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	6	7	16.7%	3	3	0.0%
	SALES VOLUME	\$1,292,400	\$1,616,900	25.1%	\$664,900	\$773,900	16.4%
	MEDIAN PRICE	\$203,950	\$230,000	12.8%	\$207,900	\$248,900	19.7%
	AVERAGE PRICE	\$215,400	\$230,986	7.2%	\$221,633	\$257,967	16.4%
	AVERAGE DOM	39	60	53.8%	45	21	-53.3%

## Historic Sales Trends

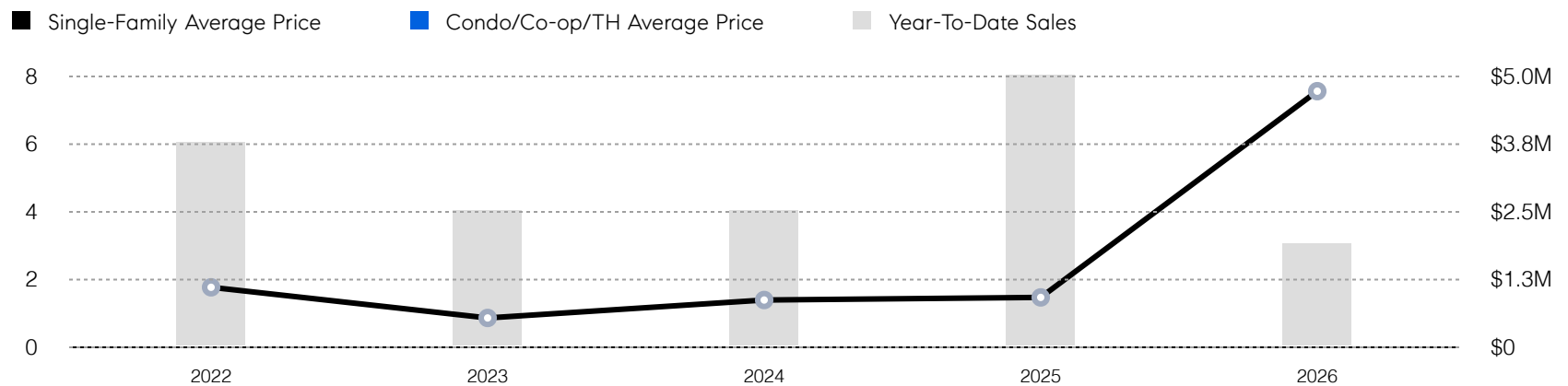


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# Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	4	3	-25.0%	1	1	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	8	3	-62.5%	0	2	0.0%
	SALES VOLUME	\$7,369,000	\$14,185,000	92.5%	-	\$11,490,000	-
	MEDIAN PRICE	\$923,000	\$2,695,000	192.0%	-	\$5,745,000	-
	AVERAGE PRICE	\$921,125	\$4,728,333	413.3%	-	\$5,745,000	-
	AVERAGE DOM	32	95	196.9%	-	140	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	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

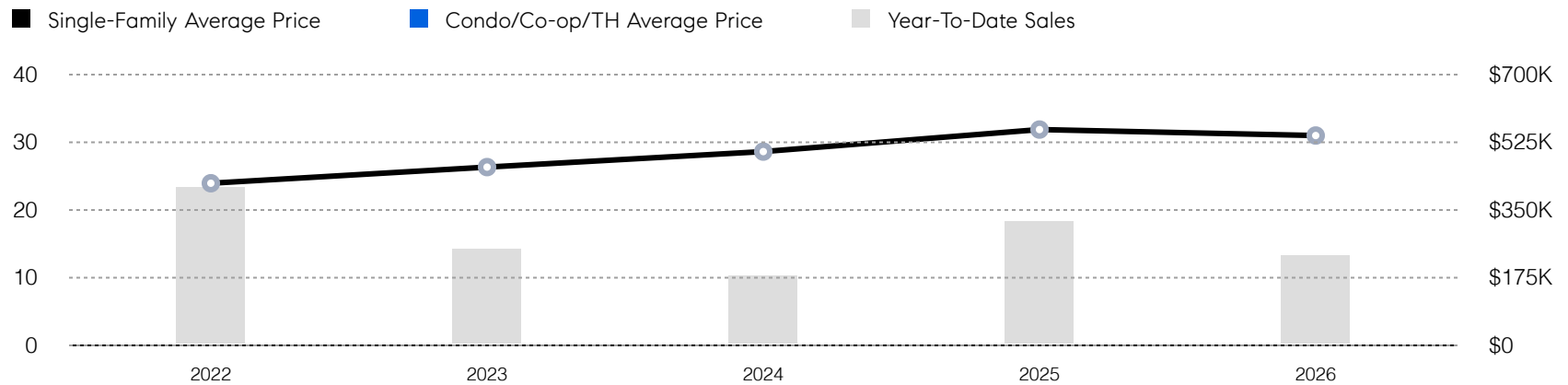


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# Somerville

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	13	6	-53.8%	3	2	-33.3%
	ACTIVE LISTINGS	11	11	0.0%	11	11	0.0%
	# OF SALES	16	12	-25.0%	5	4	-20.0%
	SALES VOLUME	\$8,927,000	\$6,510,000	-27.1%	\$2,865,000	\$1,837,000	-35.9%
	MEDIAN PRICE	\$567,500	\$501,000	-11.7%	\$555,000	\$475,000	-14.4%
	AVERAGE PRICE	\$557,938	\$542,500	-2.8%	\$573,000	\$459,250	-19.9%
	AVERAGE DOM	28	63	125.0%	26	76	192.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	1	2	100.0%
	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

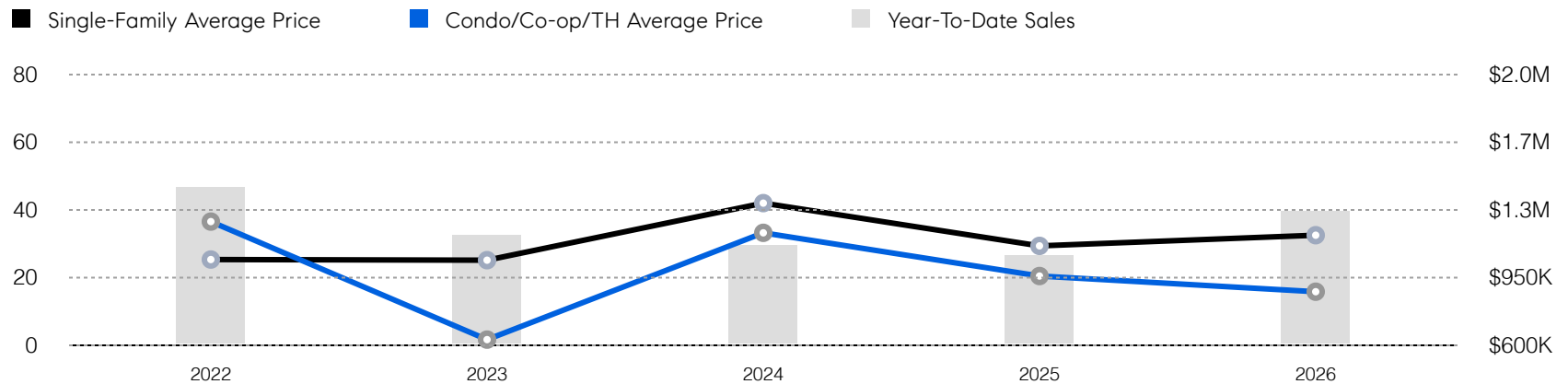


\* Line graphs may be hidden due to limited sales data

# Warren

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	22	25	13.6%	10	10	0.0%
	ACTIVE LISTINGS	32	20	-37.5%	32	20	-37.5%
	# OF SALES	19	30	57.9%	7	11	57.1%
	SALES VOLUME	\$21,170,233	\$35,081,436	65.7%	\$9,302,930	\$12,911,000	38.8%
	MEDIAN PRICE	\$915,000	\$1,135,000	24.0%	\$1,175,000	\$1,180,000	0.4%
	AVERAGE PRICE	\$1,114,223	\$1,169,381	5.0%	\$1,328,990	\$1,173,727	-11.7%
	AVERAGE DOM	60	53	-11.7%	104	84	-19.2%
Condo/Co-op/TH	CONTRACTS SIGNED	9	6	-33.3%	4	3	-25.0%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	7	9	28.6%	2	3	50.0%
	SALES VOLUME	\$6,708,510	\$7,895,000	17.7%	\$1,533,115	\$2,445,000	59.5%
	MEDIAN PRICE	\$882,500	\$830,000	-5.9%	\$766,558	\$830,000	8.3%
	AVERAGE PRICE	\$958,359	\$877,222	-8.5%	\$766,558	\$815,000	6.3%
	AVERAGE DOM	87	69	-20.7%	92	79	-14.1%

## Historic Sales Trends

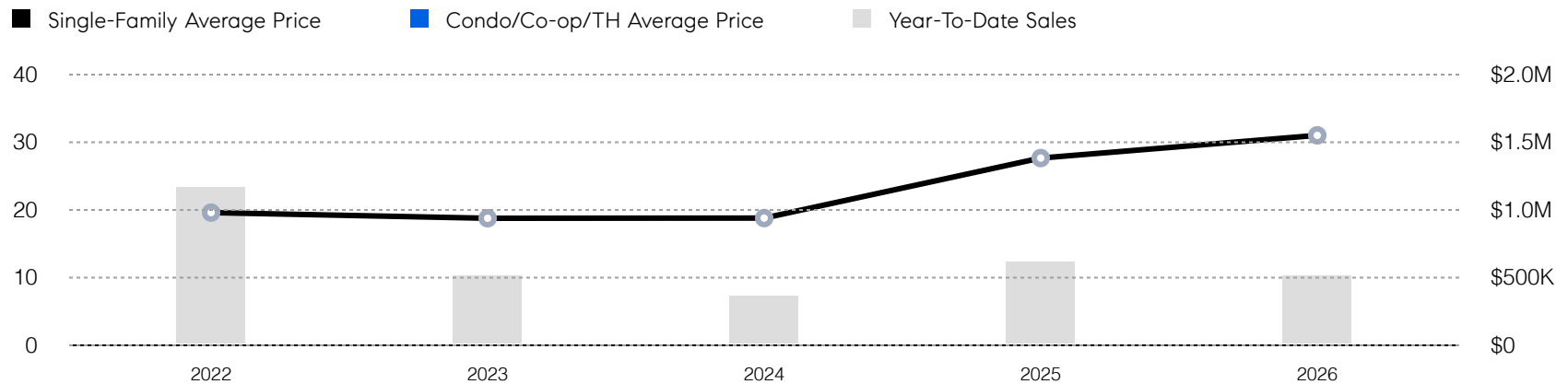


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# Watchung

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	13	13	0.0%	4	9	125.0%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	12	8	-33.3%	5	2	-60.0%
	SALES VOLUME	\$16,600,312	\$12,409,000	-25.2%	\$8,800,000	\$3,170,000	-64.0%
	MEDIAN PRICE	\$1,312,500	\$1,387,500	5.7%	\$1,725,000	\$1,585,000	-8.1%
	AVERAGE PRICE	\$1,383,359	\$1,551,125	12.1%	\$1,760,000	\$1,585,000	-9.9%
	AVERAGE DOM	75	15	-80.0%	78	13	-83.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	2	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,744,000	-	-	\$1,199,000	-
	MEDIAN PRICE	-	\$872,000	-	-	\$1,199,000	-
	AVERAGE PRICE	-	\$872,000	-	-	\$1,199,000	-
	AVERAGE DOM	-	119	-	-	218	-

## Historic Sales Trends



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# 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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