



April 2026

# Somerset County Market Report

COMPASS

# Somerset County Overview

Year-To-Date Sales

**743**

-4.6% Year-To-Date  
-2.5% Month-Over-Month

Year-To-Date Contracts

**918**

-1.9% Year-To-Date  
26.0% Month-Over-Month

Single-Family  
Average Sale Price

**\$859K**

5.5% Year-To-Date  
-2.4% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$493K**

3.1% Year-To-Date  
11.0% Month-Over-Month

Average Days On Market

**37**

27.6% Year-To-Date  
0.0% Month-Over-Month

Active Listings

**665**

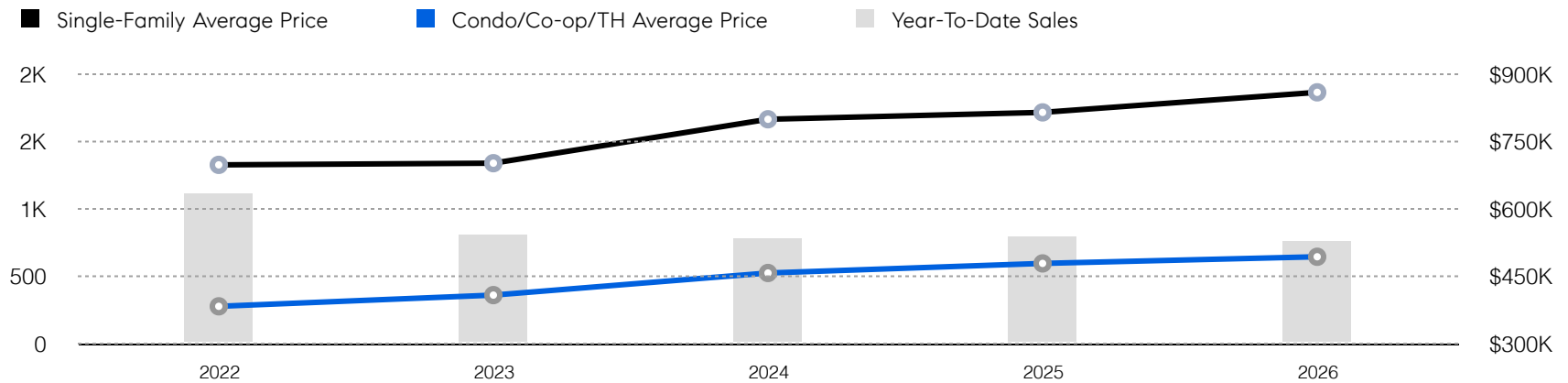
27.9% Year-Over-Year  
54.3% Month-Over-Month



# Somerset County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	593	557	-6.1%	207	197	-4.8%
	ACTIVE LISTINGS	384	451	17.4%	384	451	17.4%
	# OF SALES	467	454	-2.8%	146	107	-26.7%
	SALES VOLUME	\$380,597,533	\$390,290,332	2.5%	\$121,187,720	\$93,246,480	-23.1%
	MEDIAN PRICE	\$675,000	\$716,500	6.1%	\$692,500	\$760,000	9.7%
	AVERAGE PRICE	\$814,984	\$859,670	5.5%	\$830,053	\$871,462	5.0%
	AVERAGE DOM	36	46	27.8%	32	32	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	343	361	5.2%	97	113	16.5%
	ACTIVE LISTINGS	136	214	57.4%	136	214	57.4%
	# OF SALES	312	289	-7.4%	94	86	-8.5%
	SALES VOLUME	\$149,324,636	\$142,592,799	-4.5%	\$45,763,502	\$44,964,601	-1.7%
	MEDIAN PRICE	\$445,500	\$457,000	2.6%	\$458,000	\$482,500	5.3%
	AVERAGE PRICE	\$478,605	\$493,401	3.1%	\$486,846	\$522,844	7.4%
	AVERAGE DOM	33	39	18.2%	31	32	3.2%

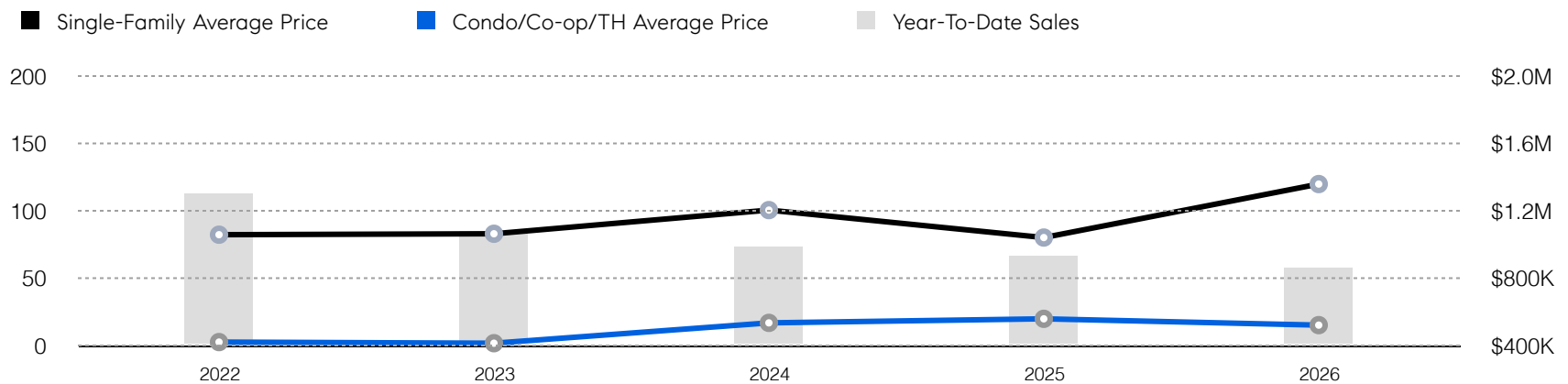
## Historic Sales Trends



# Basking Ridge

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	42	41	-2.4%	17	21	23.5%
	ACTIVE LISTINGS	21	32	52.4%	21	32	52.4%
	# OF SALES	23	19	-17.4%	11	6	-45.5%
	SALES VOLUME	\$23,943,099	\$25,813,971	7.8%	\$10,432,100	\$9,451,000	-9.4%
	MEDIAN PRICE	\$999,000	\$1,360,000	36.1%	\$841,100	\$1,425,500	69.5%
	AVERAGE PRICE	\$1,041,004	\$1,358,630	30.5%	\$948,373	\$1,575,167	66.1%
	AVERAGE DOM	26	29	11.5%	21	17	-19.0%
Condo/Co-op/TH	CONTRACTS SIGNED	41	44	7.3%	14	16	14.3%
	ACTIVE LISTINGS	19	23	21.1%	19	23	21.1%
	# OF SALES	42	37	-11.9%	14	11	-21.4%
	SALES VOLUME	\$23,455,386	\$19,277,800	-17.8%	\$7,548,500	\$6,269,500	-16.9%
	MEDIAN PRICE	\$533,000	\$450,000	-15.6%	\$564,000	\$500,000	-11.3%
	AVERAGE PRICE	\$558,462	\$521,022	-6.7%	\$539,179	\$569,955	5.7%
	AVERAGE DOM	28	33	17.9%	16	35	118.8%

## Historic Sales Trends

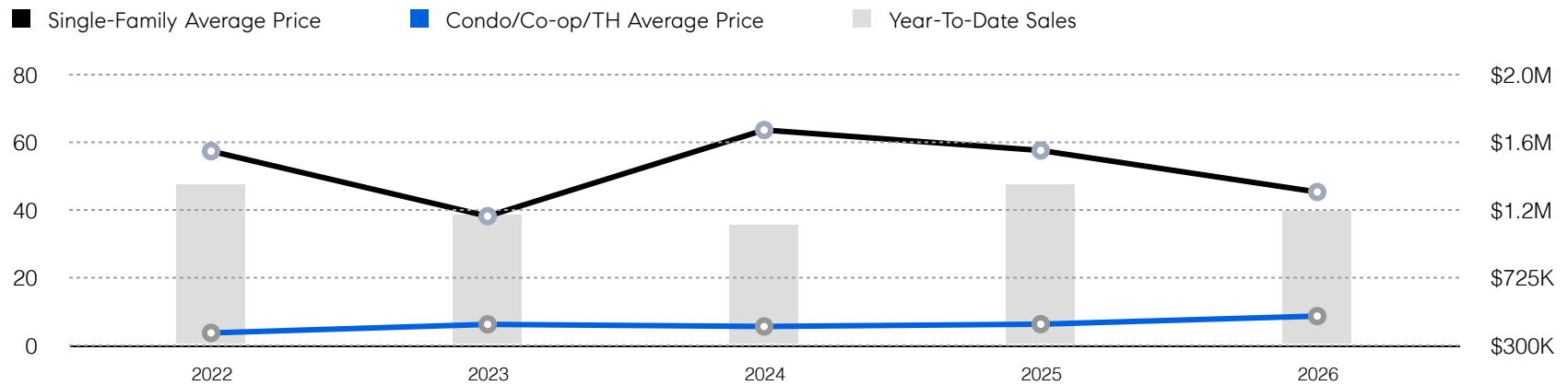


\* Line graphs may be hidden due to limited sales data

# Bedminster

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	7	-41.7%	3	3	0.0%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	12	5	-58.3%	4	0	0.0%
	SALES VOLUME	\$18,284,999	\$6,315,000	-65.5%	\$5,530,000	-	-
	MEDIAN PRICE	\$1,190,000	\$1,325,000	11.3%	\$1,490,000	-	-
	AVERAGE PRICE	\$1,523,750	\$1,263,000	-17.1%	\$1,382,500	-	-
	AVERAGE DOM	74	50	-32.4%	120	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	39	43	10.3%	11	14	27.3%
	ACTIVE LISTINGS	16	18	12.5%	16	18	12.5%
	# OF SALES	35	34	-2.9%	12	15	25.0%
	SALES VOLUME	\$15,163,832	\$16,453,999	8.5%	\$5,794,000	\$7,924,500	36.8%
	MEDIAN PRICE	\$390,000	\$480,000	23.1%	\$449,500	\$507,000	12.8%
	AVERAGE PRICE	\$433,252	\$483,941	11.7%	\$482,833	\$528,300	9.4%
	AVERAGE DOM	26	23	-11.5%	20	19	-5.0%

## Historic Sales Trends

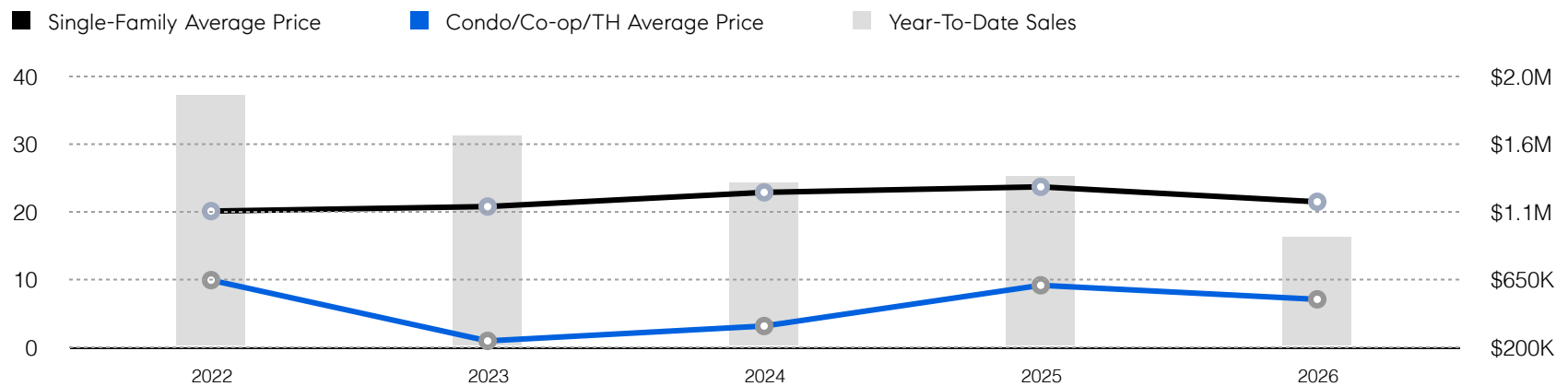


\* Line graphs may be hidden due to limited sales data

# Bernardsville

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	26	12	-53.8%	6	4	-33.3%
	ACTIVE LISTINGS	27	18	-33.3%	27	18	-33.3%
	# OF SALES	22	12	-45.5%	8	2	-75.0%
	SALES VOLUME	\$27,861,677	\$14,003,700	-49.7%	\$9,692,000	\$1,505,000	-84.5%
	MEDIAN PRICE	\$1,185,000	\$1,137,500	-4.0%	\$1,185,000	\$752,500	-36.5%
	AVERAGE PRICE	\$1,266,440	\$1,166,975	-7.9%	\$1,211,500	\$752,500	-37.9%
	AVERAGE DOM	38	58	52.6%	40	35	-12.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	6	200.0%	0	1	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	3	4	33.3%	2	3	50.0%
	SALES VOLUME	\$1,836,500	\$2,075,000	13.0%	\$541,500	\$1,675,000	209.3%
	MEDIAN PRICE	\$275,000	\$512,500	86.4%	\$270,750	\$540,000	99.4%
	AVERAGE PRICE	\$612,167	\$518,750	-15.3%	\$270,750	\$558,333	106.2%
	AVERAGE DOM	144	9	-93.7%	8	8	0.0%

## Historic Sales Trends

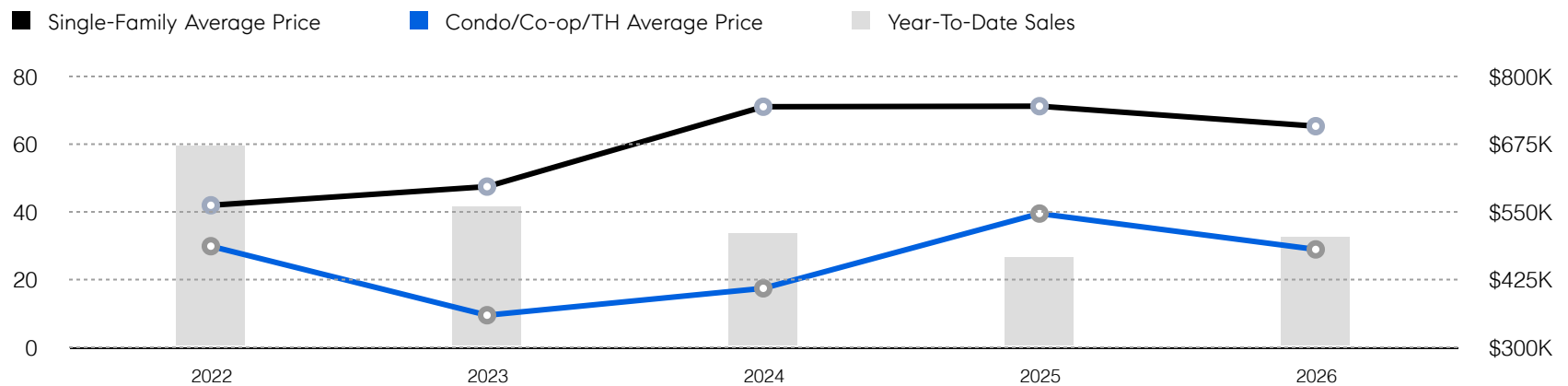


\* Line graphs may be hidden due to limited sales data

# Branchburg

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	27	25	-7.4%	9	10	11.1%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	15	18	20.0%	6	5	-16.7%
	SALES VOLUME	\$11,176,900	\$12,747,500	14.1%	\$4,513,000	\$2,898,000	-35.8%
	MEDIAN PRICE	\$735,000	\$775,250	5.5%	\$727,500	\$770,500	5.9%
	AVERAGE PRICE	\$745,127	\$708,194	-5.0%	\$752,167	\$579,600	-22.9%
	AVERAGE DOM	39	56	43.6%	24	76	216.7%
Condo/Co-op/TH	CONTRACTS SIGNED	11	16	45.5%	4	5	25.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	11	14	27.3%	3	3	0.0%
	SALES VOLUME	\$6,015,800	\$6,730,000	11.9%	\$1,784,800	\$1,381,000	-22.6%
	MEDIAN PRICE	\$600,000	\$417,000	-30.5%	\$660,000	\$395,000	-40.2%
	AVERAGE PRICE	\$546,891	\$480,714	-12.1%	\$594,933	\$460,333	-22.6%
	AVERAGE DOM	15	33	120.0%	14	41	192.9%

## Historic Sales Trends

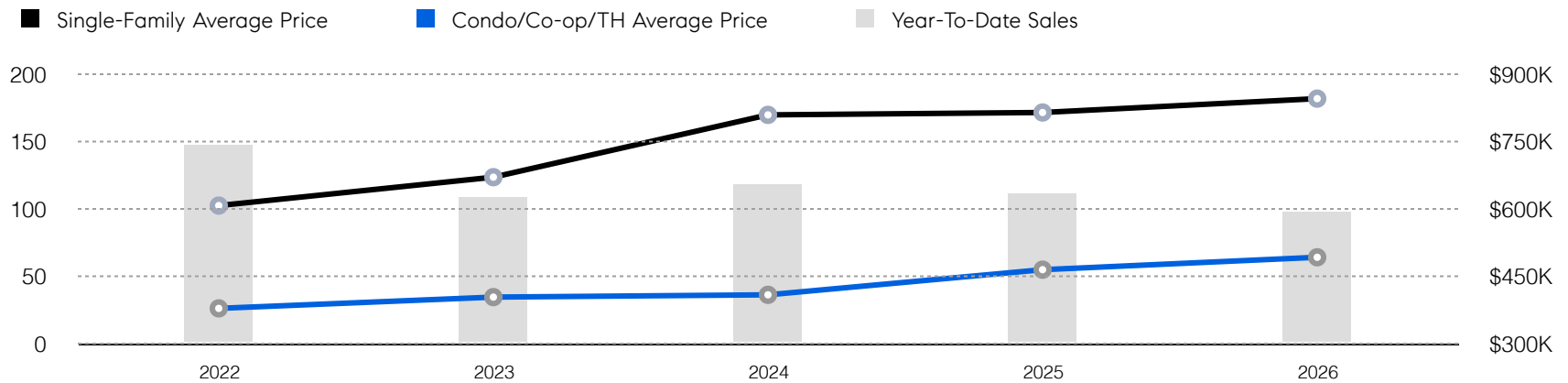


\* Line graphs may be hidden due to limited sales data

# Bridgewater

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	90	70	-22.2%	24	23	-4.2%
	ACTIVE LISTINGS	57	54	-5.3%	57	54	-5.3%
	# OF SALES	72	64	-11.1%	23	13	-43.5%
	SALES VOLUME	\$58,661,381	\$54,120,000	-7.7%	\$18,494,500	\$10,603,500	-42.7%
	MEDIAN PRICE	\$776,000	\$755,000	-2.7%	\$792,000	\$790,000	-0.3%
	AVERAGE PRICE	\$814,741	\$845,625	3.8%	\$804,109	\$815,654	1.4%
	AVERAGE DOM	28	48	71.4%	22	15	-31.8%
Condo/Co-op/TH	CONTRACTS SIGNED	37	41	10.8%	6	15	150.0%
	ACTIVE LISTINGS	15	23	53.3%	15	23	53.3%
	# OF SALES	38	32	-15.8%	11	7	-36.4%
	SALES VOLUME	\$17,655,150	\$15,752,900	-10.8%	\$5,364,000	\$3,920,000	-26.9%
	MEDIAN PRICE	\$448,000	\$445,000	-0.7%	\$455,000	\$630,000	38.5%
	AVERAGE PRICE	\$464,609	\$492,278	6.0%	\$487,636	\$560,000	14.8%
	AVERAGE DOM	33	39	18.2%	35	37	5.7%

## Historic Sales Trends

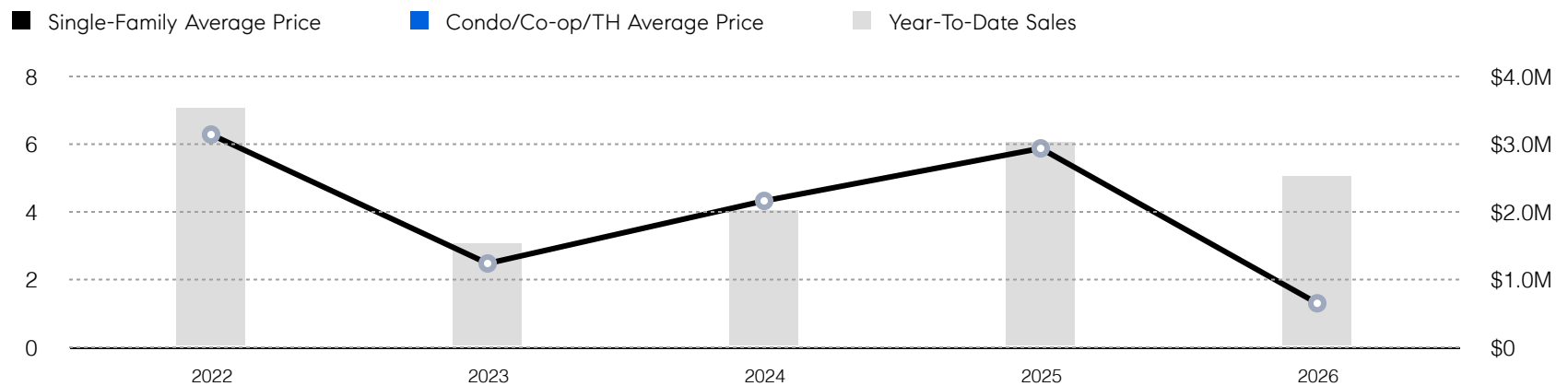


\* Line graphs may be hidden due to limited sales data

# Far Hills

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$2,938,000	\$650,000	-77.9%	-	-	-
	MEDIAN PRICE	\$2,938,000	\$650,000	-77.9%	-	-	-
	AVERAGE PRICE	\$2,938,000	\$650,000	-77.9%	-	-	-
	AVERAGE DOM	96	24	-75.0%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	6	500.0%	0	0	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	5	4	-20.0%	0	2	0.0%
	SALES VOLUME	\$4,324,076	\$3,401,500	-21.3%	-	\$1,517,500	-
	MEDIAN PRICE	\$950,000	\$844,500	-11.1%	-	\$758,750	-
	AVERAGE PRICE	\$864,815	\$850,375	-1.7%	-	\$758,750	-
	AVERAGE DOM	38	20	-47.4%	-	26	-

## Historic Sales Trends

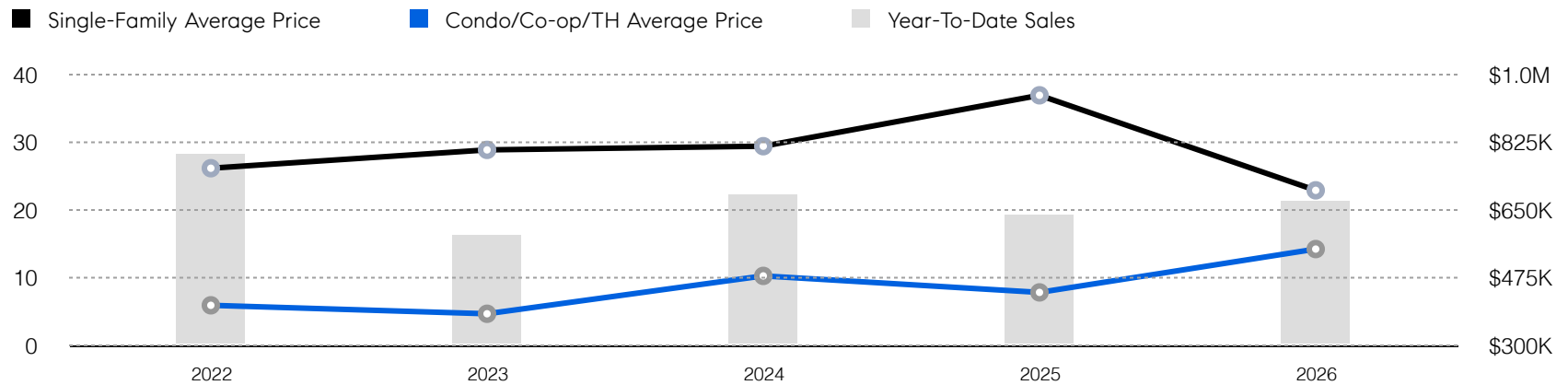


\* Line graphs may be hidden due to limited sales data

# Green Brook

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	15	18	20.0%	5	5	0.0%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	12	16	33.3%	4	3	-25.0%
	SALES VOLUME	\$11,358,149	\$11,213,500	-1.3%	\$3,585,000	\$1,970,000	-45.0%
	MEDIAN PRICE	\$703,000	\$582,500	-17.1%	\$820,000	\$635,000	-22.6%
	AVERAGE PRICE	\$946,512	\$700,844	-26.0%	\$896,250	\$656,667	-26.7%
	AVERAGE DOM	25	52	108.0%	26	28	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	2	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	7	5	-28.6%	0	2	0.0%
	SALES VOLUME	\$3,058,900	\$2,745,000	-10.3%	-	\$960,000	-
	MEDIAN PRICE	\$410,000	\$480,000	17.1%	-	\$480,000	-
	AVERAGE PRICE	\$436,986	\$549,000	25.6%	-	\$480,000	-
	AVERAGE DOM	23	17	-26.1%	-	30	-

## Historic Sales Trends

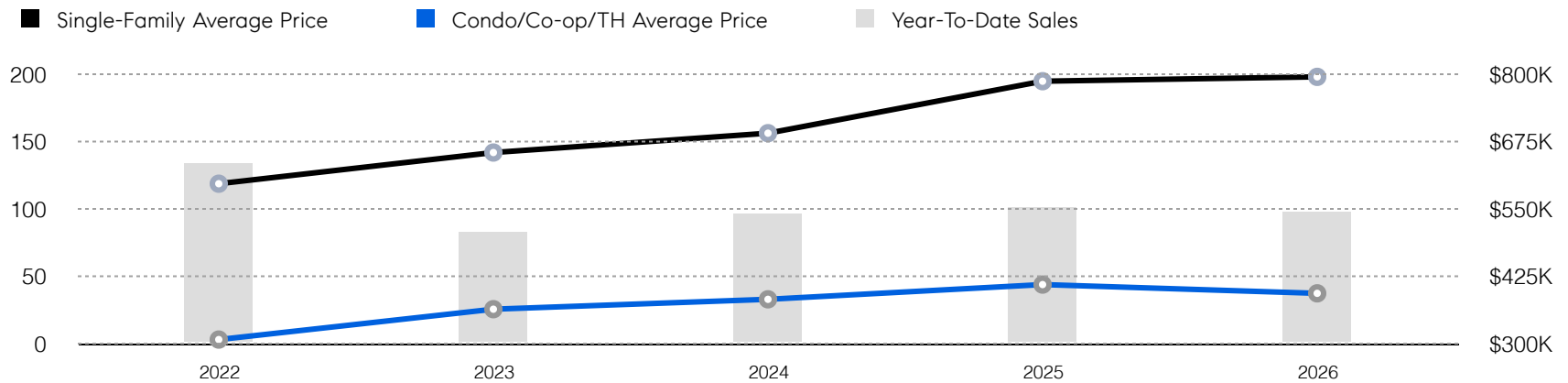


\* Line graphs may be hidden due to limited sales data

# Hillsborough

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	61	60	-1.6%	27	18	-33.3%
	ACTIVE LISTINGS	28	49	75.0%	28	49	75.0%
	# OF SALES	41	46	12.2%	16	14	-12.5%
	SALES VOLUME	\$32,268,199	\$36,573,600	13.3%	\$13,631,400	\$12,533,100	-8.1%
	MEDIAN PRICE	\$670,000	\$762,500	13.8%	\$754,950	\$820,000	8.6%
	AVERAGE PRICE	\$787,029	\$795,078	1.0%	\$851,963	\$895,221	5.1%
	AVERAGE DOM	38	31	-18.4%	26	21	-19.2%
Condo/Co-op/TH	CONTRACTS SIGNED	61	60	-1.6%	19	24	26.3%
	ACTIVE LISTINGS	14	45	221.4%	14	45	221.4%
	# OF SALES	59	50	-15.3%	13	13	0.0%
	SALES VOLUME	\$24,163,869	\$19,664,500	-18.6%	\$5,702,500	\$5,469,000	-4.1%
	MEDIAN PRICE	\$425,000	\$399,500	-6.0%	\$445,000	\$425,000	-4.5%
	AVERAGE PRICE	\$409,557	\$393,290	-4.0%	\$438,654	\$420,692	-4.1%
	AVERAGE DOM	24	44	83.3%	17	47	176.5%

## Historic Sales Trends

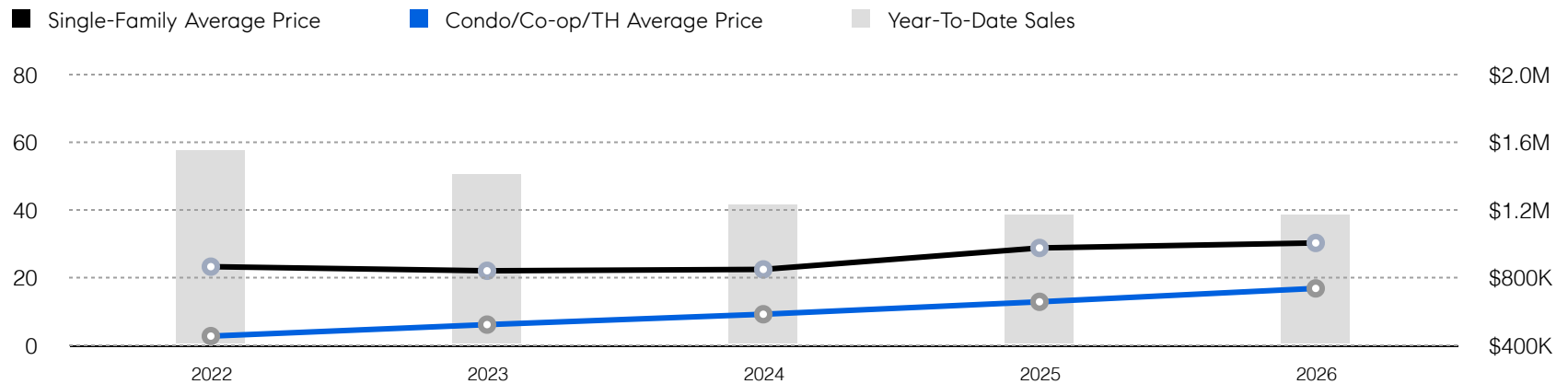


\* Line graphs may be hidden due to limited sales data

# Montgomery Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	37	38	2.7%	17	21	23.5%
	ACTIVE LISTINGS	31	40	29.0%	31	40	29.0%
	# OF SALES	29	27	-6.9%	8	9	12.5%
	SALES VOLUME	\$28,287,720	\$27,135,579	-4.1%	\$8,106,720	\$10,742,080	32.5%
	MEDIAN PRICE	\$920,000	\$955,080	3.8%	\$1,050,000	\$1,075,000	2.4%
	AVERAGE PRICE	\$975,439	\$1,005,021	3.0%	\$1,013,340	\$1,193,564	17.8%
	AVERAGE DOM	43	50	16.3%	25	32	28.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	16	60.0%	2	5	150.0%
	ACTIVE LISTINGS	5	14	180.0%	5	14	180.0%
	# OF SALES	9	11	22.2%	3	4	33.3%
	SALES VOLUME	\$5,914,000	\$8,100,000	37.0%	\$2,190,000	\$3,395,000	55.0%
	MEDIAN PRICE	\$565,000	\$680,000	20.4%	\$810,000	\$785,000	-3.1%
	AVERAGE PRICE	\$657,111	\$736,364	12.1%	\$730,000	\$848,750	16.3%
	AVERAGE DOM	20	49	145.0%	8	26	225.0%

## Historic Sales Trends

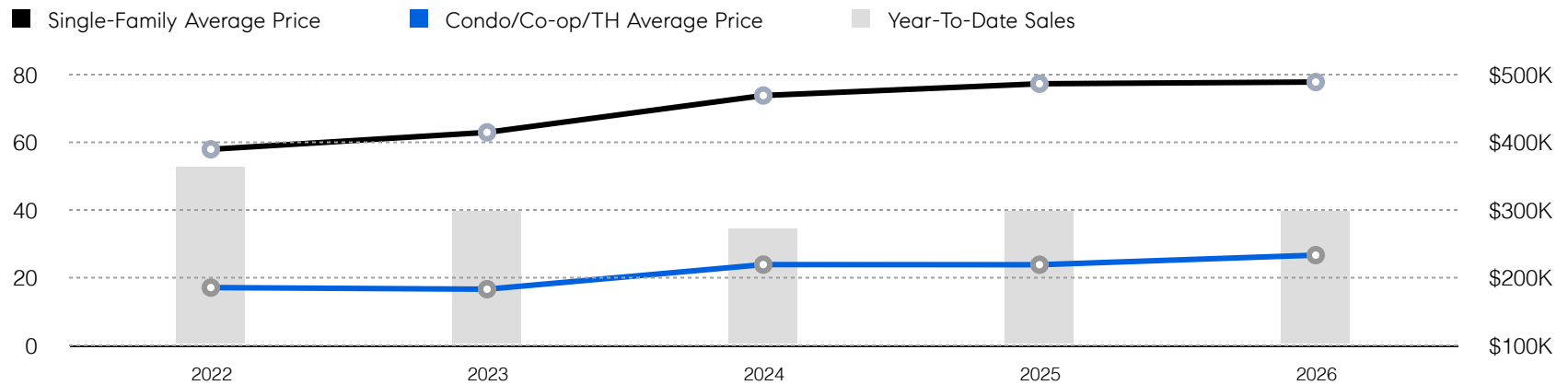


\* Line graphs may be hidden due to limited sales data

# North Plainfield

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	28	42	50.0%	5	11	120.0%
	ACTIVE LISTINGS	14	30	114.3%	14	30	114.3%
	# OF SALES	30	30	0.0%	9	9	0.0%
	SALES VOLUME	\$14,593,900	\$14,671,000	0.5%	\$4,449,000	\$4,718,000	6.0%
	MEDIAN PRICE	\$490,000	\$490,000	-	\$495,000	\$547,000	10.5%
	AVERAGE PRICE	\$486,463	\$489,033	0.5%	\$494,333	\$524,222	6.0%
	AVERAGE DOM	25	56	124.0%	20	27	35.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	15	87.5%	1	3	200.0%
	ACTIVE LISTINGS	0	6	0.0%	0	6	0.0%
	# OF SALES	9	9	0.0%	3	2	-33.3%
	SALES VOLUME	\$1,972,400	\$2,099,900	6.5%	\$680,000	\$483,000	-29.0%
	MEDIAN PRICE	\$215,000	\$230,000	7.0%	\$226,000	\$241,500	6.9%
	AVERAGE PRICE	\$219,156	\$233,322	6.5%	\$226,667	\$241,500	6.5%
	AVERAGE DOM	39	53	35.9%	40	28	-30.0%

## Historic Sales Trends

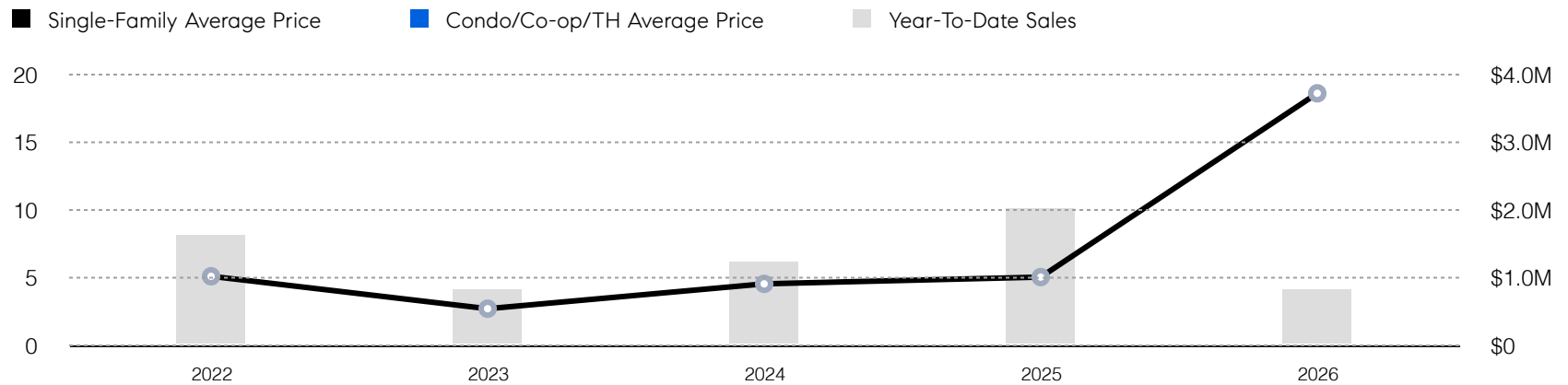


\* Line graphs may be hidden due to limited sales data

# Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	8	4	-50.0%	4	1	-75.0%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	10	4	-60.0%	2	1	-50.0%
	SALES VOLUME	\$10,089,000	\$14,895,000	47.6%	\$2,720,000	\$710,000	-73.9%
	MEDIAN PRICE	\$923,000	\$1,702,500	84.5%	\$1,360,000	\$710,000	-47.8%
	AVERAGE PRICE	\$1,008,900	\$3,723,750	269.1%	\$1,360,000	\$710,000	-47.8%
	AVERAGE DOM	42	75	78.6%	80	14	-82.5%
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

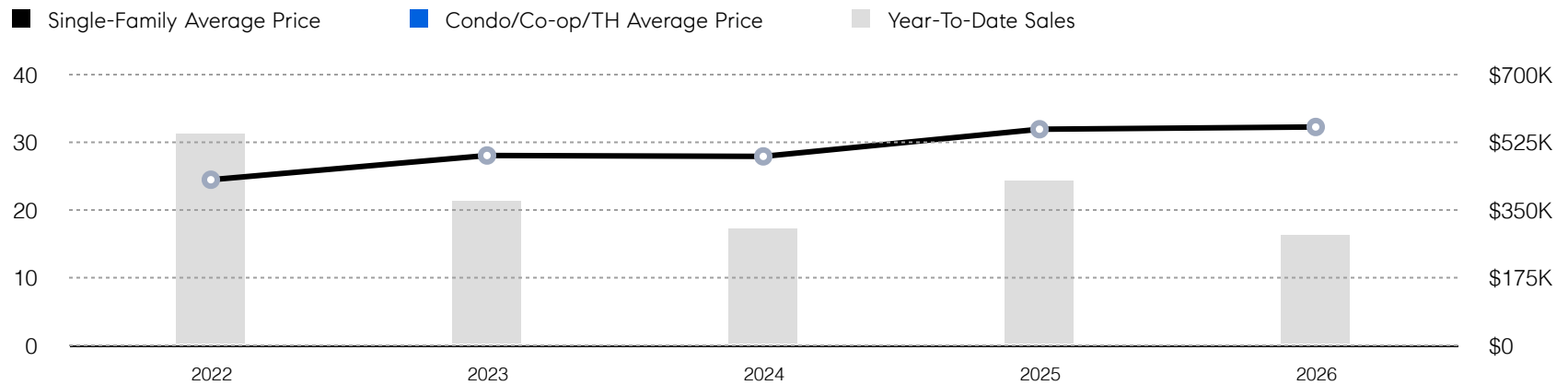


\* Line graphs may be hidden due to limited sales data

# Somerville

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	21	13	-38.1%	8	7	-12.5%
	ACTIVE LISTINGS	8	18	125.0%	8	18	125.0%
	# OF SALES	19	13	-31.6%	3	1	-66.7%
	SALES VOLUME	\$10,617,000	\$7,340,000	-30.9%	\$1,690,000	\$830,000	-50.9%
	MEDIAN PRICE	\$555,000	\$507,000	-8.6%	\$530,000	\$830,000	56.6%
	AVERAGE PRICE	\$558,789	\$564,615	1.0%	\$563,333	\$830,000	47.3%
	AVERAGE DOM	28	66	135.7%	24	108	350.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	3	1	-66.7%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	5	3	-40.0%	3	2	-33.3%
	SALES VOLUME	\$2,945,000	\$1,772,000	-39.8%	\$1,830,000	\$1,075,000	-41.3%
	MEDIAN PRICE	\$600,000	\$675,000	12.5%	\$600,000	\$537,500	-10.4%
	AVERAGE PRICE	\$589,000	\$590,667	0.3%	\$610,000	\$537,500	-11.9%
	AVERAGE DOM	50	34	-32.0%	46	7	-84.8%

## Historic Sales Trends

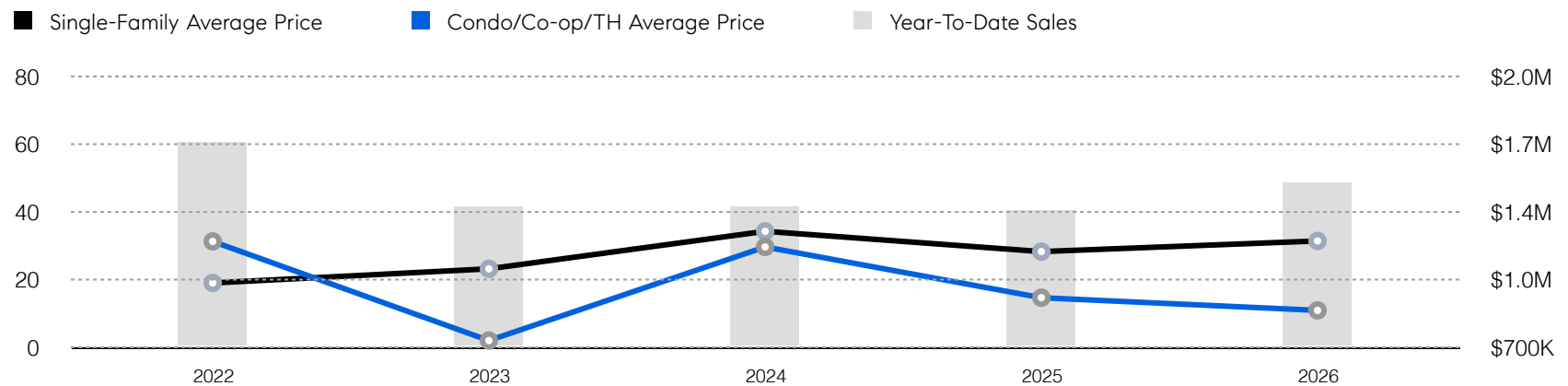


\* Line graphs may be hidden due to limited sales data

# Warren

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	39	37	-5.1%	17	12	-29.4%
	ACTIVE LISTINGS	44	33	-25.0%	44	33	-25.0%
	# OF SALES	29	39	34.5%	10	9	-10.0%
	SALES VOLUME	\$33,623,233	\$47,206,436	40.4%	\$12,453,000	\$12,125,000	-2.6%
	MEDIAN PRICE	\$1,075,000	\$1,170,000	8.8%	\$1,156,250	\$1,200,000	3.8%
	AVERAGE PRICE	\$1,159,422	\$1,210,421	4.4%	\$1,245,300	\$1,347,222	8.2%
	AVERAGE DOM	53	47	-11.3%	40	27	-32.5%
Condo/Co-op/TH	CONTRACTS SIGNED	11	9	-18.2%	2	3	50.0%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	11	9	-18.2%	4	0	0.0%
	SALES VOLUME	\$10,318,312	\$7,895,000	-23.5%	\$3,609,802	-	-
	MEDIAN PRICE	\$700,000	\$830,000	18.6%	\$681,018	-	-
	AVERAGE PRICE	\$938,028	\$877,222	-6.5%	\$902,451	-	-
	AVERAGE DOM	112	69	-38.4%	156	-	-

## Historic Sales Trends

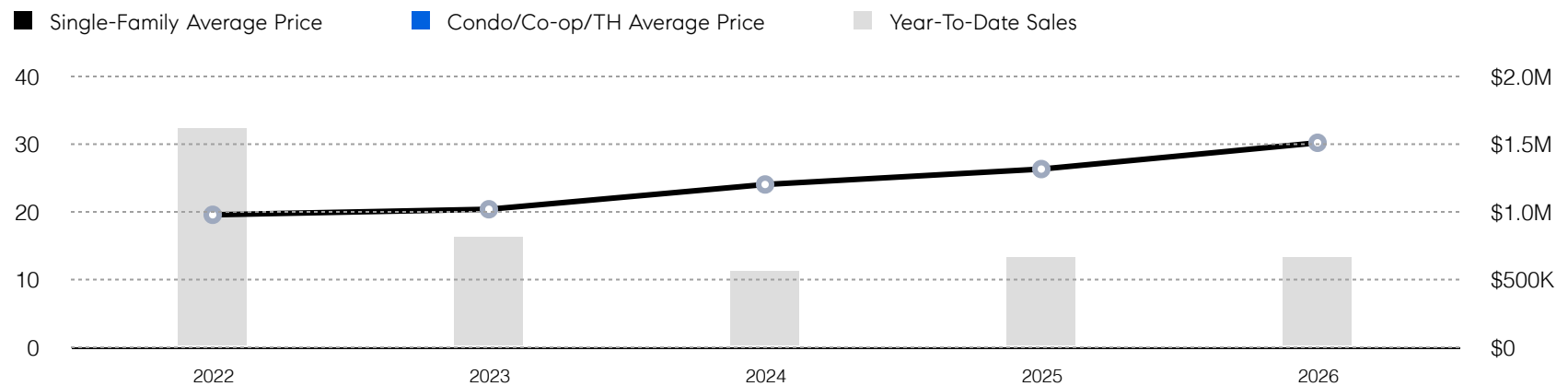


\* Line graphs may be hidden due to limited sales data

# Watchung

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	19	20	5.3%	6	7	16.7%
	ACTIVE LISTINGS	6	20	233.3%	6	20	233.3%
	# OF SALES	13	11	-15.4%	1	3	200.0%
	SALES VOLUME	\$17,110,312	\$16,611,800	-2.9%	\$510,000	\$4,202,800	724.1%
	MEDIAN PRICE	\$1,160,000	\$1,425,000	22.8%	\$510,000	\$1,425,000	179.4%
	AVERAGE PRICE	\$1,316,178	\$1,510,164	14.7%	\$510,000	\$1,400,933	174.7%
	AVERAGE DOM	73	15	-79.5%	50	13	-74.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,744,000	-	-	-	-
	MEDIAN PRICE	-	\$872,000	-	-	-	-
	AVERAGE PRICE	-	\$872,000	-	-	-	-
	AVERAGE DOM	-	119	-	-	-	-

## Historic Sales Trends



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

# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.