



June 2026

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

1,328

-2.0% Year-To-Date
37.4% Month-Over-Month

Year-To-Date Contracts

1,566

-3.4% Year-To-Date
-1.2% Month-Over-Month

Single-Family
Average Sale Price

\$900K

1.6% Year-To-Date
-7.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$490K

1.4% Year-To-Date
-0.6% Month-Over-Month

Average Days On Market

33

13.8% Year-To-Date
33.3% Month-Over-Month

Active Listings

629

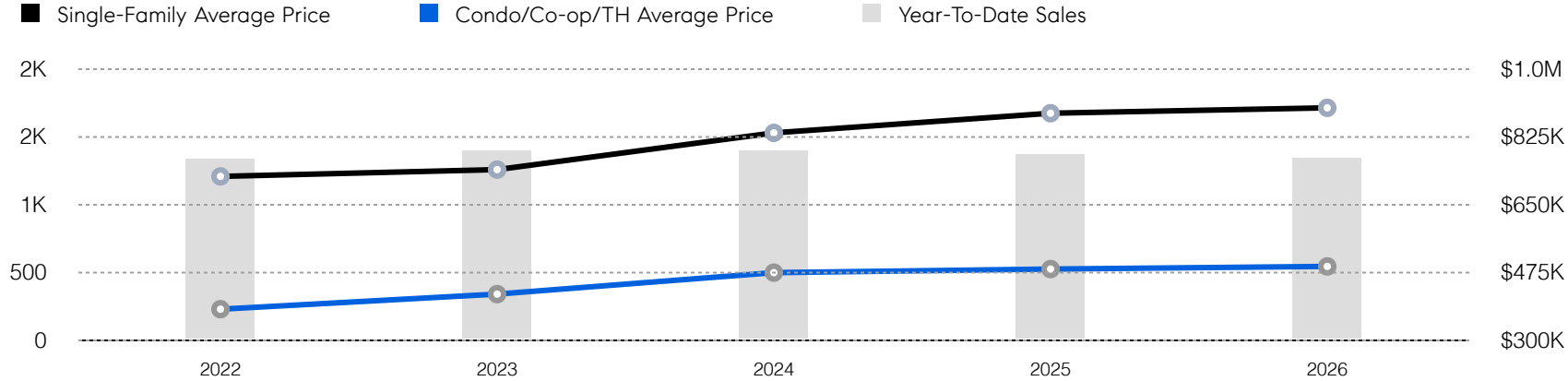
4.1% Year-Over-Year
4.0% Month-Over-Month



Somerset County Overview

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	1,076	1,001	-7.0%	223	227	1.8%
	ACTIVE LISTINGS	423	431	1.9%	423	431	1.9%
	# OF SALES	868	817	-5.9%	224	212	-5.4%
	SALES VOLUME	\$769,349,018	\$735,524,587	-4.4%	\$222,274,216	\$196,190,321	-11.7%
	MEDIAN PRICE	\$760,000	\$750,000	-1.3%	\$825,000	\$775,000	-6.1%
	AVERAGE PRICE	\$886,347	\$900,275	1.6%	\$992,296	\$925,426	-6.7%
	AVERAGE DOM	31	38	22.6%	26	28	7.7%
	% OF ASKING PRICE	103.9%	103.0%	-0.9%	103.7%	104.3%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	545	565	3.7%	113	116	2.7%
	ACTIVE LISTINGS	181	198	9.4%	181	198	9.4%
	# OF SALES	487	511	4.9%	93	122	31.2%
	SALES VOLUME	\$235,781,707	\$250,870,182	6.4%	\$47,804,806	\$59,266,828	24.0%
	MEDIAN PRICE	\$450,000	\$457,500	1.7%	\$460,000	\$460,000	-
	AVERAGE PRICE	\$484,151	\$490,940	1.4%	\$514,030	\$485,794	-5.5%
	AVERAGE DOM	30	34	13.3%	22	27	22.7%
	% OF ASKING PRICE	103.2%	101.6%	-1.5%	103.9%	102.7%	-1.2%

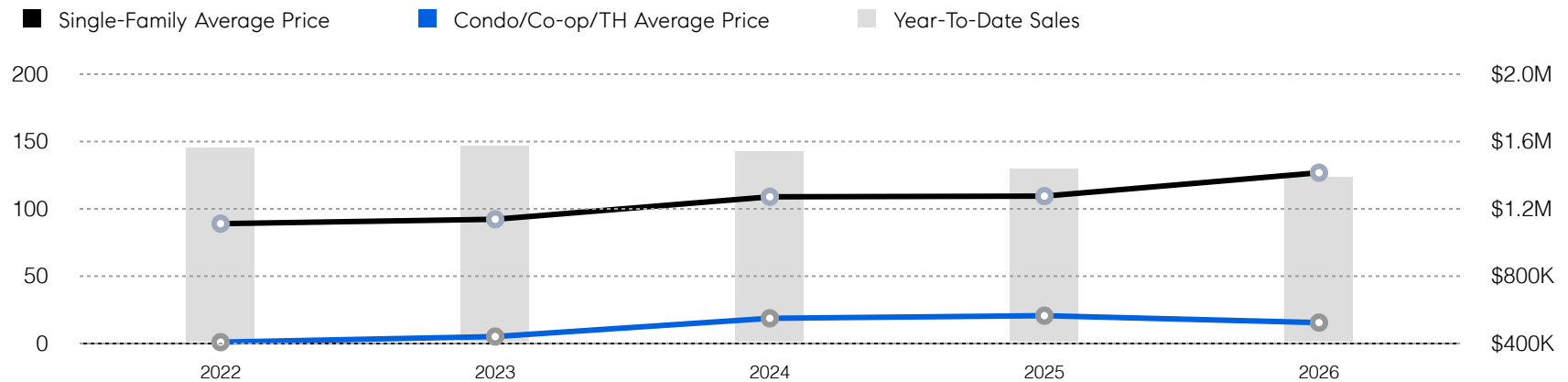
Historic Sales Trends



Basking Ridge

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	91	84	-7.7%	24	17	-29.2%
	ACTIVE LISTINGS	26	23	-11.5%	26	23	-11.5%
	# OF SALES	58	56	-3.4%	17	18	5.9%
	SALES VOLUME	\$73,990,596	\$79,223,476	7.1%	\$26,370,806	\$22,287,685	-15.5%
	MEDIAN PRICE	\$1,109,000	\$1,350,411	21.8%	\$1,485,000	\$1,192,000	-19.7%
	AVERAGE PRICE	\$1,275,700	\$1,414,705	10.9%	\$1,551,224	\$1,238,205	-20.2%
	AVERAGE DOM	26	22	-15.4%	28	19	-32.1%
	% OF ASKING PRICE	105.6%	104.7%	-0.9%	103.8%	107.5%	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	73	73	0.0%	14	19	35.7%
	ACTIVE LISTINGS	16	17	6.3%	16	17	6.3%
	# OF SALES	70	66	-5.7%	18	12	-33.3%
	SALES VOLUME	\$39,577,441	\$34,598,530	-12.6%	\$10,765,055	\$6,438,000	-40.2%
	MEDIAN PRICE	\$490,000	\$450,563	-8.0%	\$433,000	\$507,000	17.1%
	AVERAGE PRICE	\$565,392	\$524,220	-7.3%	\$598,059	\$536,500	-10.3%
	AVERAGE DOM	24	30	25.0%	16	31	93.8%
	% OF ASKING PRICE	105.5%	101.9%	-3.6%	105.2%	102.7%	-2.5%

Historic Sales Trends

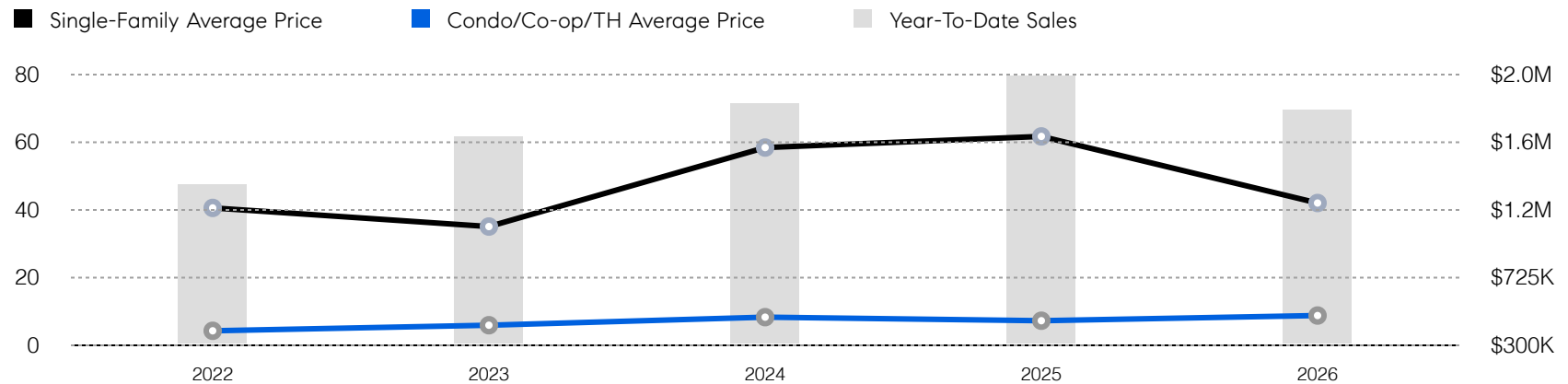


* Line graphs may be hidden due to limited sales data

Bedminster

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	3	4	33.3%
	ACTIVE LISTINGS	8	2	-75.0%	8	2	-75.0%
	# OF SALES	19	7	-63.2%	5	1	-80.0%
	SALES VOLUME	\$30,624,749	\$8,355,000	-72.7%	\$10,618,750	\$725,000	-93.2%
	MEDIAN PRICE	\$1,260,000	\$1,315,000	4.4%	\$1,630,000	\$725,000	-55.5%
	AVERAGE PRICE	\$1,611,829	\$1,193,571	-25.9%	\$2,123,750	\$725,000	-65.9%
	AVERAGE DOM	59	39	-33.9%	39	8	-79.5%
	% OF ASKING PRICE	95.3%	101.8%	6.5%	97.1%	111.7%	14.6%
Condo/Co-op/TH	CONTRACTS SIGNED	65	74	13.8%	15	14	-6.7%
	ACTIVE LISTINGS	12	13	8.3%	12	13	8.3%
	# OF SALES	60	62	3.3%	17	15	-11.8%
	SALES VOLUME	\$27,271,993	\$30,195,999	10.7%	\$7,853,761	\$6,827,000	-13.1%
	MEDIAN PRICE	\$437,500	\$472,500	8.0%	\$460,000	\$420,000	-8.7%
	AVERAGE PRICE	\$454,533	\$487,032	7.1%	\$461,986	\$455,133	-1.5%
	AVERAGE DOM	22	20	-9.1%	17	18	5.9%
	% OF ASKING PRICE	105.2%	102.9%	-2.3%	105.7%	104.5%	-1.2%

Historic Sales Trends

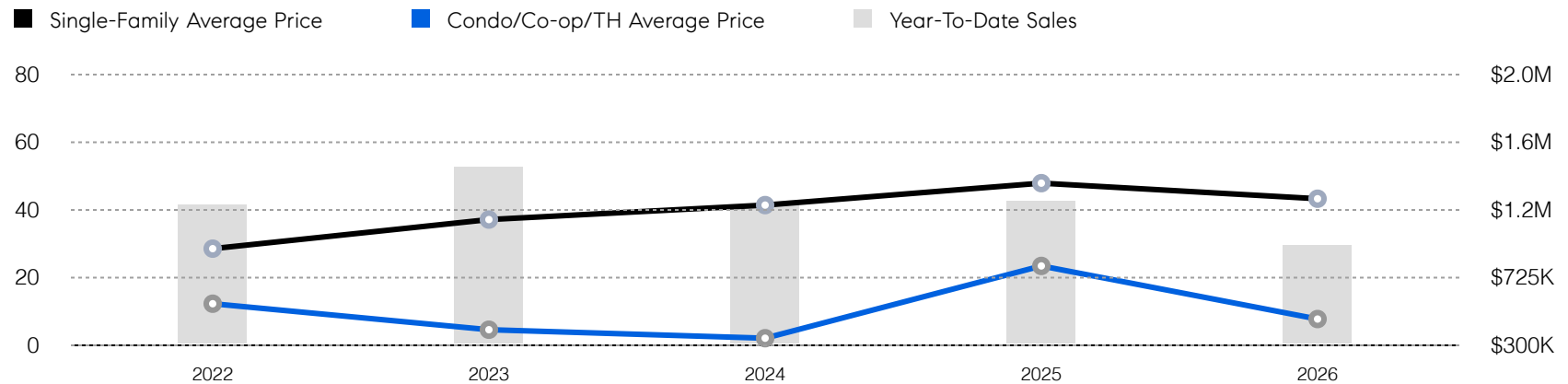


* Line graphs may be hidden due to limited sales data

Bernardsville

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	40	31	-22.5%	5	8	60.0%
	ACTIVE LISTINGS	27	25	-7.4%	27	25	-7.4%
	# OF SALES	38	24	-36.8%	7	9	28.6%
	SALES VOLUME	\$50,095,177	\$29,292,610	-41.5%	\$10,026,000	\$12,480,511	24.5%
	MEDIAN PRICE	\$1,155,000	\$1,050,000	-9.1%	\$1,265,000	\$1,100,000	-13.0%
	AVERAGE PRICE	\$1,318,294	\$1,220,525	-7.4%	\$1,432,286	\$1,386,723	-3.2%
	AVERAGE DOM	33	37	12.1%	28	20	-28.6%
	% OF ASKING PRICE	102.2%	105.5%	3.3%	97.5%	108.7%	11.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	7	40.0%	1	2	100.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	4	5	25.0%	1	0	0.0%
	SALES VOLUME	\$3,194,000	\$2,325,000	-27.2%	\$1,357,500	-	-
	MEDIAN PRICE	\$785,000	\$485,000	-38.2%	\$1,357,500	-	-
	AVERAGE PRICE	\$798,500	\$465,000	-41.8%	\$1,357,500	-	-
	AVERAGE DOM	116	9	-92.2%	33	-	-
	% OF ASKING PRICE	97.1%	118.3%	21.2%	90.6%	-	-

Historic Sales Trends

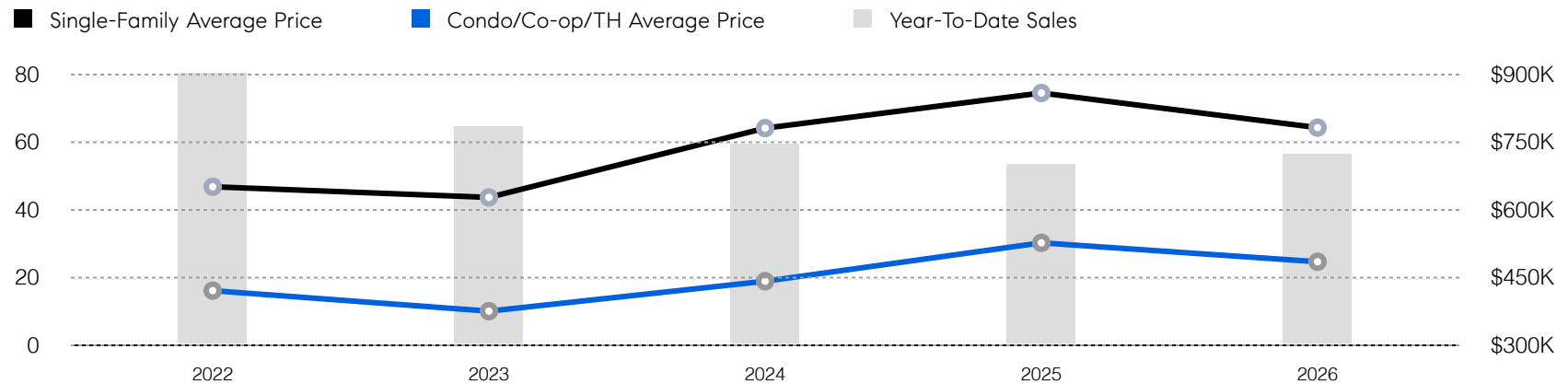


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Branchburg

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	48	45	-6.2%	12	11	-8.3%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	35	34	-2.9%	10	6	-40.0%
	SALES VOLUME	\$30,072,236	\$26,602,900	-11.5%	\$10,267,886	\$4,472,500	-56.4%
	MEDIAN PRICE	\$830,000	\$790,000	-4.8%	\$999,500	\$754,750	-24.5%
	AVERAGE PRICE	\$859,207	\$782,438	-8.9%	\$1,026,789	\$745,417	-27.4%
	AVERAGE DOM	32	42	31.3%	24	27	12.5%
	% OF ASKING PRICE	103.4%	102.2%	-1.2%	103.1%	99.5%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	19	23	21.1%	4	7	75.0%
	ACTIVE LISTINGS	5	11	120.0%	5	11	120.0%
	# OF SALES	18	22	22.2%	4	2	-50.0%
	SALES VOLUME	\$9,488,800	\$10,675,000	12.5%	\$2,168,000	\$1,010,000	-53.4%
	MEDIAN PRICE	\$500,000	\$432,500	-13.5%	\$554,000	\$505,000	-8.8%
	AVERAGE PRICE	\$527,156	\$485,227	-8.0%	\$542,000	\$505,000	-6.8%
	AVERAGE DOM	14	28	100.0%	13	13	0.0%
	% OF ASKING PRICE	104.9%	101.4%	-3.5%	102.3%	106.0%	3.8%

Historic Sales Trends

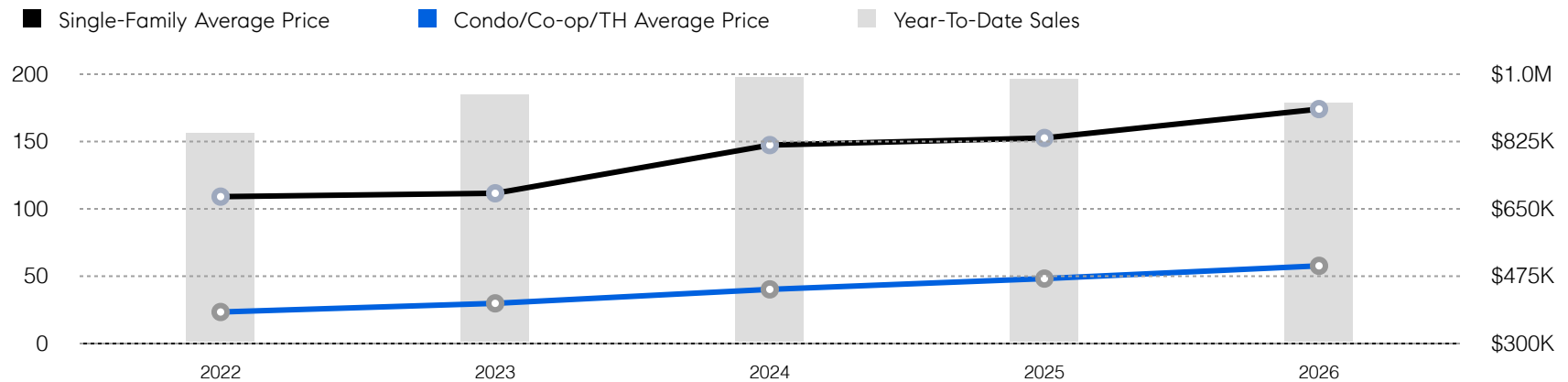


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Bridgewater

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	171	150	-12.3%	34	42	23.5%
	ACTIVE LISTINGS	53	50	-5.7%	53	50	-5.7%
	# OF SALES	144	114	-20.8%	46	29	-37.0%
	SALES VOLUME	\$120,124,080	\$103,663,687	-13.7%	\$38,327,199	\$28,969,937	-24.4%
	MEDIAN PRICE	\$825,000	\$835,000	1.2%	\$825,000	\$900,000	9.1%
	AVERAGE PRICE	\$834,195	\$909,331	9.0%	\$833,200	\$998,963	19.9%
	AVERAGE DOM	25	37	48.0%	23	17	-26.1%
	% OF ASKING PRICE	105.2%	103.0%	-2.2%	103.9%	104.9%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	59	66	11.9%	12	13	8.3%
	ACTIVE LISTINGS	28	21	-25.0%	28	21	-25.0%
	# OF SALES	51	63	23.5%	10	19	90.0%
	SALES VOLUME	\$23,905,650	\$31,621,808	32.3%	\$4,800,500	\$10,000,500	108.3%
	MEDIAN PRICE	\$455,000	\$460,000	1.1%	\$475,000	\$465,000	-2.1%
	AVERAGE PRICE	\$468,738	\$501,933	7.1%	\$480,050	\$526,342	9.6%
	AVERAGE DOM	30	32	6.7%	23	23	0.0%
	% OF ASKING PRICE	101.9%	101.7%	-0.3%	103.6%	102.8%	-0.8%

Historic Sales Trends

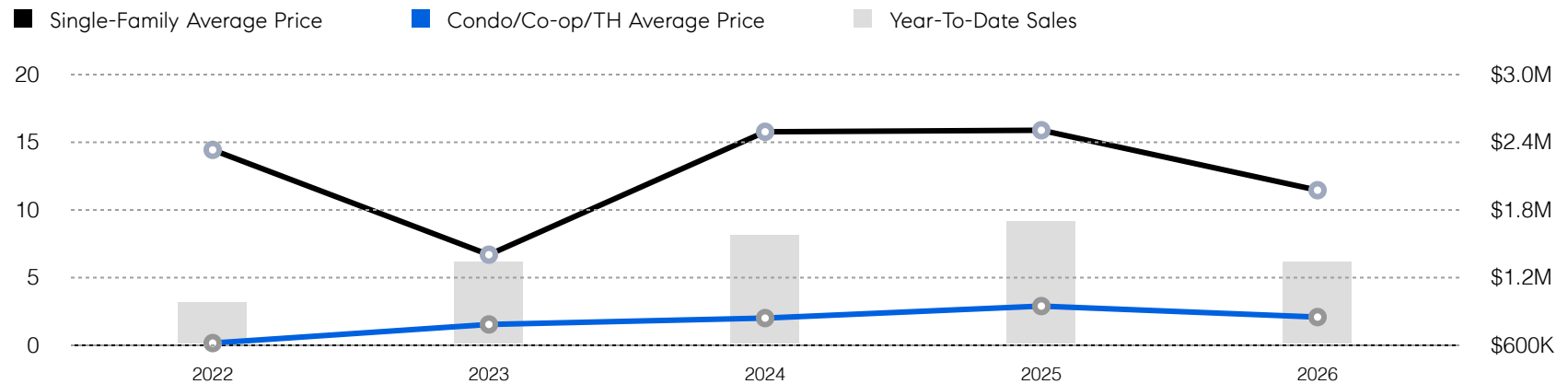


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Far Hills

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	1	1	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# 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	5	4	-20.0%	2	1	-50.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	7	4	-42.9%	2	0	0.0%
	SALES VOLUME	\$6,634,066	\$3,401,500	-48.7%	\$2,309,990	-	-
	MEDIAN PRICE	\$950,000	\$844,500	-11.1%	\$1,154,995	-	-
	AVERAGE PRICE	\$947,724	\$850,375	-10.3%	\$1,154,995	-	-
	AVERAGE DOM	43	20	-53.5%	58	-	-
	% OF ASKING PRICE	99.1%	100.5%	1.5%	98.5%	-	-

Historic Sales Trends

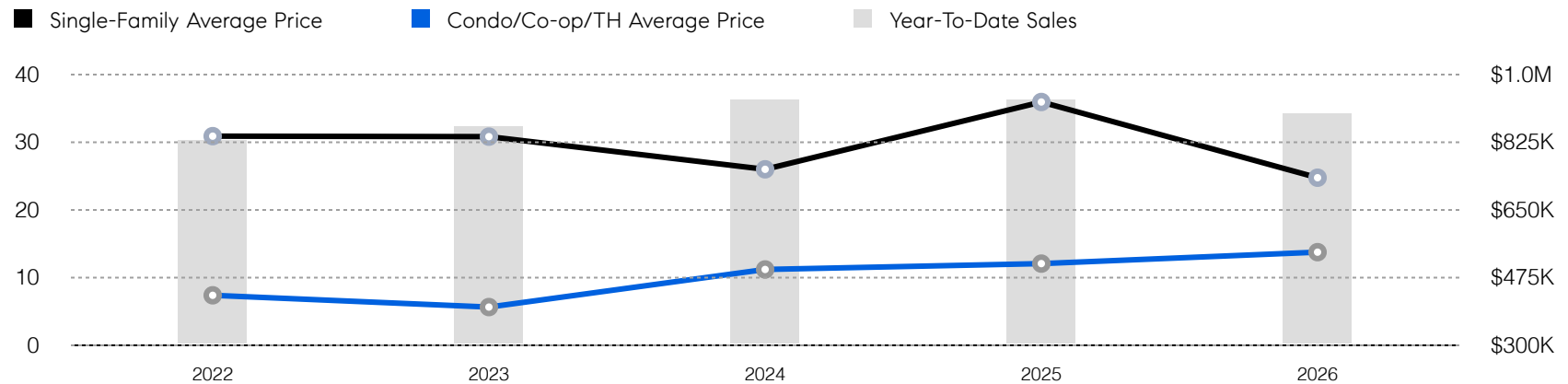


* Line graphs may be hidden due to limited sales data

Green Brook

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	26	29	11.5%	3	4	33.3%
	ACTIVE LISTINGS	13	17	30.8%	13	17	30.8%
	# OF SALES	25	26	4.0%	8	6	-25.0%
	SALES VOLUME	\$23,228,149	\$19,067,500	-17.9%	\$7,350,000	\$4,539,000	-38.2%
	MEDIAN PRICE	\$730,000	\$622,500	-14.7%	\$722,500	\$650,000	-10.0%
	AVERAGE PRICE	\$929,126	\$733,365	-21.1%	\$918,750	\$756,500	-17.7%
	AVERAGE DOM	21	42	100.0%	16	31	93.8%
	% OF ASKING PRICE	103.2%	100.8%	-2.4%	105.1%	105.5%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	11	8	-27.3%	0	0	0.0%
	SALES VOLUME	\$5,623,900	\$4,327,000	-23.1%	-	-	-
	MEDIAN PRICE	\$500,000	\$500,000	-	-	-	-
	AVERAGE PRICE	\$511,264	\$540,875	5.8%	-	-	-
	AVERAGE DOM	31	20	-35.5%	-	-	-
	% OF ASKING PRICE	103.9%	100.9%	-2.9%	-	-	-

Historic Sales Trends

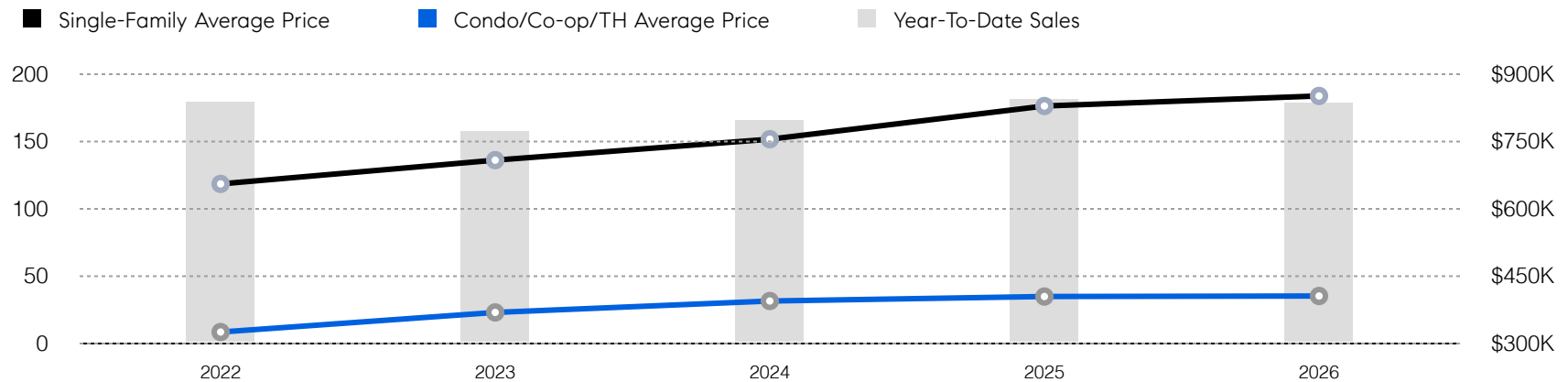


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Hillsborough

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	114	111	-2.6%	26	21	-19.2%
	ACTIVE LISTINGS	44	48	9.1%	44	48	9.1%
	# OF SALES	91	92	1.1%	31	27	-12.9%
	SALES VOLUME	\$75,451,046	\$78,340,001	3.8%	\$27,894,192	\$24,813,501	-11.0%
	MEDIAN PRICE	\$785,000	\$787,500	0.3%	\$810,000	\$865,000	6.8%
	AVERAGE PRICE	\$829,132	\$851,522	2.7%	\$899,813	\$919,019	2.1%
	AVERAGE DOM	29	26	-10.3%	20	15	-25.0%
	% OF ASKING PRICE	104.3%	104.2%	-0.1%	104.9%	105.3%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	98	93	-5.1%	22	18	-18.2%
	ACTIVE LISTINGS	21	37	76.2%	21	37	76.2%
	# OF SALES	89	85	-4.5%	13	25	92.3%
	SALES VOLUME	\$36,020,884	\$34,498,499	-4.2%	\$5,277,600	\$10,792,999	104.5%
	MEDIAN PRICE	\$425,000	\$415,000	-2.4%	\$460,000	\$455,000	-1.1%
	AVERAGE PRICE	\$404,729	\$405,865	0.3%	\$405,969	\$431,720	6.3%
	AVERAGE DOM	23	39	69.6%	19	32	68.4%
	% OF ASKING PRICE	103.7%	100.7%	-3.0%	104.5%	101.2%	-3.3%

Historic Sales Trends

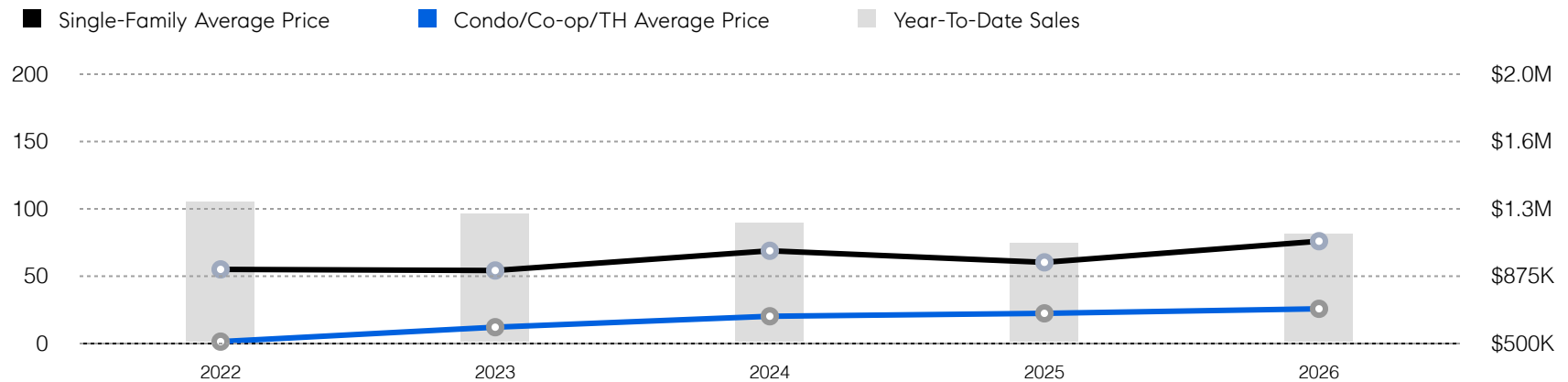


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Montgomery Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	85	72	-15.3%	20	16	-20.0%
	ACTIVE LISTINGS	34	46	35.3%	34	46	35.3%
	# OF SALES	59	59	0.0%	18	22	22.2%
	SALES VOLUME	\$56,175,581	\$63,121,079	12.4%	\$17,460,888	\$26,098,000	49.5%
	MEDIAN PRICE	\$900,000	\$975,000	8.3%	\$920,000	\$1,175,000	27.7%
	AVERAGE PRICE	\$952,128	\$1,069,849	12.4%	\$970,049	\$1,186,273	22.3%
	AVERAGE DOM	39	42	7.7%	34	36	5.9%
	% OF ASKING PRICE	103.3%	101.8%	-1.5%	103.6%	103.5%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	19	26	36.8%	5	7	40.0%
	ACTIVE LISTINGS	5	13	160.0%	5	13	160.0%
	# OF SALES	14	21	50.0%	3	4	33.3%
	SALES VOLUME	\$9,353,000	\$14,561,000	55.7%	\$2,140,000	\$2,851,000	33.2%
	MEDIAN PRICE	\$562,500	\$640,000	13.8%	\$545,000	\$700,000	28.4%
	AVERAGE PRICE	\$668,071	\$693,381	3.8%	\$713,333	\$712,750	-0.1%
	AVERAGE DOM	22	46	109.1%	18	27	50.0%
	% OF ASKING PRICE	102.8%	101.0%	-1.8%	102.2%	101.1%	-1.1%

Historic Sales Trends

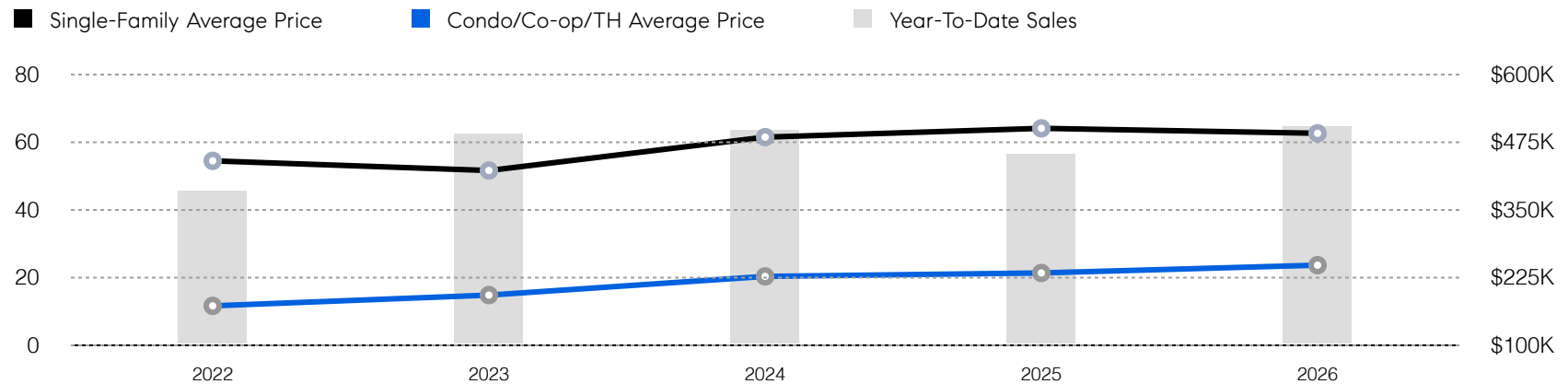


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North Plainfield

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	47	58	23.4%	10	11	10.0%
	ACTIVE LISTINGS	15	31	106.7%	15	31	106.7%
	# OF SALES	43	49	14.0%	9	10	11.1%
	SALES VOLUME	\$21,532,400	\$24,087,162	11.9%	\$4,783,500	\$4,806,000	0.5%
	MEDIAN PRICE	\$502,500	\$490,000	-2.5%	\$520,000	\$470,000	-9.6%
	AVERAGE PRICE	\$500,753	\$491,575	-1.8%	\$531,500	\$480,600	-9.6%
	AVERAGE DOM	27	50	85.2%	29	43	48.3%
	% OF ASKING PRICE	104.2%	104.3%	0.0%	105.4%	104.7%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	12	18	50.0%	3	5	66.7%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	13	15	15.4%	4	2	-50.0%
	SALES VOLUME	\$3,037,300	\$3,720,400	22.5%	\$1,064,900	\$448,000	-57.9%
	MEDIAN PRICE	\$226,000	\$235,000	4.0%	\$272,500	\$224,000	-17.8%
	AVERAGE PRICE	\$233,638	\$248,027	6.2%	\$266,225	\$224,000	-15.9%
	AVERAGE DOM	35	53	51.4%	26	70	169.2%
	% OF ASKING PRICE	100.1%	100.4%	0.3%	103.0%	104.8%	1.8%

Historic Sales Trends

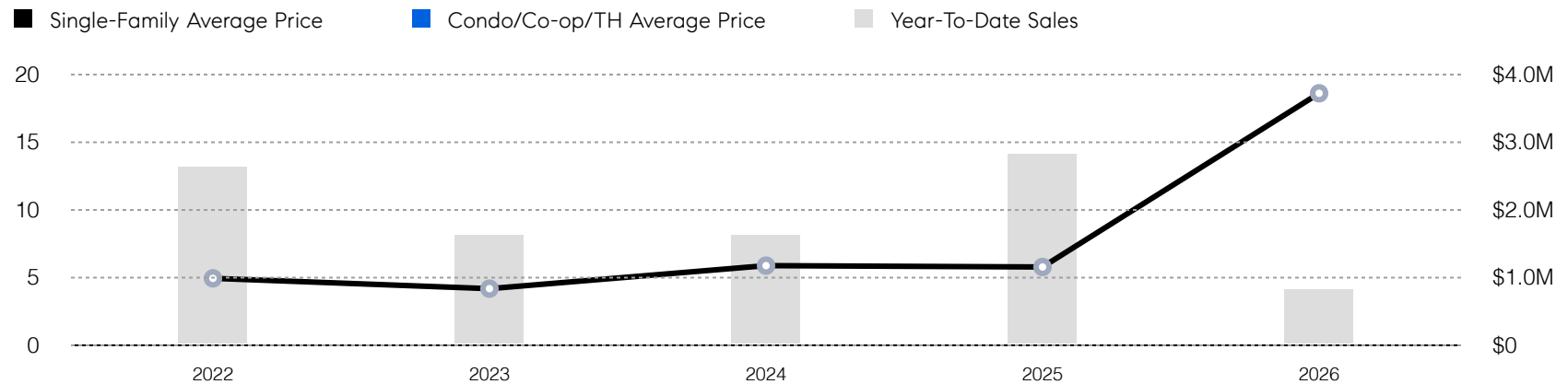


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Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	14	7	-50.0%	3	4	33.3%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	14	4	-71.4%	2	0	0.0%
	SALES VOLUME	\$16,204,999	\$14,895,000	-8.1%	\$2,683,999	-	-
	MEDIAN PRICE	\$1,042,000	\$1,702,500	63.4%	\$1,342,000	-	-
	AVERAGE PRICE	\$1,157,500	\$3,723,750	221.7%	\$1,342,000	-	-
	AVERAGE DOM	49	75	53.1%	103	-	-
	% OF ASKING PRICE	99.0%	93.7%	-5.3%	96.6%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

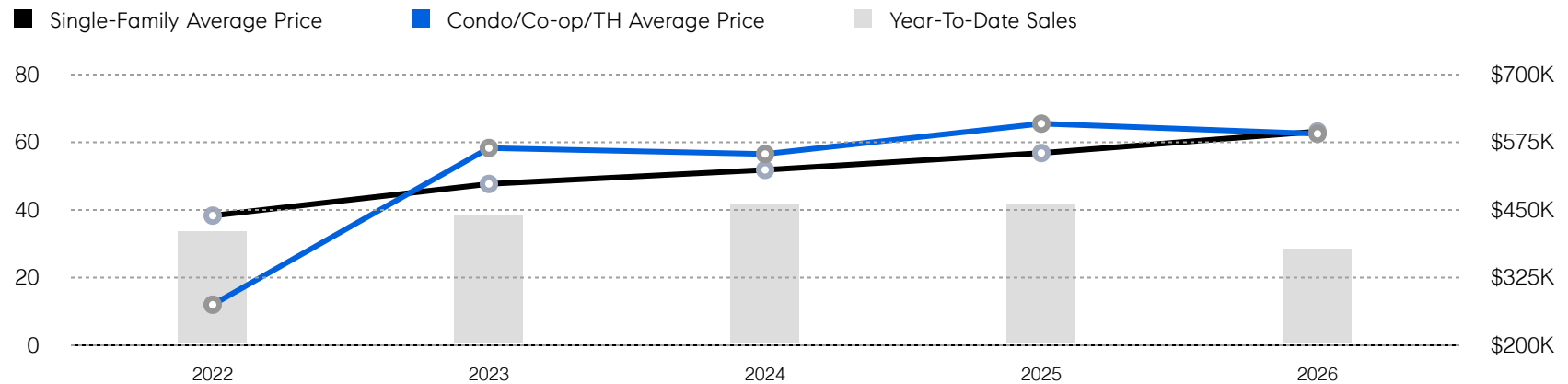


* Line graphs may be hidden due to limited sales data

Somerville

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	38	31	-18.4%	9	8	-11.1%
	ACTIVE LISTINGS	8	14	75.0%	8	14	75.0%
	# OF SALES	33	25	-24.2%	8	8	0.0%
	SALES VOLUME	\$18,318,900	\$14,872,500	-18.8%	\$4,421,900	\$4,823,500	9.1%
	MEDIAN PRICE	\$555,000	\$550,000	-0.9%	\$567,950	\$595,000	4.8%
	AVERAGE PRICE	\$555,118	\$594,900	7.2%	\$552,738	\$602,938	9.1%
	AVERAGE DOM	29	41	41.4%	22	13	-40.9%
	% OF ASKING PRICE	105.2%	104.6%	-0.6%	107.4%	108.8%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	10	3	-70.0%	2	0	0.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	8	3	-62.5%	2	0	0.0%
	SALES VOLUME	\$4,875,000	\$1,772,000	-63.7%	\$1,230,000	-	-
	MEDIAN PRICE	\$600,000	\$675,000	12.5%	\$615,000	-	-
	AVERAGE PRICE	\$609,375	\$590,667	-3.1%	\$615,000	-	-
	AVERAGE DOM	40	34	-15.0%	25	-	-
	% OF ASKING PRICE	99.8%	100.3%	0.5%	99.9%	-	-

Historic Sales Trends

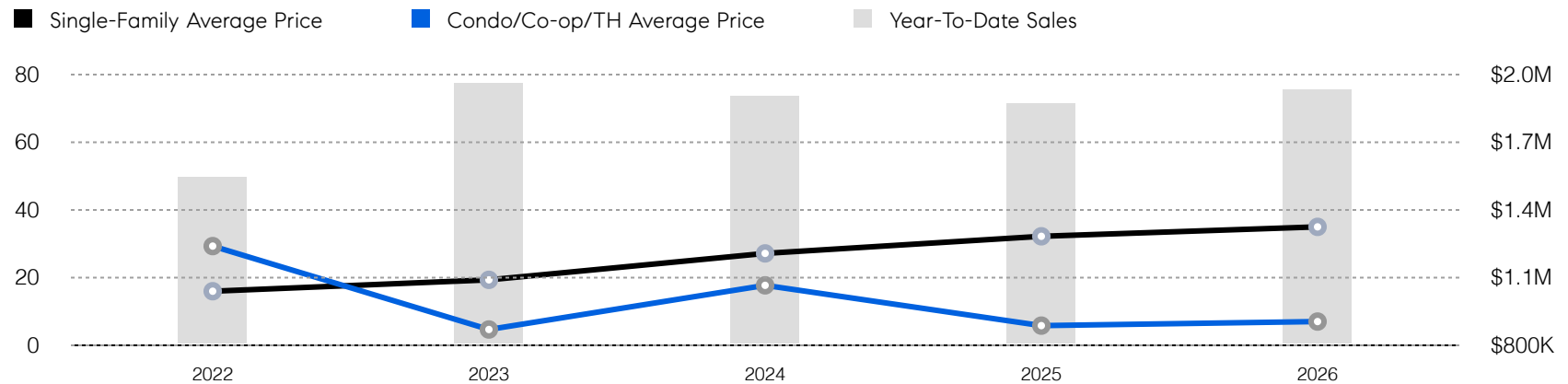


* Line graphs may be hidden due to limited sales data

Warren

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	77	64	-16.9%	14	16	14.3%
	ACTIVE LISTINGS	39	28	-28.2%	39	28	-28.2%
	# OF SALES	57	59	3.5%	15	10	-33.3%
	SALES VOLUME	\$73,143,733	\$78,177,334	6.9%	\$20,668,000	\$17,385,000	-15.9%
	MEDIAN PRICE	\$1,195,000	\$1,250,000	4.6%	\$1,290,000	\$1,690,000	31.0%
	AVERAGE PRICE	\$1,283,223	\$1,325,040	3.3%	\$1,377,867	\$1,738,500	26.2%
	AVERAGE DOM	41	40	-2.4%	36	27	-25.0%
	% OF ASKING PRICE	101.8%	102.3%	0.5%	103.6%	100.9%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	23	11	-52.2%	6	1	-83.3%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	14	16	14.3%	1	4	300.0%
	SALES VOLUME	\$12,422,462	\$14,485,000	16.6%	\$1,100,000	\$3,880,000	252.7%
	MEDIAN PRICE	\$791,250	\$835,000	5.5%	\$1,100,000	\$925,000	-15.9%
	AVERAGE PRICE	\$887,319	\$905,313	2.0%	\$1,100,000	\$970,000	-11.8%
	AVERAGE DOM	97	50	-48.5%	88	25	-71.6%
	% OF ASKING PRICE	96.8%	96.9%	0.1%	91.7%	99.7%	7.9%

Historic Sales Trends

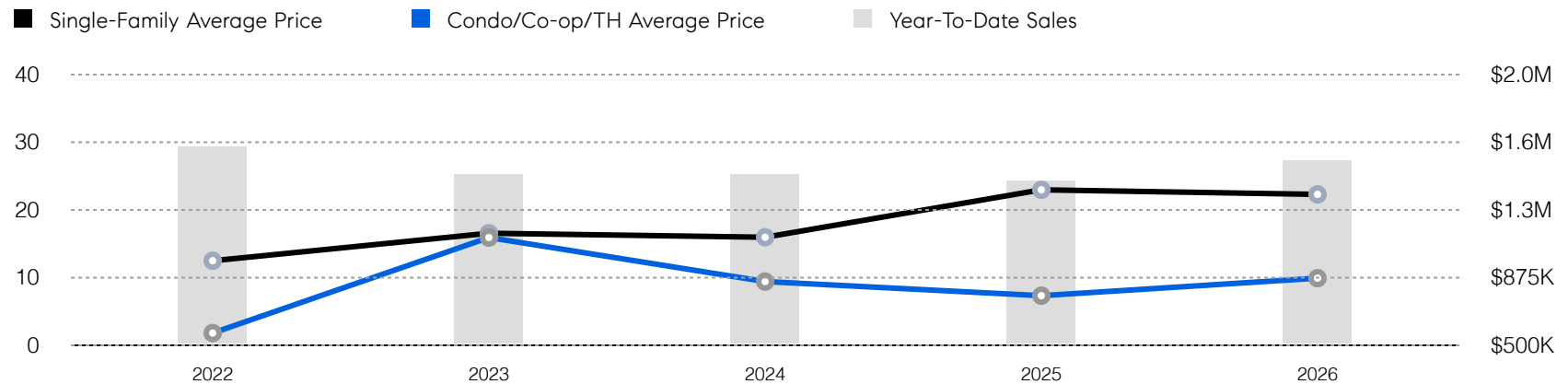


* Line graphs may be hidden due to limited sales data

Watchung

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	27	36	33.3%	4	12	200.0%
	ACTIVE LISTINGS	11	16	45.5%	11	16	45.5%
	# OF SALES	23	25	8.7%	6	10	66.7%
	SALES VOLUME	\$31,316,311	\$33,407,699	6.7%	\$9,532,999	\$11,260,899	18.1%
	MEDIAN PRICE	\$1,200,000	\$1,300,000	8.3%	\$1,325,000	\$1,137,500	-14.2%
	AVERAGE PRICE	\$1,361,579	\$1,336,308	-1.9%	\$1,588,833	\$1,126,090	-29.1%
	AVERAGE DOM	48	21	-56.2%	13	24	84.6%
	% OF ASKING PRICE	103.8%	104.6%	0.8%	102.7%	103.4%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	1	3	200.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$775,000	\$1,744,000	125.0%	-	-	-
	MEDIAN PRICE	\$775,000	\$872,000	12.5%	-	-	-
	AVERAGE PRICE	\$775,000	\$872,000	12.5%	-	-	-
	AVERAGE DOM	40	119	197.5%	-	-	-
	% OF ASKING PRICE	100.0%	99.5%	-0.5%	-	-	-

Historic Sales Trends



* Line graphs may be hidden due to limited sales data



Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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