



November 2025

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

2,138

-2.2% Year-To-Date
-17.1% Month-Over-Month

Year-To-Date Contracts

2,227

-2.2% Year-To-Date
-24.1% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

5.5% Year-To-Date
18.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$515K

2.3% Year-To-Date
-0.6% Month-Over-Month

Average Days On Market

31

6.9% Year-To-Date
28.1% Month-Over-Month

Active Listings

300

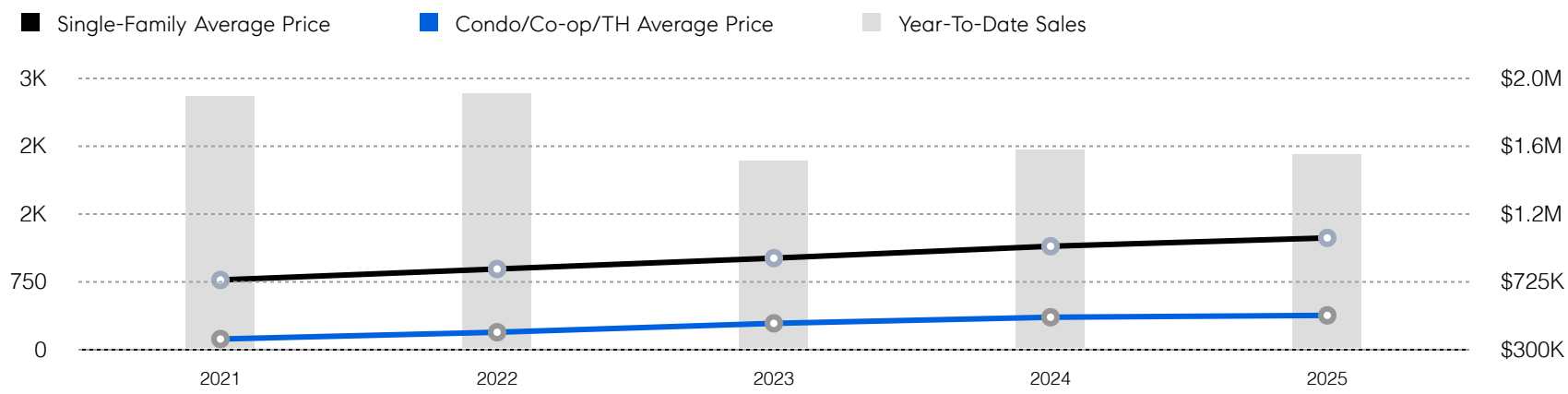
-3.8% Year-Over-Year
-25.0% Month-Over-Month



Somerset County Overview

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|-----------------|-----------------|----------|---------------|---------------|----------|
| Single-Family | CONTRACTS SIGNED | 1,528 | 1,477 | -3.3% | 106 | 117 | 10.4% |
| | ACTIVE LISTINGS | 218 | 195 | -10.6% | 218 | 195 | -10.6% |
| | # OF SALES | 1,479 | 1,392 | -5.9% | 132 | 108 | -18.2% |
| | SALES VOLUME | \$1,402,771,834 | \$1,392,596,898 | -0.7% | \$119,994,771 | \$118,171,195 | -1.5% |
| | MEDIAN PRICE | \$836,000 | \$875,000 | 4.7% | \$765,750 | \$905,000 | 18.2% |
| | AVERAGE PRICE | \$948,460 | \$1,000,429 | 5.5% | \$909,051 | \$1,094,178 | 20.4% |
| | AVERAGE DOM | 31 | 31 | 0.0% | 36 | 32 | -11.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 750 | 750 | 0.0% | 68 | 47 | -30.9% |
| | ACTIVE LISTINGS | 94 | 105 | 11.7% | 94 | 105 | 11.7% |
| | # OF SALES | 707 | 746 | 5.5% | 51 | 67 | 31.4% |
| | SALES VOLUME | \$355,971,548 | \$384,237,627 | 7.9% | \$25,861,986 | \$34,993,622 | 35.3% |
| | MEDIAN PRICE | \$455,000 | \$470,000 | 3.3% | \$460,000 | \$505,000 | 9.8% |
| | AVERAGE PRICE | \$503,496 | \$515,064 | 2.3% | \$507,098 | \$522,293 | 3.0% |
| | AVERAGE DOM | 26 | 30 | 15.4% | 26 | 34 | 30.8% |

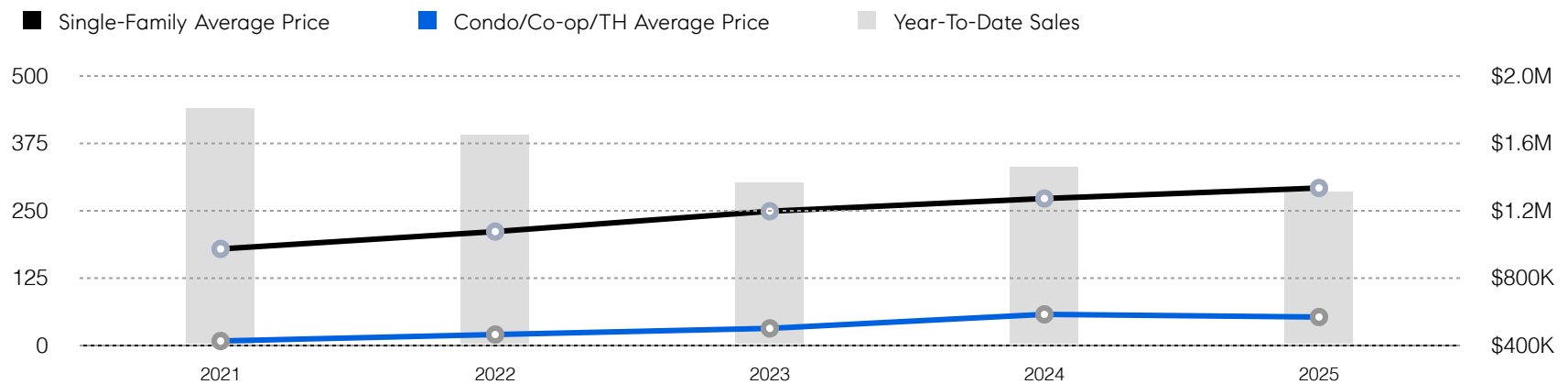
Historic Sales Trends



Basking Ridge

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 180 | 156 | -13.3% | 8 | 6 | -25.0% |
| | ACTIVE LISTINGS | 8 | 9 | 12.5% | 8 | 9 | 12.5% |
| | # OF SALES | 176 | 151 | -14.2% | 14 | 15 | 7.1% |
| | SALES VOLUME | \$224,014,489 | \$201,617,545 | -10.0% | \$17,873,098 | \$18,579,876 | 4.0% |
| | MEDIAN PRICE | \$1,172,500 | \$1,250,000 | 6.6% | \$992,499 | \$1,201,111 | 21.0% |
| | AVERAGE PRICE | \$1,272,810 | \$1,335,216 | 4.9% | \$1,276,650 | \$1,238,658 | -3.0% |
| | AVERAGE DOM | 24 | 25 | 4.2% | 36 | 30 | -16.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 162 | 127 | -21.6% | 16 | 8 | -50.0% |
| | ACTIVE LISTINGS | 12 | 16 | 33.3% | 12 | 16 | 33.3% |
| | # OF SALES | 152 | 130 | -14.5% | 8 | 8 | 0.0% |
| | SALES VOLUME | \$88,907,475 | \$73,983,970 | -16.8% | \$4,255,600 | \$4,355,000 | 2.3% |
| | MEDIAN PRICE | \$523,500 | \$507,500 | -3.1% | \$455,000 | \$507,500 | 11.5% |
| | AVERAGE PRICE | \$584,918 | \$569,107 | -2.7% | \$531,950 | \$544,375 | 2.3% |
| | AVERAGE DOM | 17 | 26 | 52.9% | 12 | 55 | 358.3% |

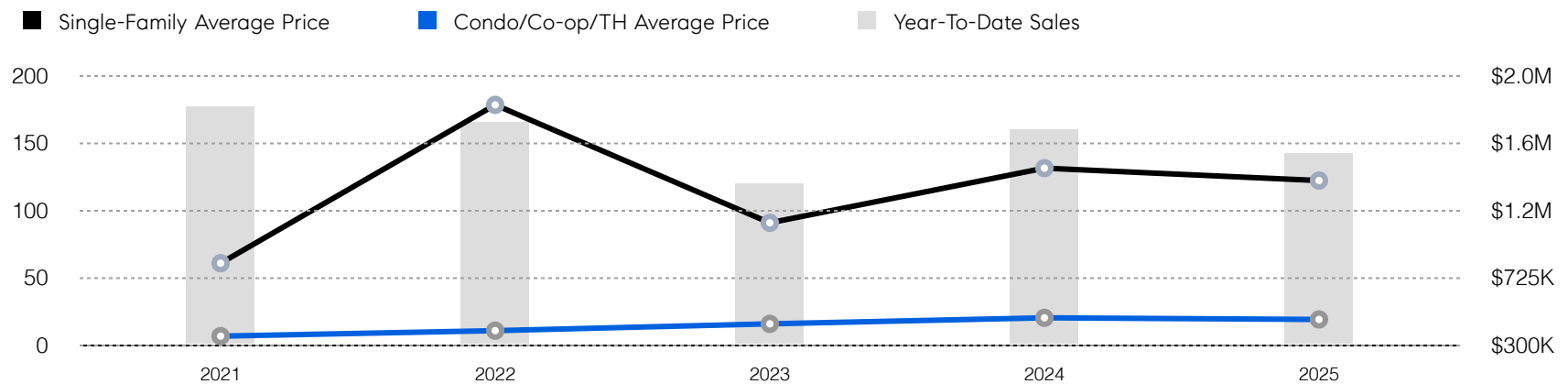
Historic Sales Trends



Bedminster

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 34 | 29 | -14.7% | 1 | 1 | 0.0% |
| | ACTIVE LISTINGS | 10 | 6 | -40.0% | 10 | 6 | -40.0% |
| | # OF SALES | 35 | 31 | -11.4% | 4 | 1 | -75.0% |
| | SALES VOLUME | \$49,664,000 | \$41,559,637 | -16.3% | \$10,024,000 | \$779,000 | -92.2% |
| | MEDIAN PRICE | \$950,000 | \$950,000 | - | \$1,087,500 | \$779,000 | -28.4% |
| | AVERAGE PRICE | \$1,418,971 | \$1,340,633 | -5.5% | \$2,506,000 | \$779,000 | -68.9% |
| | AVERAGE DOM | 56 | 46 | -17.9% | 100 | 30 | -70.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 133 | 113 | -15.0% | 7 | 6 | -14.3% |
| | ACTIVE LISTINGS | 10 | 6 | -40.0% | 10 | 6 | -40.0% |
| | # OF SALES | 124 | 110 | -11.3% | 10 | 11 | 10.0% |
| | SALES VOLUME | \$58,866,521 | \$51,084,798 | -13.2% | \$4,480,121 | \$4,913,000 | 9.7% |
| | MEDIAN PRICE | \$450,000 | \$440,000 | -2.2% | \$425,561 | \$400,000 | -6.0% |
| | AVERAGE PRICE | \$474,730 | \$464,407 | -2.2% | \$448,012 | \$446,636 | -0.3% |
| | AVERAGE DOM | 23 | 22 | -4.3% | 24 | 21 | -12.5% |

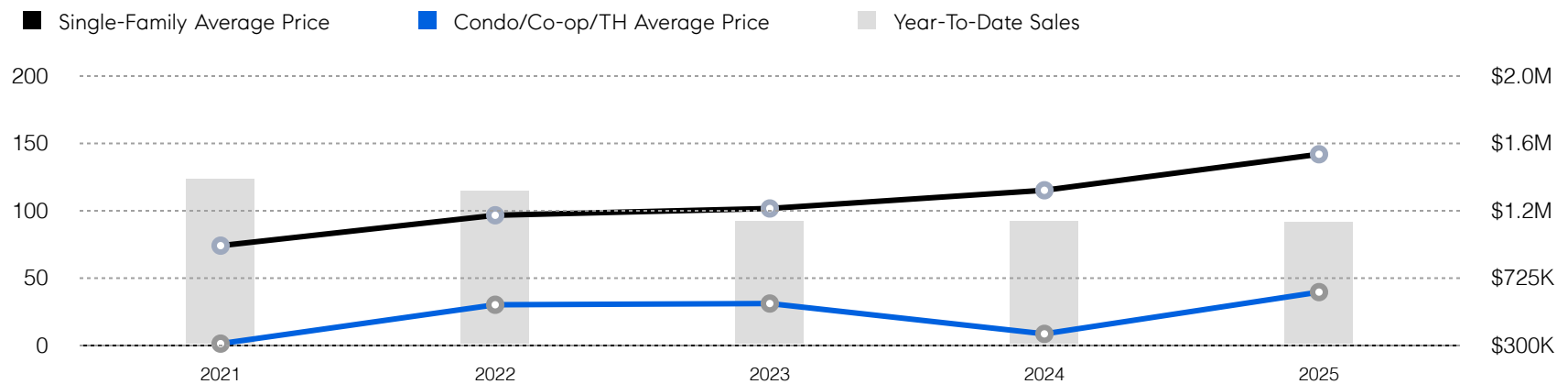
Historic Sales Trends



Bernardsville

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|-------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 92 | 81 | -12.0% | 8 | 7 | -12.5% |
| | ACTIVE LISTINGS | 23 | 20 | -13.0% | 23 | 20 | -13.0% |
| | # OF SALES | 84 | 78 | -7.1% | 7 | 9 | 28.6% |
| | SALES VOLUME | \$107,471,953 | \$117,518,361 | 9.3% | \$6,499,000 | \$21,021,500 | 223.5% |
| | MEDIAN PRICE | \$1,075,000 | \$1,246,250 | 15.9% | \$685,000 | \$1,570,000 | 129.2% |
| | AVERAGE PRICE | \$1,279,428 | \$1,506,646 | 17.8% | \$928,429 | \$2,335,722 | 151.6% |
| | AVERAGE DOM | 35 | 36 | 2.9% | 58 | 51 | -12.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 7 | 11 | 57.1% | 1 | 0 | 0.0% |
| | ACTIVE LISTINGS | 3 | 2 | -33.3% | 3 | 2 | -33.3% |
| | # OF SALES | 7 | 12 | 71.4% | 2 | 2 | 0.0% |
| | SALES VOLUME | \$2,614,000 | \$7,644,000 | 192.4% | \$815,000 | \$1,120,000 | 37.4% |
| | MEDIAN PRICE | \$420,000 | \$560,000 | 33.3% | \$407,500 | \$560,000 | 37.4% |
| | AVERAGE PRICE | \$373,429 | \$637,000 | 70.6% | \$407,500 | \$560,000 | 37.4% |
| | AVERAGE DOM | 17 | 47 | 176.5% | 15 | 21 | 40.0% |

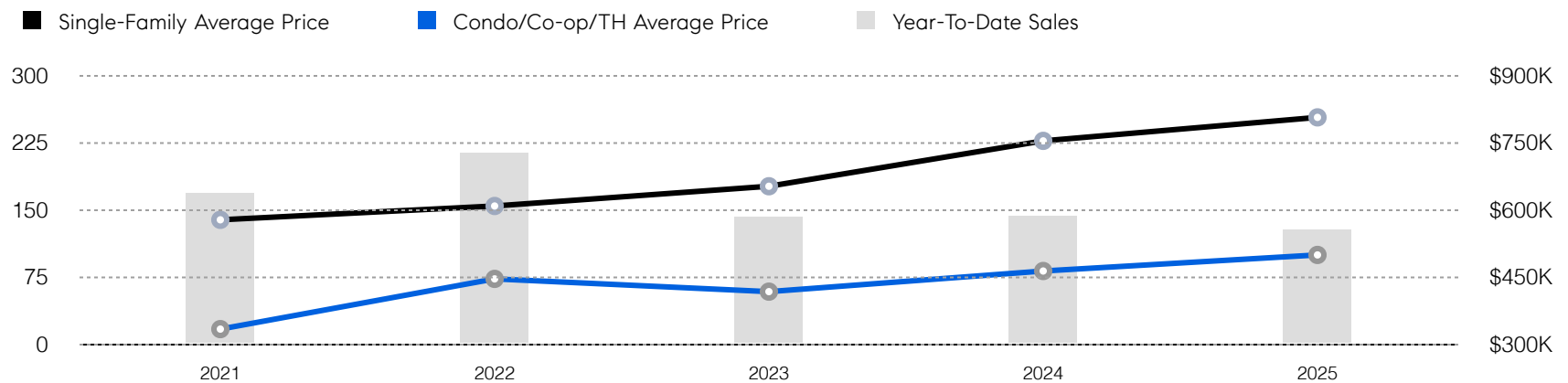
Historic Sales Trends



Branchburg

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 99 | 92 | -7.1% | 6 | 6 | 0.0% |
| | ACTIVE LISTINGS | 9 | 10 | 11.1% | 9 | 10 | 11.1% |
| | # OF SALES | 101 | 85 | -15.8% | 14 | 6 | -57.1% |
| | SALES VOLUME | \$76,242,649 | \$68,624,010 | -10.0% | \$10,288,000 | \$5,265,999 | -48.8% |
| | MEDIAN PRICE | \$775,000 | \$804,275 | 3.8% | \$776,500 | \$865,500 | 11.5% |
| | AVERAGE PRICE | \$754,878 | \$807,341 | 6.9% | \$734,857 | \$877,667 | 19.4% |
| | AVERAGE DOM | 26 | 29 | 11.5% | 28 | 17 | -39.3% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 46 | 42 | -8.7% | 5 | 3 | -40.0% |
| | ACTIVE LISTINGS | 2 | 6 | 200.0% | 2 | 6 | 200.0% |
| | # OF SALES | 40 | 41 | 2.5% | 3 | 3 | 0.0% |
| | SALES VOLUME | \$18,572,749 | \$20,508,401 | 10.4% | \$1,465,000 | \$1,505,100 | 2.7% |
| | MEDIAN PRICE | \$451,000 | \$460,000 | 2.0% | \$550,000 | \$495,000 | -10.0% |
| | AVERAGE PRICE | \$464,319 | \$500,205 | 7.7% | \$488,333 | \$501,700 | 2.7% |
| | AVERAGE DOM | 19 | 24 | 26.3% | 17 | 47 | 176.5% |

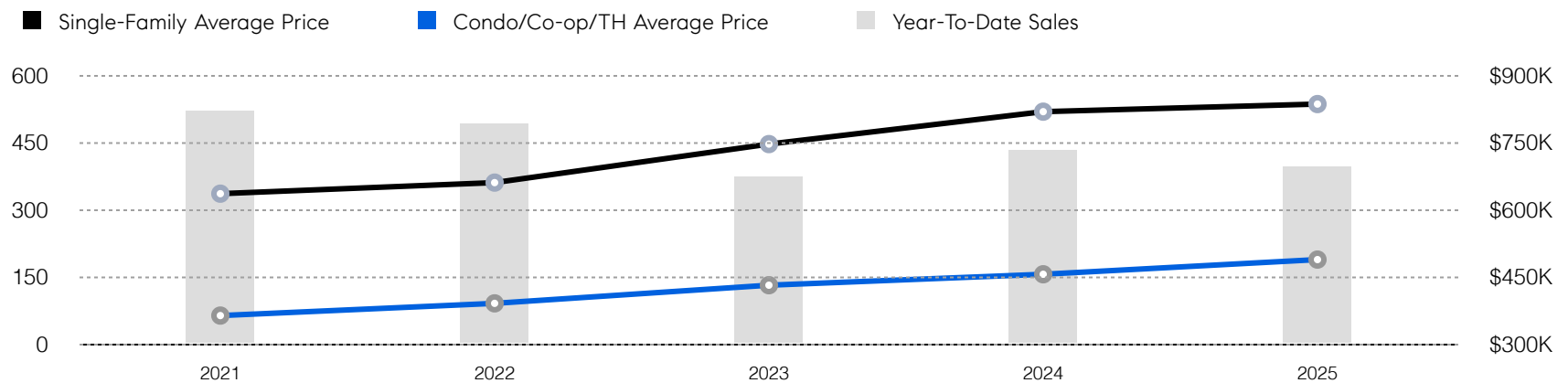
Historic Sales Trends



Bridgewater

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 309 | 299 | -3.2% | 19 | 27 | 42.1% |
| | ACTIVE LISTINGS | 39 | 24 | -38.5% | 39 | 24 | -38.5% |
| | # OF SALES | 307 | 272 | -11.4% | 27 | 21 | -22.2% |
| | SALES VOLUME | \$251,761,138 | \$227,672,079 | -9.6% | \$21,583,388 | \$17,070,000 | -20.9% |
| | MEDIAN PRICE | \$785,000 | \$825,000 | 5.1% | \$755,000 | \$755,000 | - |
| | AVERAGE PRICE | \$820,069 | \$837,030 | 2.1% | \$799,385 | \$812,857 | 1.7% |
| | AVERAGE DOM | 26 | 26 | 0.0% | 31 | 19 | -38.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 120 | 125 | 4.2% | 5 | 9 | 80.0% |
| | ACTIVE LISTINGS | 16 | 18 | 12.5% | 16 | 18 | 12.5% |
| | # OF SALES | 123 | 120 | -2.4% | 11 | 11 | 0.0% |
| | SALES VOLUME | \$56,215,350 | \$58,779,100 | 4.6% | \$6,066,400 | \$5,973,000 | -1.5% |
| | MEDIAN PRICE | \$450,000 | \$472,500 | 5.0% | \$570,000 | \$527,000 | -7.5% |
| | AVERAGE PRICE | \$457,035 | \$489,826 | 7.2% | \$551,491 | \$543,000 | -1.5% |
| | AVERAGE DOM | 26 | 33 | 26.9% | 35 | 34 | -2.9% |

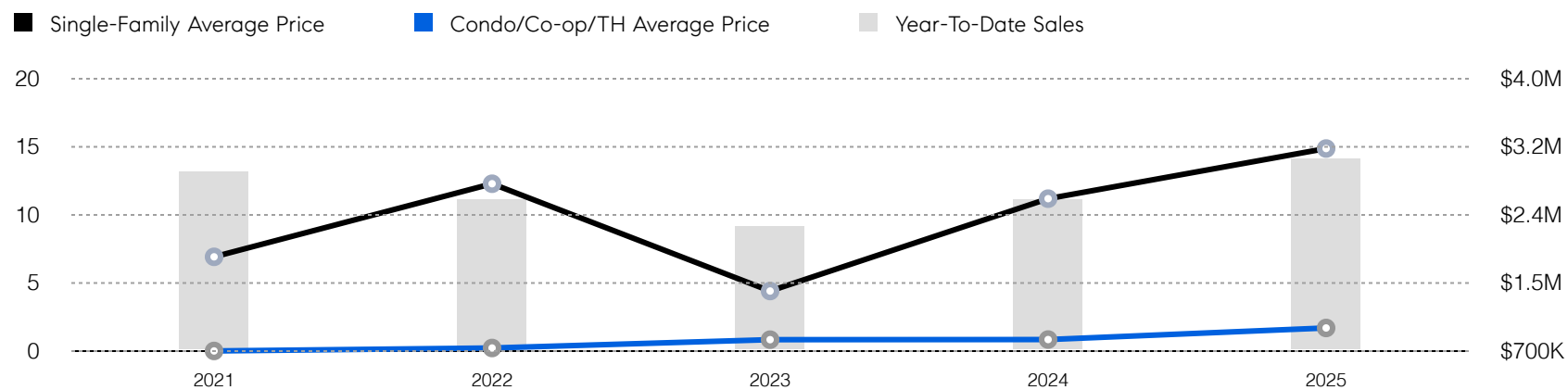
Historic Sales Trends



Far Hills

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|----------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 8 | 4 | -50.0% | 2 | 0 | 0.0% |
| | ACTIVE LISTINGS | 5 | 2 | -60.0% | 5 | 2 | -60.0% |
| | # OF SALES | 6 | 3 | -50.0% | 0 | 1 | 0.0% |
| | SALES VOLUME | \$15,281,375 | \$9,463,000 | -38.1% | - | \$4,450,000 | - |
| | MEDIAN PRICE | \$2,933,500 | \$2,938,000 | 0.2% | - | \$4,450,000 | - |
| | AVERAGE PRICE | \$2,546,896 | \$3,154,333 | 23.9% | - | \$4,450,000 | - |
| | AVERAGE DOM | 104 | 199 | 91.3% | - | 202 | - |
| Condo/Co-op/TH | CONTRACTS SIGNED | 7 | 9 | 28.6% | 2 | 1 | -50.0% |
| | ACTIVE LISTINGS | 4 | 3 | -25.0% | 4 | 3 | -25.0% |
| | # OF SALES | 5 | 11 | 120.0% | 0 | 1 | 0.0% |
| | SALES VOLUME | \$4,199,000 | \$10,782,056 | 156.8% | - | \$1,100,000 | - |
| | MEDIAN PRICE | \$850,000 | \$999,000 | 17.5% | - | \$1,100,000 | - |
| | AVERAGE PRICE | \$839,800 | \$980,187 | 16.7% | - | \$1,100,000 | - |
| | AVERAGE DOM | 25 | 38 | 52.0% | - | 5 | - |

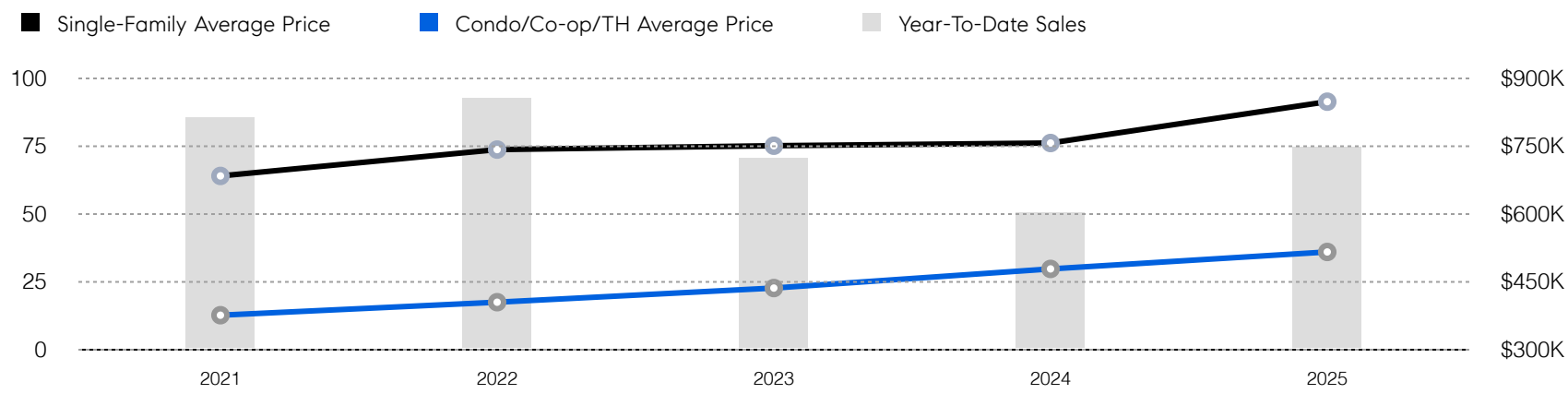
Historic Sales Trends



Green Brook

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 47 | 66 | 40.4% | 4 | 10 | 150.0% |
| | ACTIVE LISTINGS | 7 | 14 | 100.0% | 7 | 14 | 100.0% |
| | # OF SALES | 40 | 60 | 50.0% | 4 | 8 | 100.0% |
| | SALES VOLUME | \$30,286,501 | \$50,912,847 | 68.1% | \$3,645,000 | \$7,158,000 | 96.4% |
| | MEDIAN PRICE | \$642,500 | \$722,500 | 12.5% | \$870,000 | \$807,500 | -7.2% |
| | AVERAGE PRICE | \$757,163 | \$848,547 | 12.1% | \$911,250 | \$894,750 | -1.8% |
| | AVERAGE DOM | 31 | 28 | -9.7% | 36 | 32 | -11.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 9 | 13 | 44.4% | 1 | 0 | 0.0% |
| | ACTIVE LISTINGS | 2 | 1 | -50.0% | 2 | 1 | -50.0% |
| | # OF SALES | 10 | 14 | 40.0% | 0 | 2 | 0.0% |
| | SALES VOLUME | \$4,787,000 | \$7,226,900 | 51.0% | - | \$1,053,000 | - |
| | MEDIAN PRICE | \$502,000 | \$508,500 | 1.3% | - | \$526,500 | - |
| | AVERAGE PRICE | \$478,700 | \$516,207 | 7.8% | - | \$526,500 | - |
| | AVERAGE DOM | 16 | 29 | 81.3% | - | 28 | - |

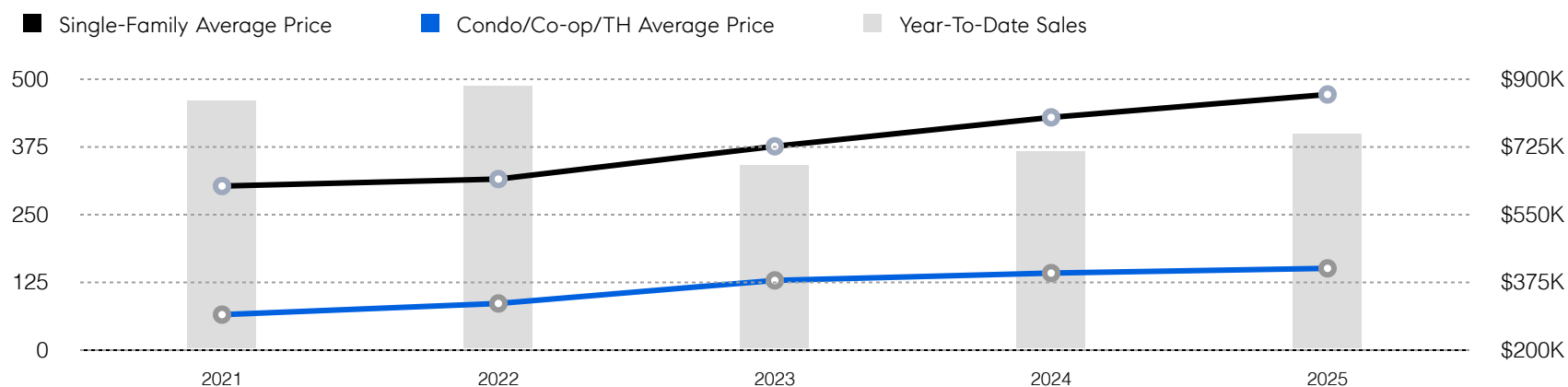
Historic Sales Trends



Hillsborough

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 221 | 224 | 1.4% | 13 | 15 | 15.4% |
| | ACTIVE LISTINGS | 26 | 22 | -15.4% | 26 | 22 | -15.4% |
| | # OF SALES | 212 | 212 | 0.0% | 15 | 13 | -13.3% |
| | SALES VOLUME | \$169,907,412 | \$182,462,157 | 7.4% | \$12,248,999 | \$12,337,320 | 0.7% |
| | MEDIAN PRICE | \$782,500 | \$799,950 | 2.2% | \$796,000 | \$930,000 | 16.8% |
| | AVERAGE PRICE | \$801,450 | \$860,671 | 7.4% | \$816,600 | \$949,025 | 16.2% |
| | AVERAGE DOM | 34 | 27 | -20.6% | 31 | 24 | -22.6% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 164 | 177 | 7.9% | 20 | 12 | -40.0% |
| | ACTIVE LISTINGS | 17 | 24 | 41.2% | 17 | 24 | 41.2% |
| | # OF SALES | 151 | 183 | 21.2% | 12 | 14 | 16.7% |
| | SALES VOLUME | \$60,264,741 | \$75,269,525 | 24.9% | \$5,014,500 | \$5,774,257 | 15.2% |
| | MEDIAN PRICE | \$415,000 | \$425,000 | 2.4% | \$420,000 | \$430,000 | 2.4% |
| | AVERAGE PRICE | \$399,104 | \$411,309 | 3.1% | \$417,875 | \$412,447 | -1.3% |
| | AVERAGE DOM | 25 | 24 | -4.0% | 34 | 30 | -11.8% |

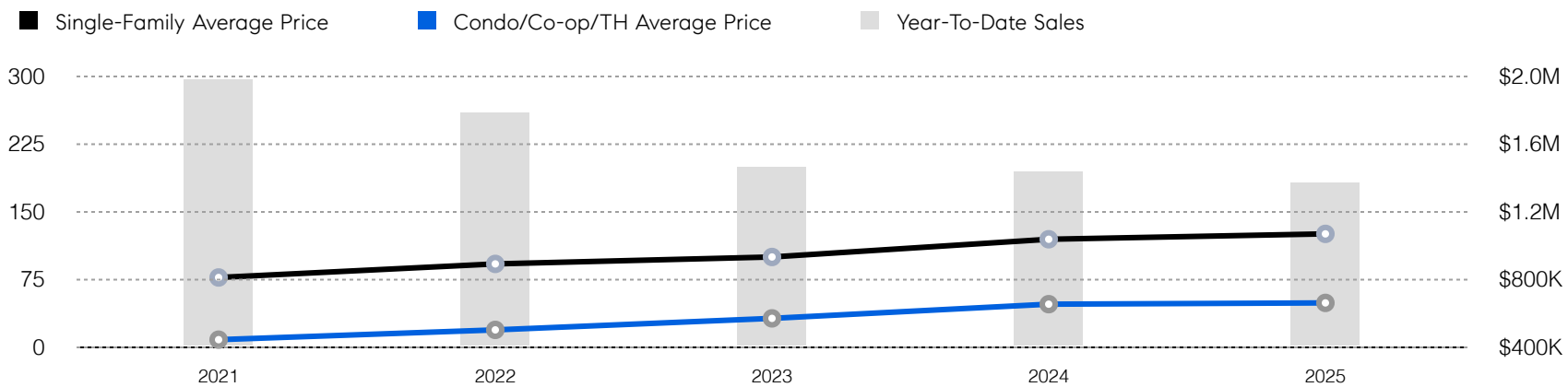
Historic Sales Trends



Montgomery Township

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|--------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 157 | 146 | -7.0% | 11 | 10 | -9.1% |
| | ACTIVE LISTINGS | 23 | 18 | -21.7% | 23 | 18 | -21.7% |
| | # OF SALES | 151 | 143 | -5.3% | 11 | 7 | -36.4% |
| | SALES VOLUME | \$156,827,441 | \$153,060,179 | -2.4% | \$11,904,011 | \$6,590,000 | -44.6% |
| | MEDIAN PRICE | \$999,000 | \$998,000 | -0.1% | \$1,090,000 | \$890,000 | -18.3% |
| | AVERAGE PRICE | \$1,038,592 | \$1,070,351 | 3.1% | \$1,082,183 | \$941,429 | -13.0% |
| | AVERAGE DOM | 32 | 34 | 6.3% | 21 | 38 | 81.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 38 | 37 | -2.6% | 4 | 1 | -75.0% |
| | ACTIVE LISTINGS | 3 | 8 | 166.7% | 3 | 8 | 166.7% |
| | # OF SALES | 41 | 37 | -9.8% | 1 | 4 | 300.0% |
| | SALES VOLUME | \$26,860,981 | \$24,517,862 | -8.7% | \$480,000 | \$2,744,500 | 471.8% |
| | MEDIAN PRICE | \$627,000 | \$645,000 | 2.9% | \$480,000 | \$669,750 | 39.5% |
| | AVERAGE PRICE | \$655,146 | \$662,645 | 1.1% | \$480,000 | \$686,125 | 42.9% |
| | AVERAGE DOM | 35 | 24 | -31.4% | 15 | 28 | 86.7% |

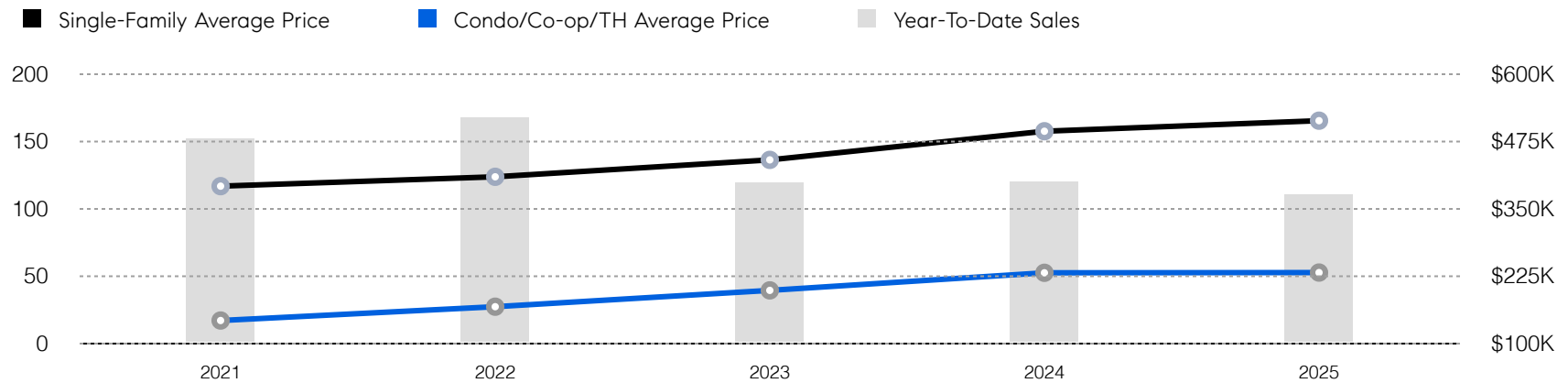
Historic Sales Trends



North Plainfield

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 100 | 91 | -9.0% | 11 | 11 | 0.0% |
| | ACTIVE LISTINGS | 13 | 21 | 61.5% | 13 | 21 | 61.5% |
| | # OF SALES | 99 | 85 | -14.1% | 10 | 6 | -40.0% |
| | SALES VOLUME | \$48,921,431 | \$43,668,000 | -10.7% | \$4,938,000 | \$3,339,000 | -32.4% |
| | MEDIAN PRICE | \$495,000 | \$510,000 | 3.0% | \$486,500 | \$537,500 | 10.5% |
| | AVERAGE PRICE | \$494,156 | \$513,741 | 4.0% | \$493,800 | \$556,500 | 12.7% |
| | AVERAGE DOM | 27 | 29 | 7.4% | 34 | 40 | 17.6% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 25 | 26 | 4.0% | 3 | 3 | 0.0% |
| | ACTIVE LISTINGS | 4 | 8 | 100.0% | 4 | 8 | 100.0% |
| | # OF SALES | 20 | 24 | 20.0% | 0 | 3 | 0.0% |
| | SALES VOLUME | \$4,628,200 | \$5,564,200 | 20.2% | - | \$723,900 | - |
| | MEDIAN PRICE | \$222,500 | \$235,000 | 5.6% | - | \$235,000 | - |
| | AVERAGE PRICE | \$231,410 | \$231,842 | 0.2% | - | \$241,300 | - |
| | AVERAGE DOM | 44 | 33 | -25.0% | - | 26 | - |

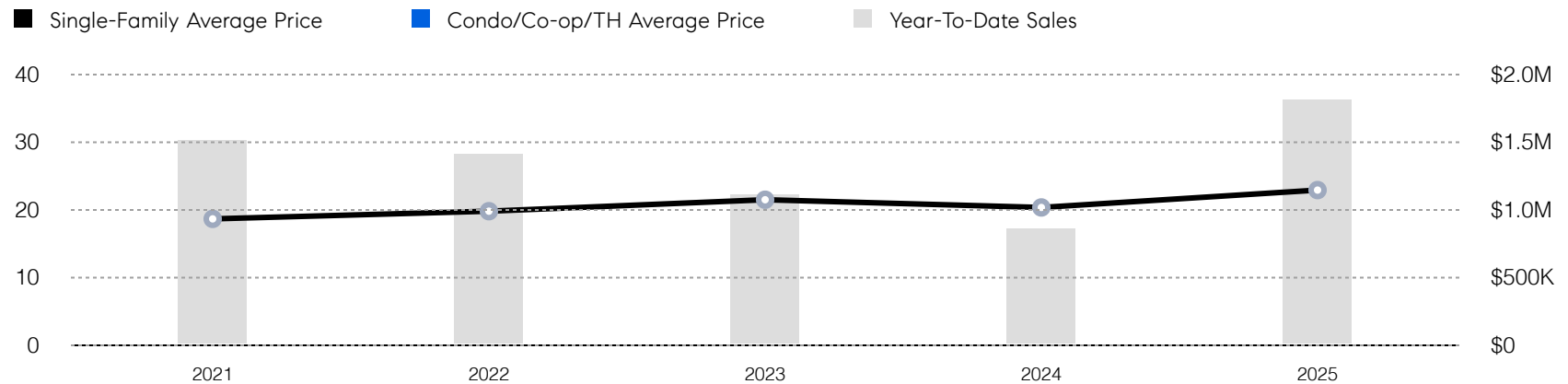
Historic Sales Trends



Peapack Gladstone

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 16 | 31 | 93.8% | 1 | 2 | 100.0% |
| | ACTIVE LISTINGS | 10 | 2 | -80.0% | 10 | 2 | -80.0% |
| | # OF SALES | 15 | 34 | 126.7% | 2 | 3 | 50.0% |
| | SALES VOLUME | \$15,277,000 | \$38,988,799 | 155.2% | \$1,305,000 | \$3,829,000 | 193.4% |
| | MEDIAN PRICE | \$1,000,000 | \$1,137,500 | 13.8% | \$652,500 | \$1,264,000 | 93.7% |
| | AVERAGE PRICE | \$1,018,467 | \$1,146,729 | 12.6% | \$652,500 | \$1,276,333 | 95.6% |
| | AVERAGE DOM | 58 | 33 | -43.1% | 24 | 15 | -37.5% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 4 | 3 | -25.0% | 0 | 0 | 0.0% |
| | ACTIVE LISTINGS | 1 | 2 | 100.0% | 1 | 2 | 100.0% |
| | # OF SALES | 2 | 2 | 0.0% | 0 | 0 | 0.0% |
| | SALES VOLUME | \$770,000 | \$937,000 | 21.7% | - | - | - |
| | MEDIAN PRICE | \$385,000 | \$468,500 | 21.7% | - | - | - |
| | AVERAGE PRICE | \$385,000 | \$468,500 | 21.7% | - | - | - |
| | AVERAGE DOM | 21 | 25 | 19.0% | - | - | - |

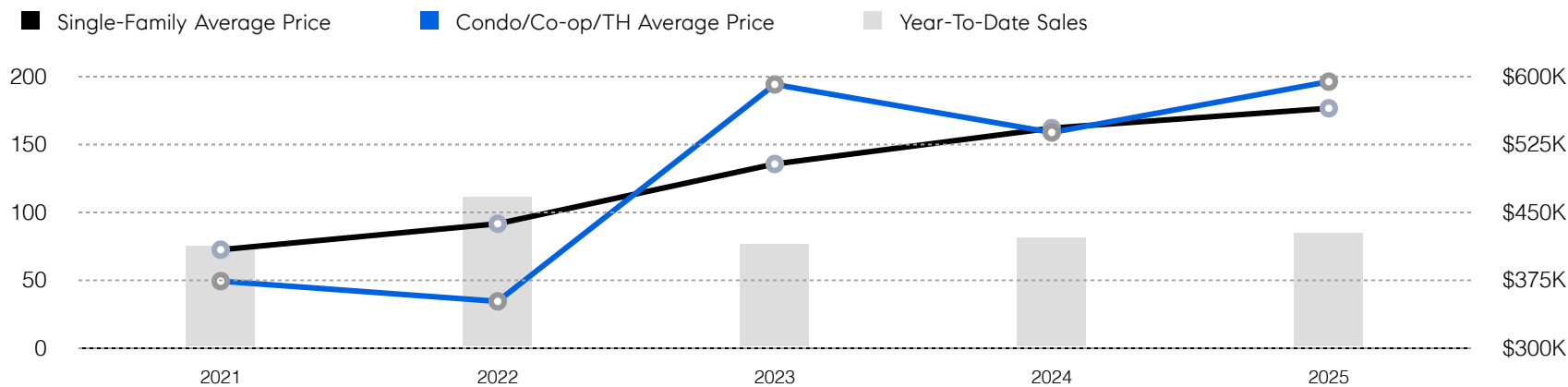
Historic Sales Trends



Somerville

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 78 | 69 | -11.5% | 6 | 5 | -16.7% |
| | ACTIVE LISTINGS | 11 | 11 | 0.0% | 11 | 11 | 0.0% |
| | # OF SALES | 73 | 65 | -11.0% | 7 | 5 | -28.6% |
| | SALES VOLUME | \$39,650,085 | \$36,730,100 | -7.4% | \$4,257,285 | \$2,928,000 | -31.2% |
| | MEDIAN PRICE | \$510,000 | \$575,000 | 12.7% | \$615,000 | \$539,000 | -12.4% |
| | AVERAGE PRICE | \$543,152 | \$565,078 | 4.0% | \$608,184 | \$585,600 | -3.7% |
| | AVERAGE DOM | 32 | 28 | -12.5% | 63 | 24 | -61.9% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 9 | 18 | 100.0% | 1 | 0 | 0.0% |
| | ACTIVE LISTINGS | 3 | 2 | -33.3% | 3 | 2 | -33.3% |
| | # OF SALES | 7 | 18 | 157.1% | 0 | 4 | 0.0% |
| | SALES VOLUME | \$3,768,400 | \$10,701,000 | 184.0% | - | \$2,356,000 | - |
| | MEDIAN PRICE | \$569,900 | \$612,500 | 7.5% | - | \$615,000 | - |
| | AVERAGE PRICE | \$538,343 | \$594,500 | 10.4% | - | \$589,000 | - |
| | AVERAGE DOM | 32 | 54 | 68.8% | - | 44 | - |

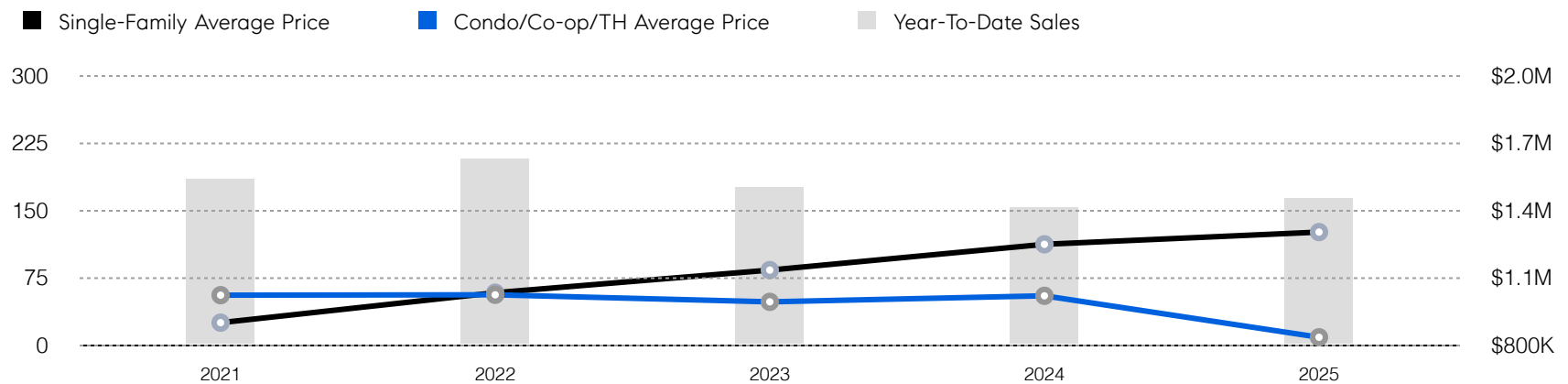
Historic Sales Trends



Warren

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|---------------|---------------|----------|-------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 136 | 138 | 1.5% | 11 | 14 | 27.3% |
| | ACTIVE LISTINGS | 23 | 31 | 34.8% | 23 | 31 | 34.8% |
| | # OF SALES | 132 | 124 | -6.1% | 11 | 9 | -18.2% |
| | SALES VOLUME | \$165,093,998 | \$161,835,183 | -2.0% | \$9,676,990 | \$10,656,000 | 10.1% |
| | MEDIAN PRICE | \$1,185,000 | \$1,210,000 | 2.1% | \$750,000 | \$1,185,000 | 58.0% |
| | AVERAGE PRICE | \$1,250,712 | \$1,305,122 | 4.4% | \$879,726 | \$1,184,000 | 34.6% |
| | AVERAGE DOM | 33 | 41 | 24.2% | 26 | 51 | 96.2% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 20 | 43 | 115.0% | 2 | 3 | 50.0% |
| | ACTIVE LISTINGS | 17 | 6 | -64.7% | 17 | 6 | -64.7% |
| | # OF SALES | 20 | 38 | 90.0% | 4 | 3 | -25.0% |
| | SALES VOLUME | \$20,427,230 | \$31,795,815 | 55.7% | \$3,285,365 | \$2,023,865 | -38.4% |
| | MEDIAN PRICE | \$1,025,255 | \$695,840 | -32.1% | \$842,683 | \$675,000 | -19.9% |
| | AVERAGE PRICE | \$1,021,362 | \$836,732 | -18.1% | \$821,341 | \$674,622 | -17.9% |
| | AVERAGE DOM | 111 | 85 | -23.4% | 26 | 66 | 153.8% |

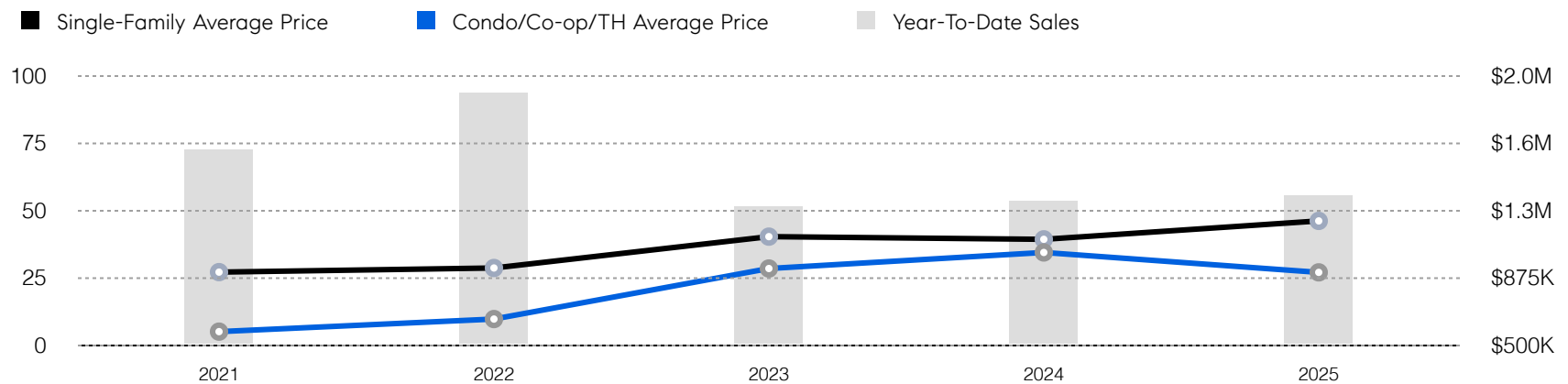
Historic Sales Trends



Watchung

| | | YTD 2024 | YTD 2025 | % Change | Nov 2024 | Nov 2025 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 51 | 51 | 0.0% | 5 | 3 | -40.0% |
| | ACTIVE LISTINGS | 11 | 5 | -54.5% | 11 | 5 | -54.5% |
| | # OF SALES | 48 | 49 | 2.1% | 6 | 4 | -33.3% |
| | SALES VOLUME | \$52,372,362 | \$58,485,001 | 11.7% | \$5,752,000 | \$4,167,500 | -27.5% |
| | MEDIAN PRICE | \$990,750 | \$999,000 | 0.8% | \$875,000 | \$1,072,500 | 22.6% |
| | AVERAGE PRICE | \$1,091,091 | \$1,193,571 | 9.4% | \$958,667 | \$1,041,875 | 8.7% |
| | AVERAGE DOM | 35 | 39 | 11.4% | 47 | 28 | -40.4% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 6 | 6 | 0.0% | 1 | 1 | 0.0% |
| | ACTIVE LISTINGS | 0 | 3 | 0.0% | 0 | 3 | 0.0% |
| | # OF SALES | 5 | 6 | 20.0% | 0 | 1 | 0.0% |
| | SALES VOLUME | \$5,089,901 | \$5,443,000 | 6.9% | - | \$1,352,000 | - |
| | MEDIAN PRICE | \$1,060,000 | \$882,000 | -16.8% | - | \$1,352,000 | - |
| | AVERAGE PRICE | \$1,017,980 | \$907,167 | -10.9% | - | \$1,352,000 | - |
| | AVERAGE DOM | 49 | 34 | -30.6% | - | 12 | - |

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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