



July 2026

Somerset Market Report

COMPASS

Somerset Overview

Year-To-Date Sales

1,684

-2.9% Year-To-Date
4.7% Month-Over-Month

Year-To-Date Contracts

1,873

-3.4% Year-To-Date
-9.6% Month-Over-Month

Single-Family
Average Sale Price

\$926K

3.6% Year-To-Date
9.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$489K

-0.1% Year-To-Date
-0.9% Month-Over-Month

Average Days On Market

33

13.8% Year-To-Date
6.5% Month-Over-Month

Active Listings

689

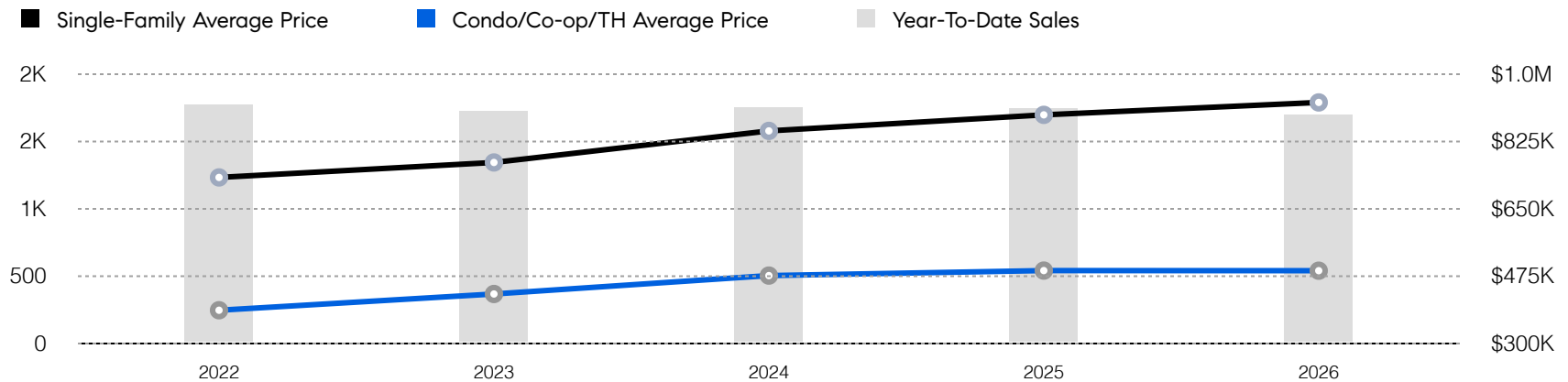
12.0% Year-Over-Year
4.6% Month-Over-Month



Somerset Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	1,283	1,196	-6.8%	207	197	-4.8%
	ACTIVE LISTINGS	431	469	8.8%	431	469	8.8%
	# OF SALES	1,128	1,064	-5.7%	260	244	-6.2%
	SALES VOLUME	\$1,008,799,169	\$985,916,609	-2.3%	\$239,450,151	\$247,052,022	3.2%
	MEDIAN PRICE	\$770,000	\$780,000	1.3%	\$807,750	\$876,500	8.5%
	AVERAGE PRICE	\$894,326	\$926,613	3.6%	\$920,962	\$1,012,508	9.9%
	AVERAGE DOM	30	36	20.0%	25	30	20.0%
	% OF ASKING PRICE	103.8%	103.0%	-0.8%	103.6%	103.3%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	656	677	3.2%	111	113	1.8%
	ACTIVE LISTINGS	184	220	19.6%	184	220	19.6%
	# OF SALES	606	620	2.3%	119	109	-8.4%
	SALES VOLUME	\$296,681,476	\$303,349,497	2.2%	\$60,899,769	\$52,479,315	-13.8%
	MEDIAN PRICE	\$455,000	\$457,500	0.5%	\$465,000	\$455,000	-2.2%
	AVERAGE PRICE	\$489,573	\$489,273	-0.1%	\$511,763	\$481,462	-5.9%
	AVERAGE DOM	30	33	10.0%	32	31	-3.1%
	% OF ASKING PRICE	103.0%	101.6%	-1.4%	102.1%	101.5%	-0.6%

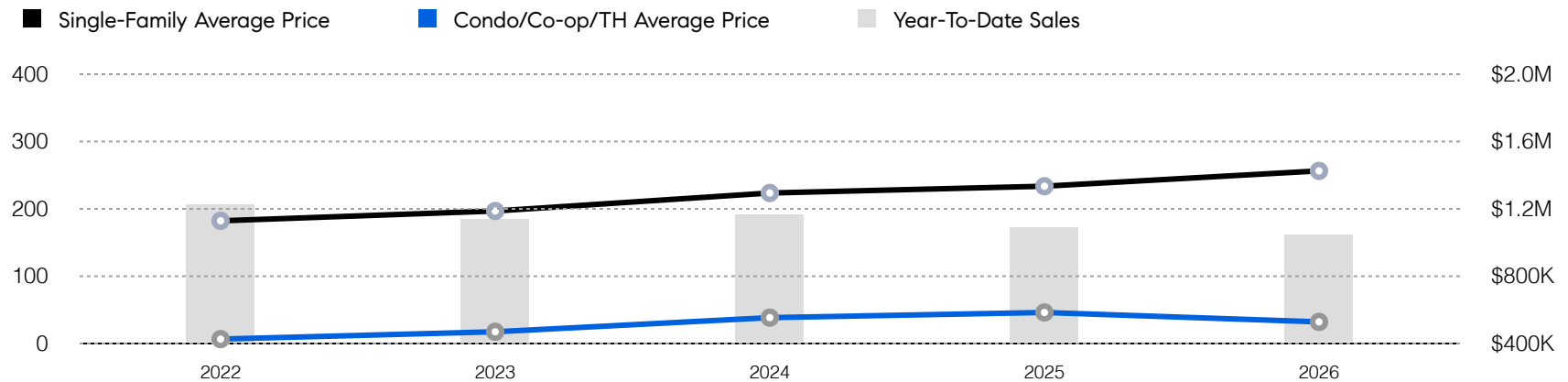
Historic Sales Trends



Basking Ridge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	110	101	-8.2%	19	17	-10.5%
	ACTIVE LISTINGS	25	23	-8.0%	25	23	-8.0%
	# OF SALES	82	81	-1.2%	24	25	4.2%
	SALES VOLUME	\$109,430,988	\$115,473,876	5.5%	\$35,440,392	\$36,250,400	2.3%
	MEDIAN PRICE	\$1,259,096	\$1,365,000	8.4%	\$1,480,203	\$1,400,000	-5.4%
	AVERAGE PRICE	\$1,334,524	\$1,425,603	6.8%	\$1,476,683	\$1,450,016	-1.8%
	AVERAGE DOM	23	22	-4.3%	18	24	33.3%
	% OF ASKING PRICE	105.1%	104.7%	-0.4%	104.0%	104.8%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	86	83	-3.5%	13	10	-23.1%
	ACTIVE LISTINGS	12	23	91.7%	12	23	91.7%
	# OF SALES	88	78	-11.4%	18	12	-33.3%
	SALES VOLUME	\$51,427,971	\$41,229,530	-19.8%	\$11,850,530	\$6,631,000	-44.0%
	MEDIAN PRICE	\$502,500	\$450,000	-10.4%	\$589,000	\$440,000	-25.3%
	AVERAGE PRICE	\$584,409	\$528,584	-9.6%	\$658,363	\$552,583	-16.1%
	AVERAGE DOM	23	29	26.1%	19	21	10.5%
	% OF ASKING PRICE	105.3%	102.0%	-3.2%	104.3%	102.6%	-1.8%

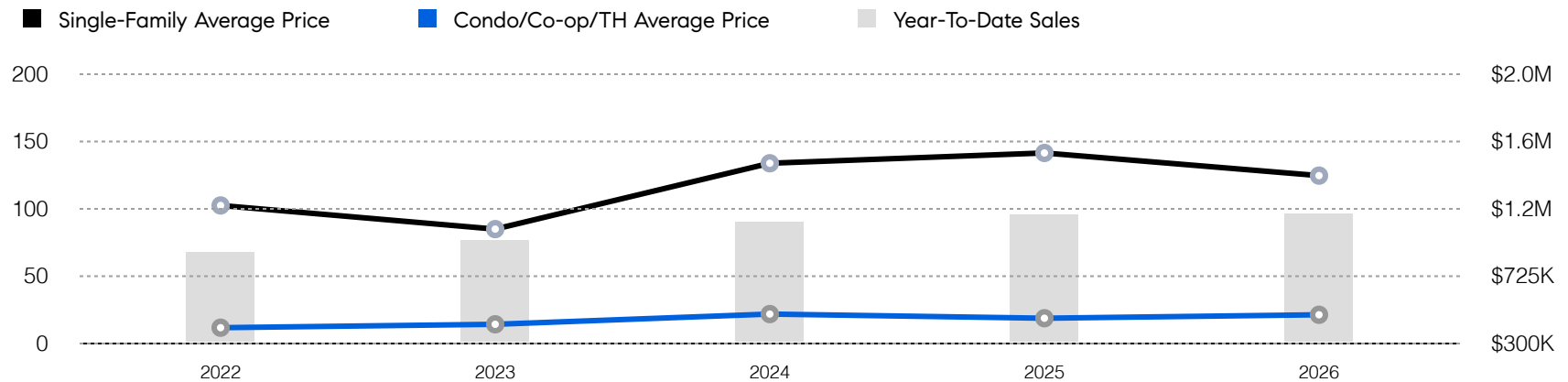
Historic Sales Trends



Bedminster

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	19	14	-26.3%	1	1	0.0%
	ACTIVE LISTINGS	11	2	-81.8%	11	2	-81.8%
	# OF SALES	23	15	-34.8%	4	8	100.0%
	SALES VOLUME	\$34,564,749	\$20,397,999	-41.0%	\$3,940,000	\$12,042,999	205.7%
	MEDIAN PRICE	\$999,999	\$1,205,000	20.5%	\$920,000	\$1,157,500	25.8%
	AVERAGE PRICE	\$1,502,815	\$1,359,867	-9.5%	\$985,000	\$1,505,375	52.8%
	AVERAGE DOM	60	27	-55.0%	62	18	-71.0%
	% OF ASKING PRICE	95.9%	104.3%	8.4%	98.8%	106.5%	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	75	86	14.7%	10	12	20.0%
	ACTIVE LISTINGS	15	13	-13.3%	15	13	-13.3%
	# OF SALES	71	80	12.7%	11	18	63.6%
	SALES VOLUME	\$32,638,798	\$38,516,999	18.0%	\$5,366,805	\$8,321,000	55.0%
	MEDIAN PRICE	\$446,000	\$465,000	4.3%	\$464,900	\$429,500	-7.6%
	AVERAGE PRICE	\$459,701	\$481,462	4.7%	\$487,891	\$462,278	-5.2%
	AVERAGE DOM	22	20	-9.1%	24	20	-16.7%
	% OF ASKING PRICE	104.8%	103.0%	-1.8%	103.0%	103.7%	0.7%

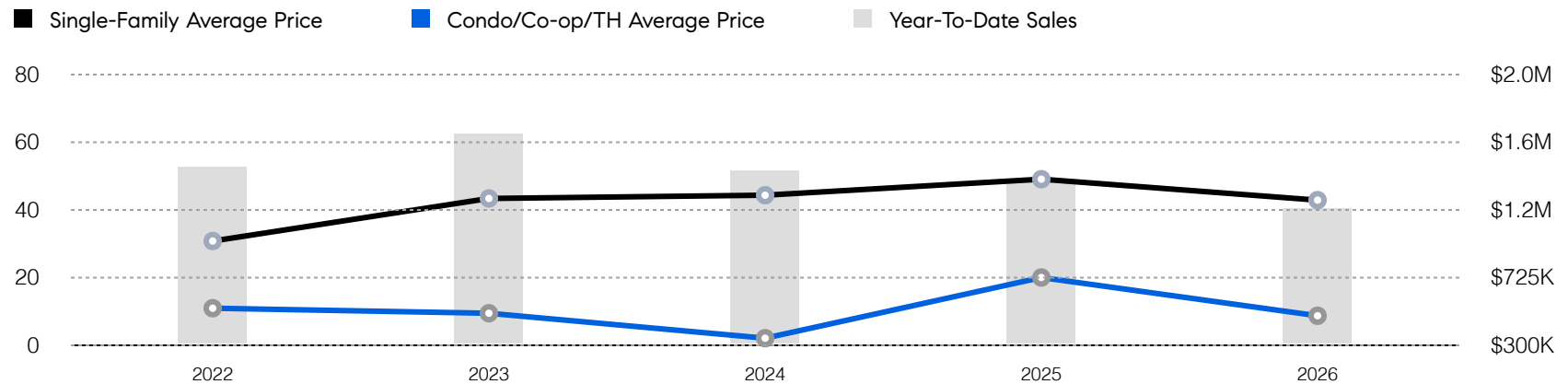
Historic Sales Trends



Bernardsville

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	47	35	-25.5%	7	4	-42.9%
	ACTIVE LISTINGS	27	28	3.7%	27	28	3.7%
	# OF SALES	43	33	-23.3%	5	9	80.0%
	SALES VOLUME	\$57,756,177	\$39,982,610	-30.8%	\$7,661,000	\$10,690,000	39.5%
	MEDIAN PRICE	\$1,185,000	\$1,050,000	-11.4%	\$1,662,000	\$1,085,000	-34.7%
	AVERAGE PRICE	\$1,343,167	\$1,211,594	-9.8%	\$1,532,200	\$1,187,778	-22.5%
	AVERAGE DOM	33	40	21.2%	39	48	23.1%
	% OF ASKING PRICE	102.2%	105.2%	3.0%	102.8%	104.5%	1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	1	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	5	7	40.0%	1	2	100.0%
	SALES VOLUME	\$3,629,000	\$3,400,000	-6.3%	\$435,000	\$1,075,000	147.1%
	MEDIAN PRICE	\$435,000	\$485,000	11.5%	\$435,000	\$537,500	23.6%
	AVERAGE PRICE	\$725,800	\$485,714	-33.1%	\$435,000	\$537,500	23.6%
	AVERAGE DOM	94	11	-88.3%	5	16	220.0%
	% OF ASKING PRICE	100.0%	115.2%	15.2%	111.8%	107.6%	-4.3%

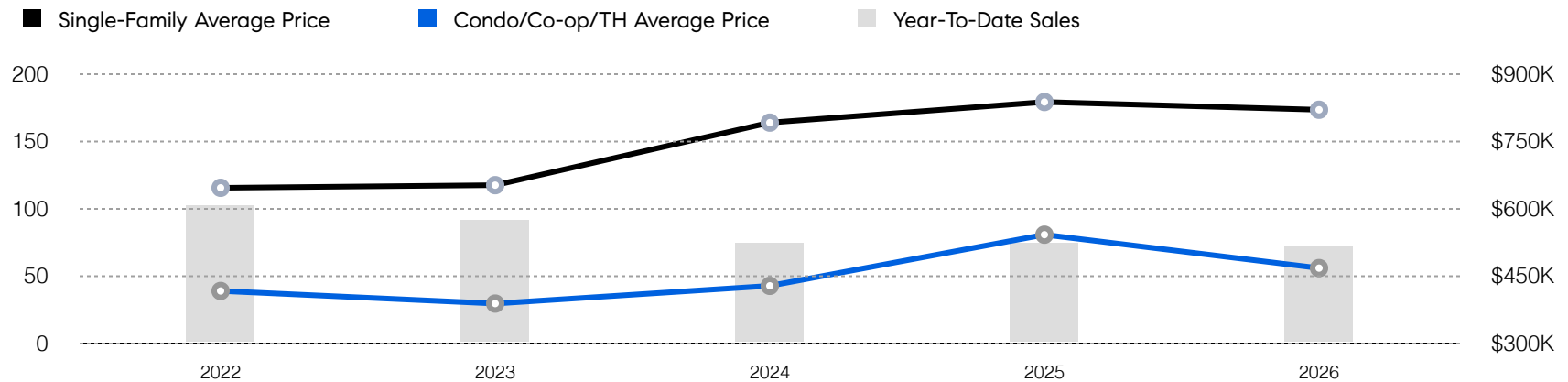
Historic Sales Trends



Branchburg

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	58	53	-8.6%	10	9	-10.0%
	ACTIVE LISTINGS	14	17	21.4%	14	17	21.4%
	# OF SALES	51	44	-13.7%	16	10	-37.5%
	SALES VOLUME	\$42,741,511	\$36,114,400	-15.5%	\$12,669,275	\$9,511,500	-24.9%
	MEDIAN PRICE	\$830,000	\$802,500	-3.3%	\$807,138	\$915,750	13.5%
	AVERAGE PRICE	\$838,069	\$820,782	-2.1%	\$791,830	\$951,150	20.1%
	AVERAGE DOM	28	37	32.1%	21	19	-9.5%
	% OF ASKING PRICE	103.6%	103.1%	-0.4%	104.0%	106.3%	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	24	28	16.7%	5	5	0.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	22	27	22.7%	4	5	25.0%
	SALES VOLUME	\$11,934,800	\$12,636,000	5.9%	\$2,446,000	\$1,961,000	-19.8%
	MEDIAN PRICE	\$551,250	\$400,000	-27.4%	\$645,750	\$360,000	-44.3%
	AVERAGE PRICE	\$542,491	\$468,000	-13.7%	\$611,500	\$392,200	-35.9%
	AVERAGE DOM	17	30	76.5%	30	38	26.7%
	% OF ASKING PRICE	104.6%	100.7%	-3.9%	103.1%	97.7%	-5.4%

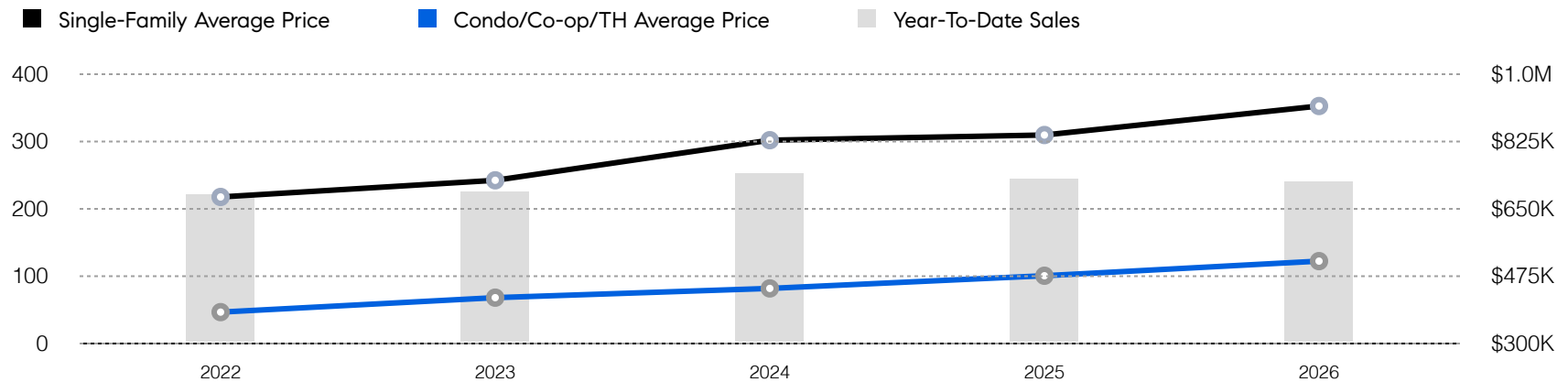
Historic Sales Trends



Bridgewater

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	195	181	-7.2%	24	29	20.8%
	ACTIVE LISTINGS	63	61	-3.2%	63	61	-3.2%
	# OF SALES	176	160	-9.1%	32	46	43.8%
	SALES VOLUME	\$148,176,478	\$146,769,466	-0.9%	\$28,052,398	\$43,105,779	53.7%
	MEDIAN PRICE	\$825,000	\$867,000	5.1%	\$835,000	\$901,500	8.0%
	AVERAGE PRICE	\$841,912	\$917,309	9.0%	\$876,637	\$937,082	6.9%
	AVERAGE DOM	24	34	41.7%	24	27	12.5%
	% OF ASKING PRICE	105.3%	103.6%	-1.7%	105.7%	105.0%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	79	83	5.1%	20	18	-10.0%
	ACTIVE LISTINGS	25	19	-24.0%	25	19	-24.0%
	# OF SALES	65	77	18.5%	14	14	0.0%
	SALES VOLUME	\$30,951,650	\$39,589,693	27.9%	\$7,046,000	\$7,967,885	13.1%
	MEDIAN PRICE	\$455,000	\$490,000	7.7%	\$470,000	\$592,538	26.1%
	AVERAGE PRICE	\$476,179	\$514,152	8.0%	\$503,286	\$569,135	13.1%
	AVERAGE DOM	28	31	10.7%	22	27	22.7%
	% OF ASKING PRICE	102.3%	101.6%	-0.7%	103.6%	101.3%	-2.3%

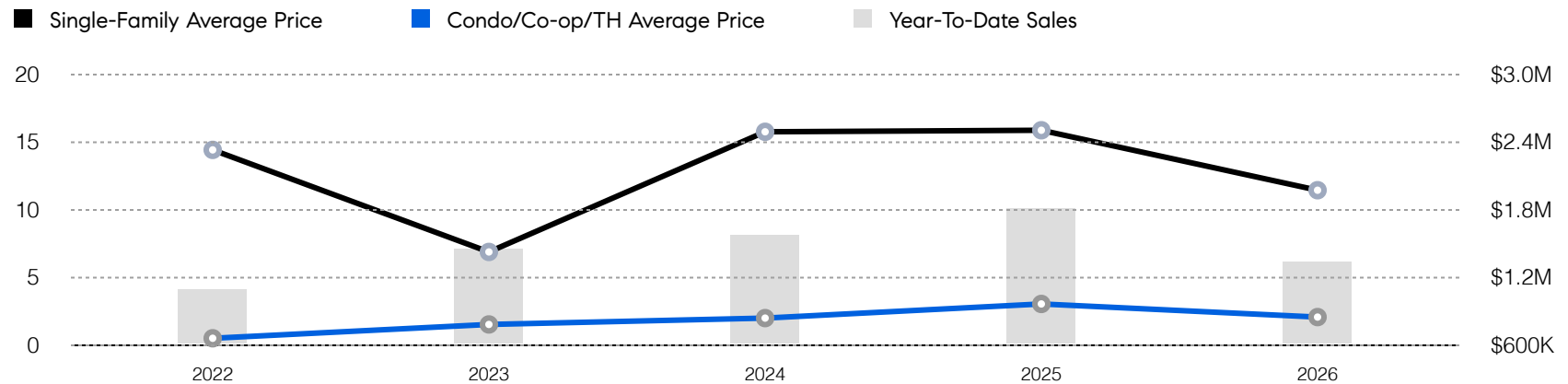
Historic Sales Trends



Far Hills

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	0	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$5,013,000	\$3,950,000	-21.2%	-	-	-
	MEDIAN PRICE	\$2,506,500	\$1,975,000	-21.2%	-	-	-
	AVERAGE PRICE	\$2,506,500	\$1,975,000	-21.2%	-	-	-
	AVERAGE DOM	198	41	-79.3%	-	-	-
	% OF ASKING PRICE	85.0%	97.8%	12.8%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	1	2	100.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	8	4	-50.0%	1	0	0.0%
	SALES VOLUME	\$7,734,056	\$3,401,500	-56.0%	\$1,099,990	-	-
	MEDIAN PRICE	\$1,024,995	\$844,500	-17.6%	\$1,099,990	-	-
	AVERAGE PRICE	\$966,757	\$850,375	-12.0%	\$1,099,990	-	-
	AVERAGE DOM	41	20	-51.2%	22	-	-
	% OF ASKING PRICE	99.2%	100.5%	1.3%	100.0%	-	-

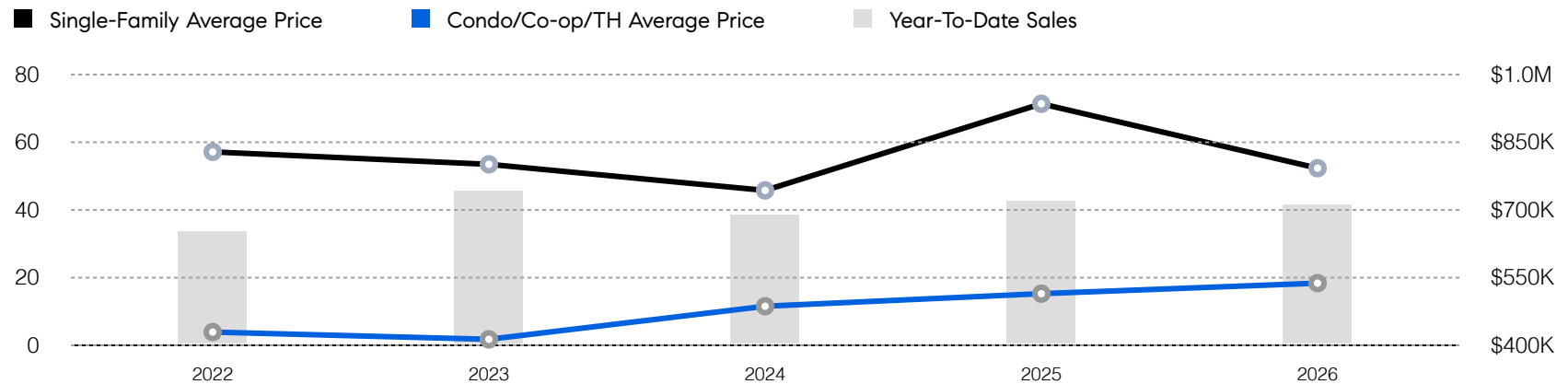
Historic Sales Trends



Green Brook

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	32	36	12.5%	6	7	16.7%
	ACTIVE LISTINGS	17	15	-11.8%	17	15	-11.8%
	# OF SALES	30	32	6.7%	5	6	20.0%
	SALES VOLUME	\$28,058,147	\$25,362,500	-9.6%	\$4,829,998	\$6,295,000	30.3%
	MEDIAN PRICE	\$745,000	\$695,000	-6.7%	\$999,999	\$1,125,000	12.5%
	AVERAGE PRICE	\$935,272	\$792,578	-15.3%	\$966,000	\$1,049,167	8.6%
	AVERAGE DOM	25	38	52.0%	42	22	-47.6%
	% OF ASKING PRICE	103.3%	100.4%	-2.9%	103.5%	98.6%	-4.9%
Condo/Co-op/TH	CONTRACTS SIGNED	9	11	22.2%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	12	9	-25.0%	1	1	0.0%
	SALES VOLUME	\$6,173,900	\$4,839,500	-21.6%	\$550,000	\$512,500	-6.8%
	MEDIAN PRICE	\$503,500	\$512,500	1.8%	\$550,000	\$512,500	-6.8%
	AVERAGE PRICE	\$514,492	\$537,722	4.5%	\$550,000	\$512,500	-6.8%
	AVERAGE DOM	30	19	-36.7%	12	13	8.3%
	% OF ASKING PRICE	103.5%	101.1%	-2.3%	99.1%	102.7%	3.6%

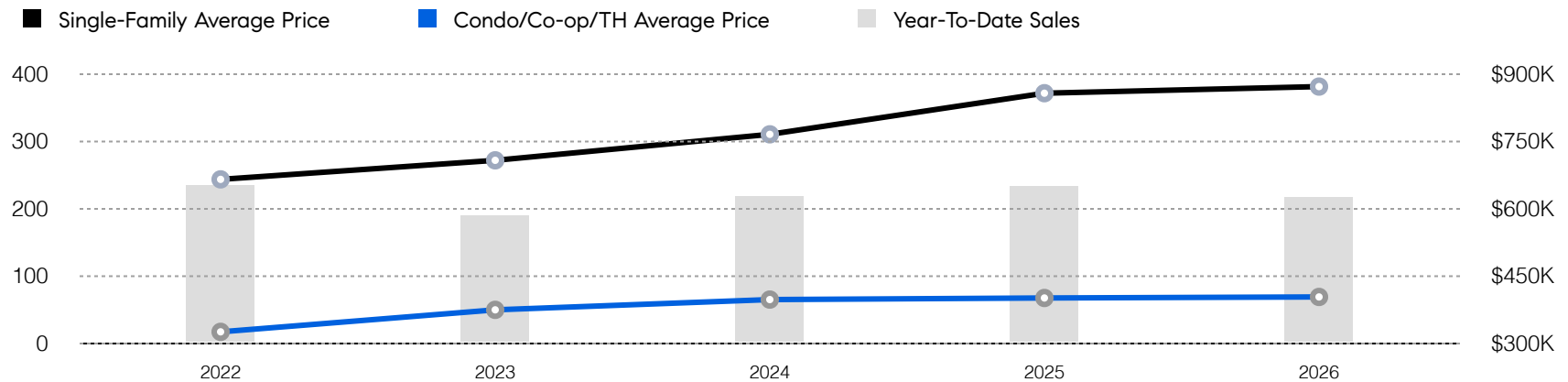
Historic Sales Trends



Hillsborough

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	142	132	-7.0%	28	21	-25.0%
	ACTIVE LISTINGS	46	55	19.6%	46	55	19.6%
	# OF SALES	119	113	-5.0%	28	21	-25.0%
	SALES VOLUME	\$102,063,046	\$98,581,982	-3.4%	\$26,612,000	\$20,241,981	-23.9%
	MEDIAN PRICE	\$785,000	\$825,000	5.1%	\$875,000	\$875,000	-
	AVERAGE PRICE	\$857,673	\$872,407	1.7%	\$950,429	\$963,904	1.4%
	AVERAGE DOM	27	25	-7.4%	20	23	15.0%
	% OF ASKING PRICE	104.2%	103.7%	-0.4%	103.7%	101.5%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	117	109	-6.8%	19	17	-10.5%
	ACTIVE LISTINGS	21	41	95.2%	21	41	95.2%
	# OF SALES	111	101	-9.0%	22	16	-27.3%
	SALES VOLUME	\$44,562,183	\$40,781,129	-8.5%	\$8,541,299	\$6,282,630	-26.4%
	MEDIAN PRICE	\$425,000	\$415,000	-2.4%	\$409,500	\$393,000	-4.0%
	AVERAGE PRICE	\$401,461	\$403,774	0.6%	\$388,241	\$392,664	1.1%
	AVERAGE DOM	23	38	65.2%	22	33	50.0%
	% OF ASKING PRICE	103.9%	100.8%	-3.1%	104.6%	100.9%	-3.7%

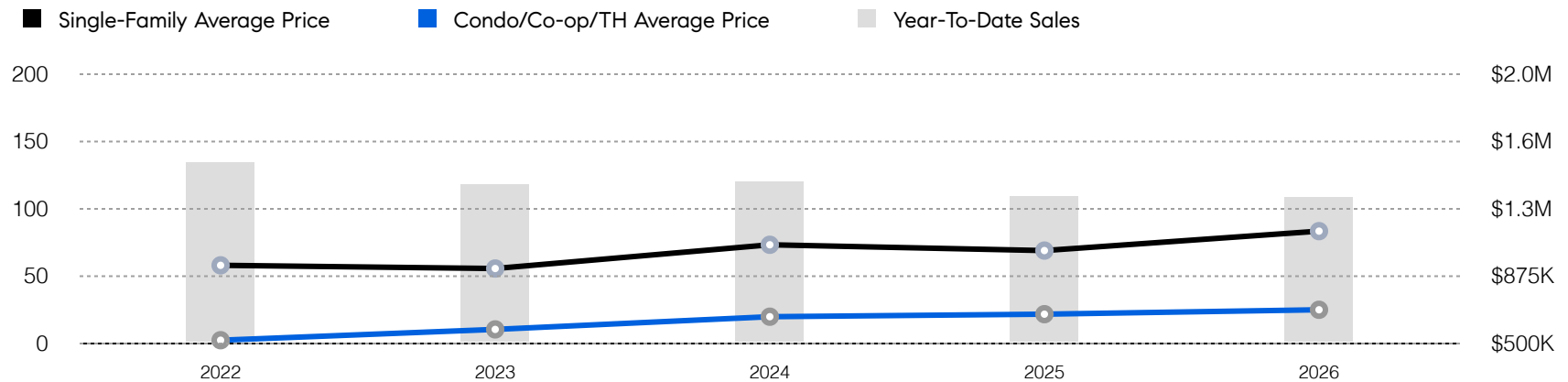
Historic Sales Trends



Montgomery Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	108	90	-16.7%	23	18	-21.7%
	ACTIVE LISTINGS	23	48	108.7%	23	48	108.7%
	# OF SALES	89	78	-12.4%	30	18	-40.0%
	SALES VOLUME	\$90,573,480	\$87,820,879	-3.0%	\$34,397,899	\$23,384,800	-32.0%
	MEDIAN PRICE	\$955,000	\$1,035,000	8.4%	\$1,060,000	\$1,091,900	3.0%
	AVERAGE PRICE	\$1,017,680	\$1,125,909	10.6%	\$1,146,597	\$1,299,156	13.3%
	AVERAGE DOM	35	39	11.4%	27	31	14.8%
	% OF ASKING PRICE	102.8%	102.2%	-0.6%	101.7%	103.4%	1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	21	33	57.1%	2	6	200.0%
	ACTIVE LISTINGS	15	21	40.0%	15	21	40.0%
	# OF SALES	19	29	52.6%	5	8	60.0%
	SALES VOLUME	\$12,605,500	\$19,950,400	58.3%	\$3,252,500	\$5,389,400	65.7%
	MEDIAN PRICE	\$670,000	\$640,000	-4.5%	\$675,000	\$637,500	-5.6%
	AVERAGE PRICE	\$663,447	\$687,945	3.7%	\$650,500	\$673,675	3.6%
	AVERAGE DOM	21	48	128.6%	19	54	184.2%
	% OF ASKING PRICE	102.9%	100.9%	-2.1%	103.4%	100.6%	-2.8%

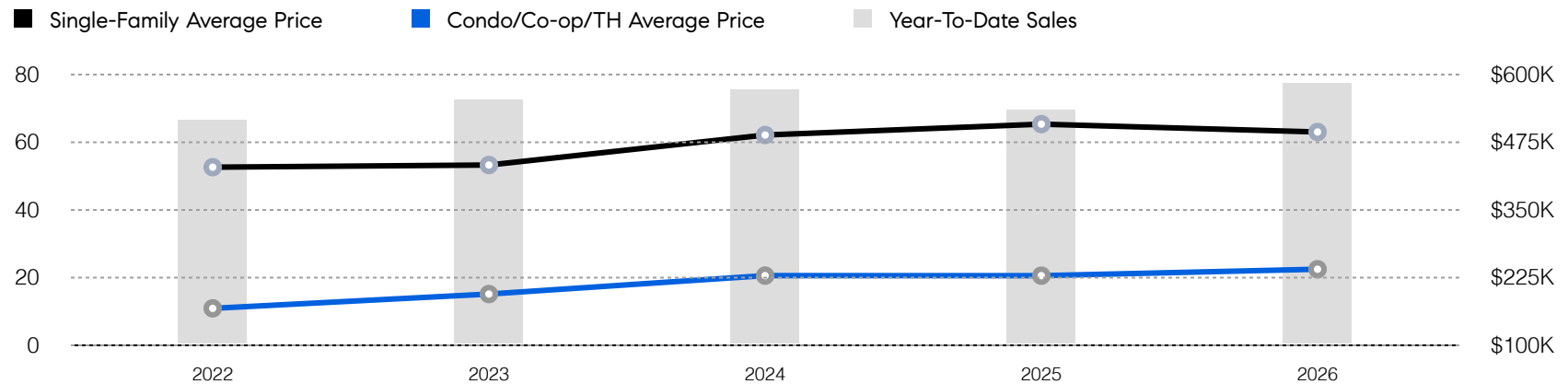
Historic Sales Trends



North Plainfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	57	72	26.3%	10	14	40.0%
	ACTIVE LISTINGS	15	25	66.7%	15	25	66.7%
	# OF SALES	54	58	7.4%	11	9	-18.2%
	SALES VOLUME	\$27,457,400	\$28,652,662	4.4%	\$5,925,000	\$4,565,500	-22.9%
	MEDIAN PRICE	\$510,000	\$487,000	-4.5%	\$520,000	\$475,000	-8.7%
	AVERAGE PRICE	\$508,470	\$494,011	-2.8%	\$538,636	\$507,278	-5.8%
	AVERAGE DOM	26	48	84.6%	25	36	44.0%
	% OF ASKING PRICE	105.2%	104.0%	-1.1%	108.9%	102.8%	-6.1%
Condo/Co-op/TH	CONTRACTS SIGNED	15	21	40.0%	3	3	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	15	19	26.7%	2	4	100.0%
	SALES VOLUME	\$3,429,300	\$4,570,400	33.3%	\$392,000	\$850,000	116.8%
	MEDIAN PRICE	\$226,000	\$230,000	1.8%	\$196,000	\$207,500	5.9%
	AVERAGE PRICE	\$228,620	\$240,547	5.2%	\$196,000	\$212,500	8.4%
	AVERAGE DOM	34	53	55.9%	26	53	103.8%
	% OF ASKING PRICE	98.6%	100.3%	1.7%	89.3%	100.0%	10.7%

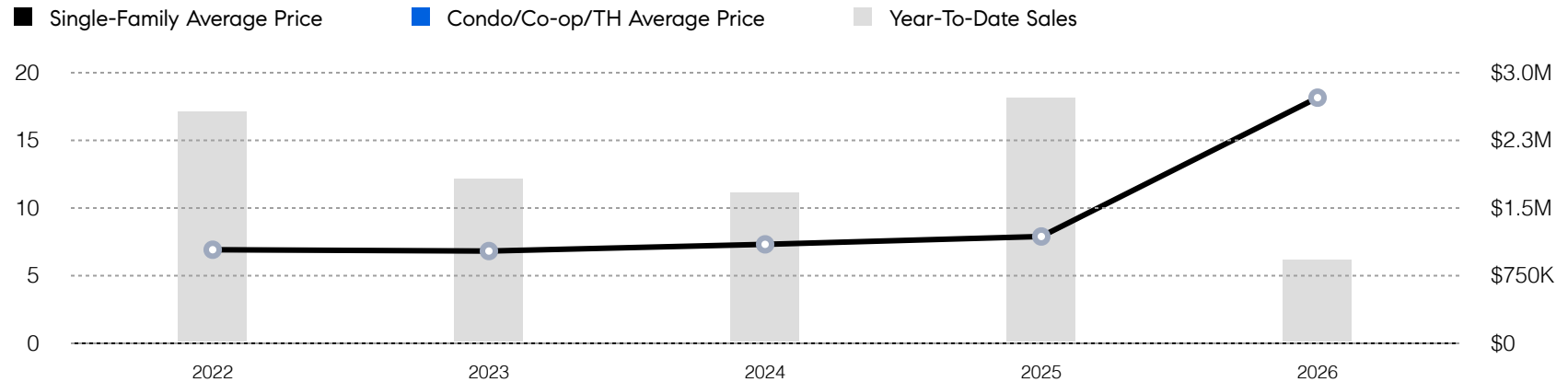
Historic Sales Trends



Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	16	9	-43.7%	2	2	0.0%
	ACTIVE LISTINGS	8	1	-87.5%	8	1	-87.5%
	# OF SALES	18	6	-66.7%	4	2	-50.0%
	SALES VOLUME	\$21,319,799	\$16,339,995	-23.4%	\$5,114,800	\$1,444,995	-71.7%
	MEDIAN PRICE	\$1,137,500	\$732,500	-35.6%	\$1,352,000	\$722,498	-46.6%
	AVERAGE PRICE	\$1,184,433	\$2,723,333	129.9%	\$1,278,700	\$722,498	-43.5%
	AVERAGE DOM	41	53	29.3%	13	8	-38.5%
	% OF ASKING PRICE	100.9%	97.1%	-3.8%	107.6%	104.0%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

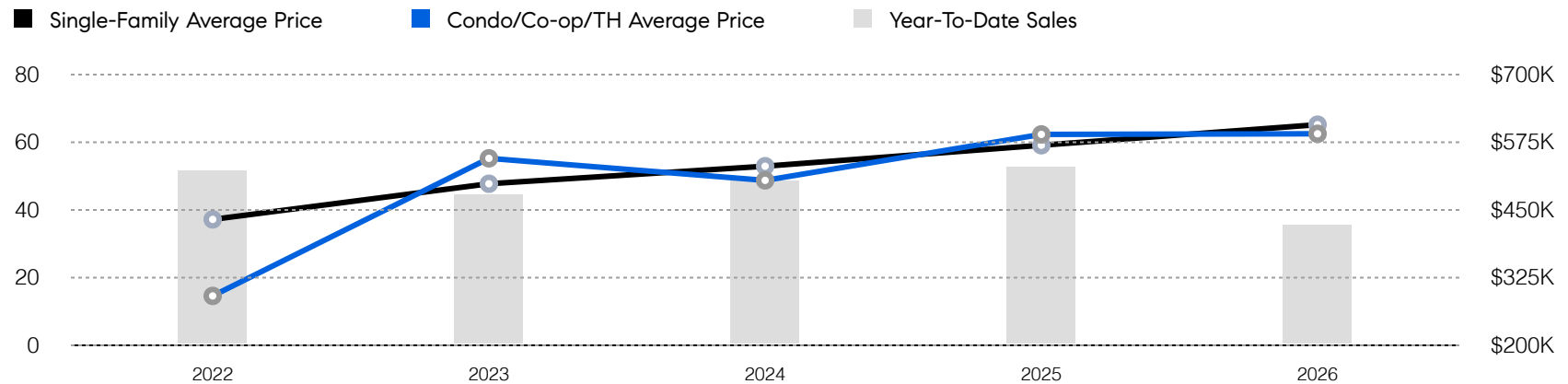
Historic Sales Trends



Somerville

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	43	42	-2.3%	5	11	120.0%
	ACTIVE LISTINGS	8	16	100.0%	8	16	100.0%
	# OF SALES	41	32	-22.0%	8	7	-12.5%
	SALES VOLUME	\$23,350,100	\$19,440,000	-16.7%	\$5,031,200	\$4,567,500	-9.2%
	MEDIAN PRICE	\$555,900	\$572,500	3.0%	\$632,000	\$665,000	5.2%
	AVERAGE PRICE	\$569,515	\$607,500	6.7%	\$628,900	\$652,500	3.8%
	AVERAGE DOM	32	37	15.6%	44	24	-45.5%
	% OF ASKING PRICE	104.5%	104.6%	0.1%	101.8%	104.7%	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	14	4	-71.4%	4	1	-75.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	11	3	-72.7%	3	0	0.0%
	SALES VOLUME	\$6,485,000	\$1,772,000	-72.7%	\$1,610,000	-	-
	MEDIAN PRICE	\$600,000	\$675,000	12.5%	\$540,000	-	-
	AVERAGE PRICE	\$589,545	\$590,667	0.2%	\$536,667	-	-
	AVERAGE DOM	46	34	-26.1%	61	-	-
	% OF ASKING PRICE	99.5%	100.3%	0.8%	98.7%	-	-

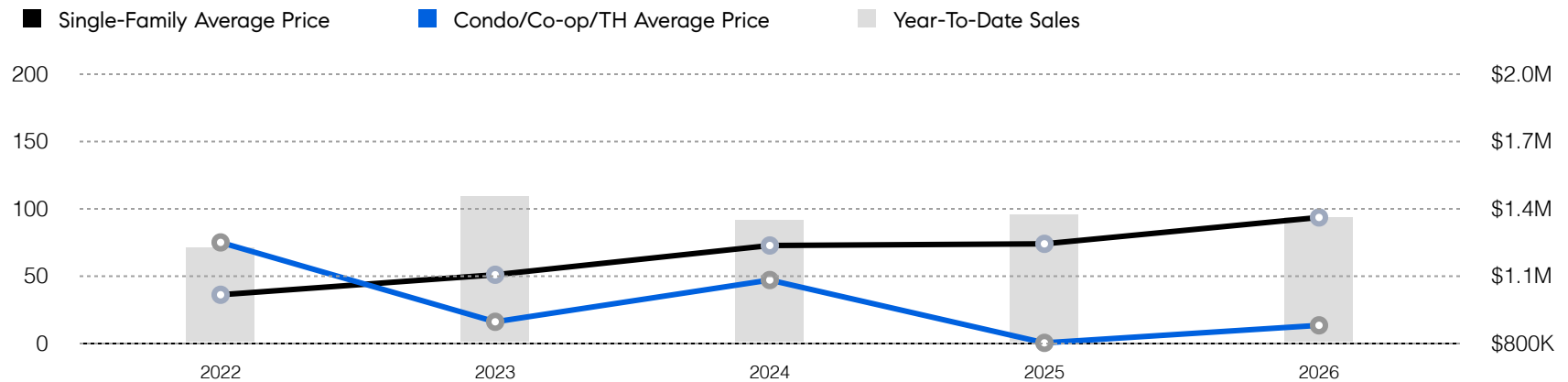
Historic Sales Trends



Warren

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	85	75	-11.8%	8	11	37.5%
	ACTIVE LISTINGS	38	33	-13.2%	38	33	-13.2%
	# OF SALES	72	74	2.8%	15	15	0.0%
	SALES VOLUME	\$89,580,333	\$100,771,334	12.5%	\$16,436,600	\$22,594,000	37.5%
	MEDIAN PRICE	\$1,183,750	\$1,295,000	9.4%	\$1,150,000	\$1,305,000	13.5%
	AVERAGE PRICE	\$1,244,171	\$1,361,775	9.5%	\$1,095,773	\$1,506,267	37.5%
	AVERAGE DOM	36	40	11.1%	20	40	100.0%
	% OF ASKING PRICE	101.6%	102.1%	0.5%	100.8%	100.9%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	29	17	-41.4%	6	6	0.0%
	ACTIVE LISTINGS	14	5	-64.3%	14	5	-64.3%
	# OF SALES	22	18	-18.2%	8	2	-75.0%
	SALES VOLUME	\$17,664,558	\$15,858,000	-10.2%	\$5,242,096	\$1,373,000	-73.8%
	MEDIAN PRICE	\$681,748	\$835,000	22.5%	\$662,898	\$686,500	3.6%
	AVERAGE PRICE	\$802,934	\$881,000	9.7%	\$655,262	\$686,500	4.8%
	AVERAGE DOM	109	51	-53.2%	132	56	-57.6%
	% OF ASKING PRICE	95.2%	97.2%	2.0%	92.4%	100.2%	7.7%

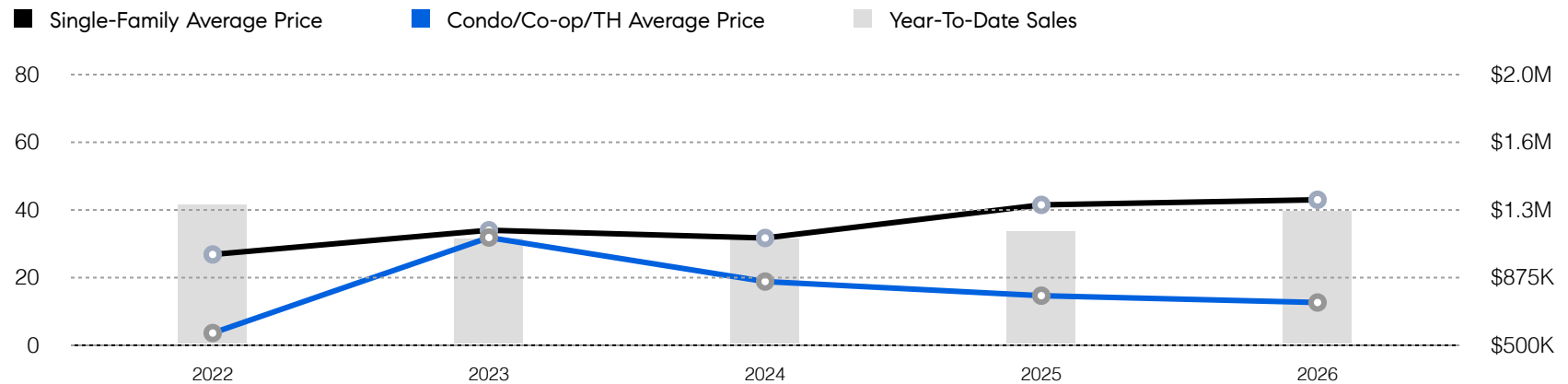
Historic Sales Trends



Watchung

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	33	43	30.3%	6	8	33.3%
	ACTIVE LISTINGS	9	17	88.9%	9	17	88.9%
	# OF SALES	31	35	12.9%	8	10	25.0%
	SALES VOLUME	\$39,622,401	\$45,721,867	15.4%	\$8,306,090	\$12,314,168	48.3%
	MEDIAN PRICE	\$1,160,000	\$1,280,000	10.3%	\$1,035,000	\$899,909	-13.1%
	AVERAGE PRICE	\$1,278,142	\$1,306,339	2.2%	\$1,038,261	\$1,231,417	18.6%
	AVERAGE DOM	40	25	-37.5%	19	37	94.7%
	% OF ASKING PRICE	103.1%	103.4%	0.3%	101.1%	100.4%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	2	4	100.0%	1	2	100.0%
	SALES VOLUME	\$1,550,000	\$2,949,000	90.3%	\$775,000	\$1,205,000	55.5%
	MEDIAN PRICE	\$775,000	\$602,500	-22.3%	\$775,000	\$602,500	-22.3%
	AVERAGE PRICE	\$775,000	\$737,250	-4.9%	\$775,000	\$602,500	-22.3%
	AVERAGE DOM	24	76	216.7%	7	32	357.1%
	% OF ASKING PRICE	100.0%	99.2%	-0.8%	100.0%	98.9%	-1.1%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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