



January 2026

# Somerset County Market Report

COMPASS

# Somerset County Overview

Year-To-Date Sales

**141**

-2.8% Year-To-Date  
-24.6% Month-Over-Month

Year-To-Date Contracts

**112**

-14.5% Year-To-Date  
-17.6% Month-Over-Month

Single-Family  
Average Sale Price

**\$914K**

3.7% Year-To-Date  
-1.2% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$497K**

-3.0% Year-To-Date  
-9.3% Month-Over-Month

Average Days On Market

**61**

48.8% Year-To-Date  
13.0% Month-Over-Month

Active Listings

**215**

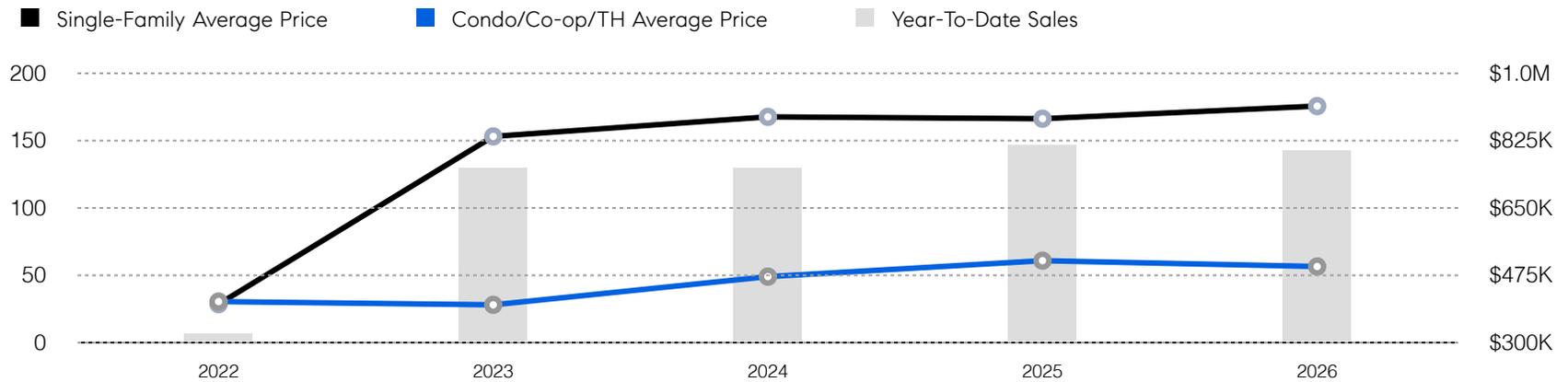
-13.7% Year-Over-Year  
-9.7% Month-Over-Month



# Somerset County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	81	71	-12.3%	81	71	-12.3%
	ACTIVE LISTINGS	169	132	-21.9%	169	132	-21.9%
	# OF SALES	87	91	4.6%	87	91	4.6%
	SALES VOLUME	\$76,739,164	\$83,253,907	8.5%	\$76,739,164	\$83,253,907	8.5%
	MEDIAN PRICE	\$747,312	\$835,000	11.7%	\$747,312	\$835,000	11.7%
	AVERAGE PRICE	\$882,059	\$914,878	3.7%	\$882,059	\$914,878	3.7%
	AVERAGE DOM	38	48	26.3%	38	48	26.3%
Condo/Co-op/TH	CONTRACTS SIGNED	50	41	-18.0%	50	41	-18.0%
	ACTIVE LISTINGS	80	83	3.8%	80	83	3.8%
	# OF SALES	58	50	-13.8%	58	50	-13.8%
	SALES VOLUME	\$29,757,181	\$24,892,900	-16.3%	\$29,757,181	\$24,892,900	-16.3%
	MEDIAN PRICE	\$438,500	\$450,000	2.6%	\$438,500	\$450,000	2.6%
	AVERAGE PRICE	\$513,055	\$497,858	-3.0%	\$513,055	\$497,858	-3.0%
	AVERAGE DOM	37	43	16.2%	37	43	16.2%

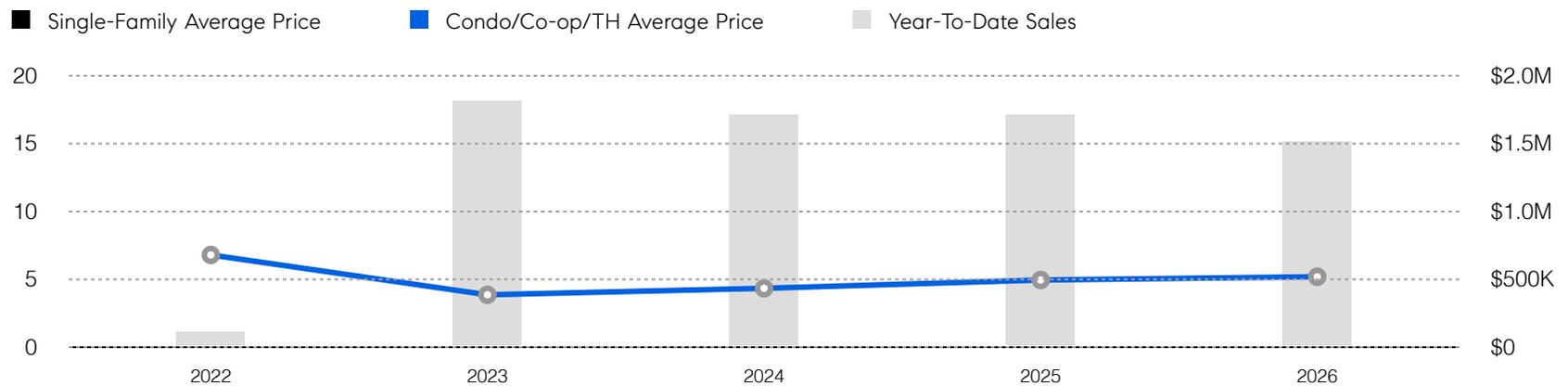
## Historic Sales Trends



# Basking Ridge

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	6	50.0%	4	6	50.0%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	4	7	75.0%	4	7	75.0%
	SALES VOLUME	\$4,752,999	\$8,148,971	71.4%	\$4,752,999	\$8,148,971	71.4%
	MEDIAN PRICE	\$1,037,500	\$944,971	-8.9%	\$1,037,500	\$944,971	-8.9%
	AVERAGE PRICE	\$1,188,250	\$1,164,139	-2.0%	\$1,188,250	\$1,164,139	-2.0%
	AVERAGE DOM	15	35	133.3%	15	35	133.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	6	6	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	13	8	-38.5%	13	8	-38.5%
	SALES VOLUME	\$6,437,234	\$4,156,000	-35.4%	\$6,437,234	\$4,156,000	-35.4%
	MEDIAN PRICE	\$475,000	\$436,500	-8.1%	\$475,000	\$436,500	-8.1%
	AVERAGE PRICE	\$495,172	\$519,500	4.9%	\$495,172	\$519,500	4.9%
	AVERAGE DOM	27	22	-18.5%	27	22	-18.5%

## Historic Sales Trends

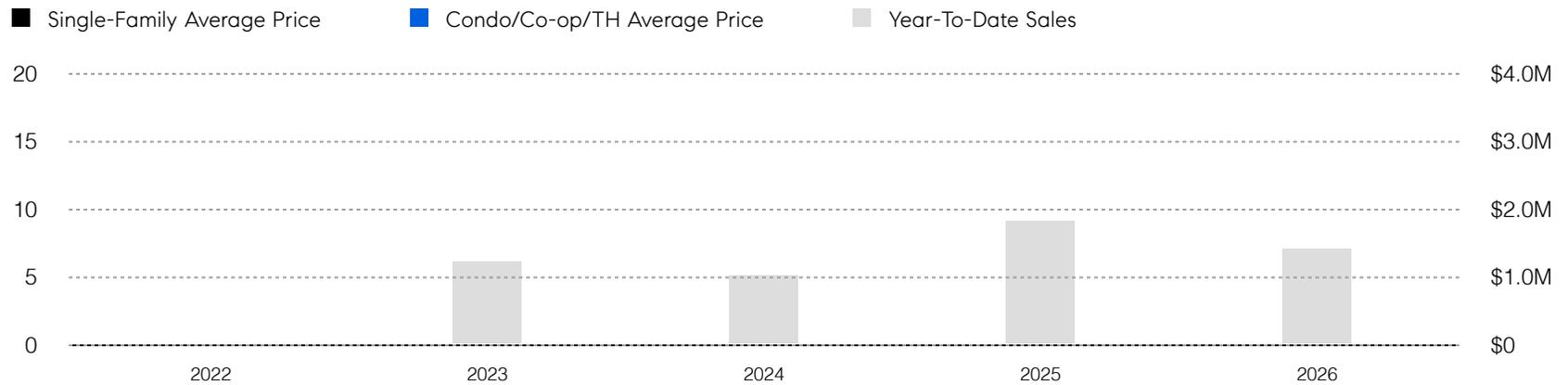


\* Line graphs may be hidden due to limited sales data

# Bedminster

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	8	2	-75.0%	8	2	-75.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$6,300,000	\$1,775,000	-71.8%	\$6,300,000	\$1,775,000	-71.8%
	MEDIAN PRICE	\$3,150,000	\$887,500	-71.8%	\$3,150,000	\$887,500	-71.8%
	AVERAGE PRICE	\$3,150,000	\$887,500	-71.8%	\$3,150,000	\$887,500	-71.8%
	AVERAGE DOM	63	46	-27.0%	63	46	-27.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	4	-50.0%	8	4	-50.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	7	5	-28.6%	7	5	-28.6%
	SALES VOLUME	\$2,731,032	\$2,526,000	-7.5%	\$2,731,032	\$2,526,000	-7.5%
	MEDIAN PRICE	\$405,000	\$460,000	13.6%	\$405,000	\$460,000	13.6%
	AVERAGE PRICE	\$390,147	\$505,200	29.5%	\$390,147	\$505,200	29.5%
	AVERAGE DOM	19	34	78.9%	19	34	78.9%

## Historic Sales Trends

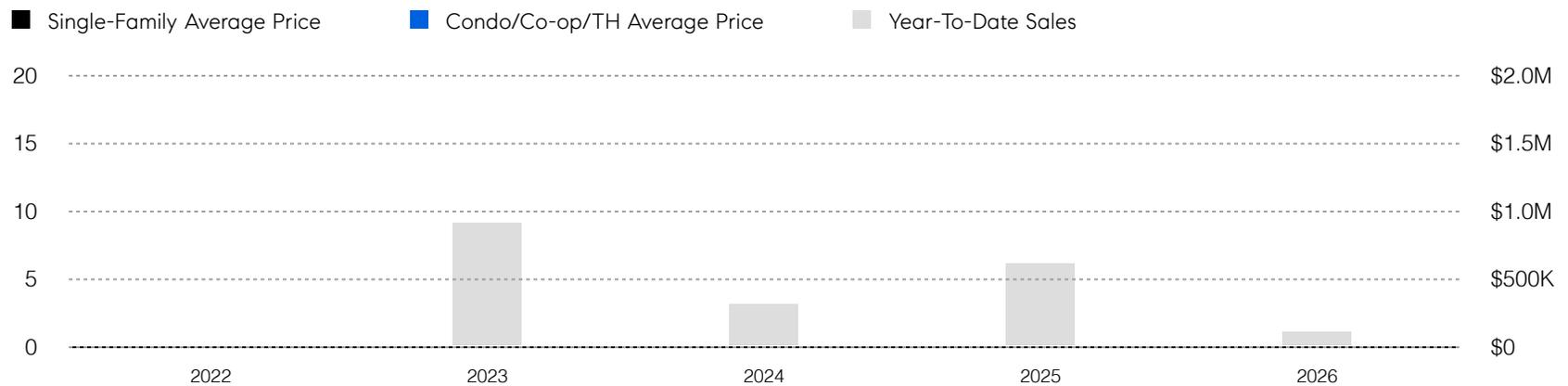


\* Line graphs may be hidden due to limited sales data

# Bernardsville

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	20	15	-25.0%	20	15	-25.0%
	# OF SALES	5	1	-80.0%	5	1	-80.0%
	SALES VOLUME	\$6,095,000	\$890,000	-85.4%	\$6,095,000	\$890,000	-85.4%
	MEDIAN PRICE	\$1,330,000	\$890,000	-33.1%	\$1,330,000	\$890,000	-33.1%
	AVERAGE PRICE	\$1,219,000	\$890,000	-27.0%	\$1,219,000	\$890,000	-27.0%
	AVERAGE DOM	50	68	36.0%	50	68	36.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,295,000	-	-	\$1,295,000	-	-
	MEDIAN PRICE	\$1,295,000	-	-	\$1,295,000	-	-
	AVERAGE PRICE	\$1,295,000	-	-	\$1,295,000	-	-
	AVERAGE DOM	416	-	-	416	-	-

## Historic Sales Trends

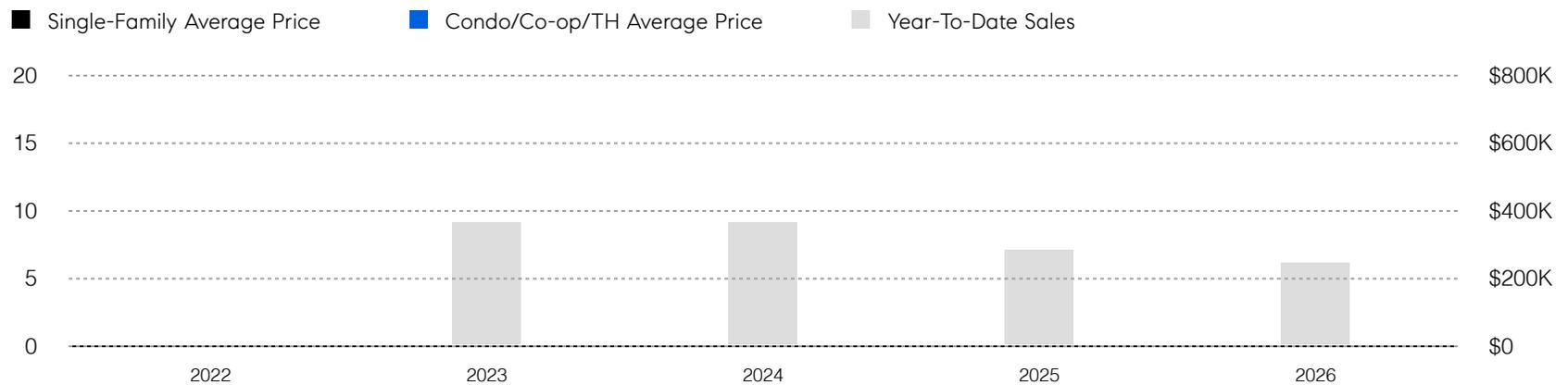


\* Line graphs may be hidden due to limited sales data

# Branchburg

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	6	50.0%	4	6	50.0%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	2	3	50.0%	2	3	50.0%
	SALES VOLUME	\$1,510,000	\$2,095,000	38.7%	\$1,510,000	\$2,095,000	38.7%
	MEDIAN PRICE	\$755,000	\$755,000	-	\$755,000	\$755,000	-
	AVERAGE PRICE	\$755,000	\$698,333	-7.5%	\$755,000	\$698,333	-7.5%
	AVERAGE DOM	58	23	-60.3%	58	23	-60.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	3	2	-33.3%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	5	3	-40.0%	5	3	-40.0%
	SALES VOLUME	\$2,726,000	\$1,224,000	-55.1%	\$2,726,000	\$1,224,000	-55.1%
	MEDIAN PRICE	\$600,000	\$399,000	-33.5%	\$600,000	\$399,000	-33.5%
	AVERAGE PRICE	\$545,200	\$408,000	-25.2%	\$545,200	\$408,000	-25.2%
	AVERAGE DOM	17	21	23.5%	17	21	23.5%

## Historic Sales Trends

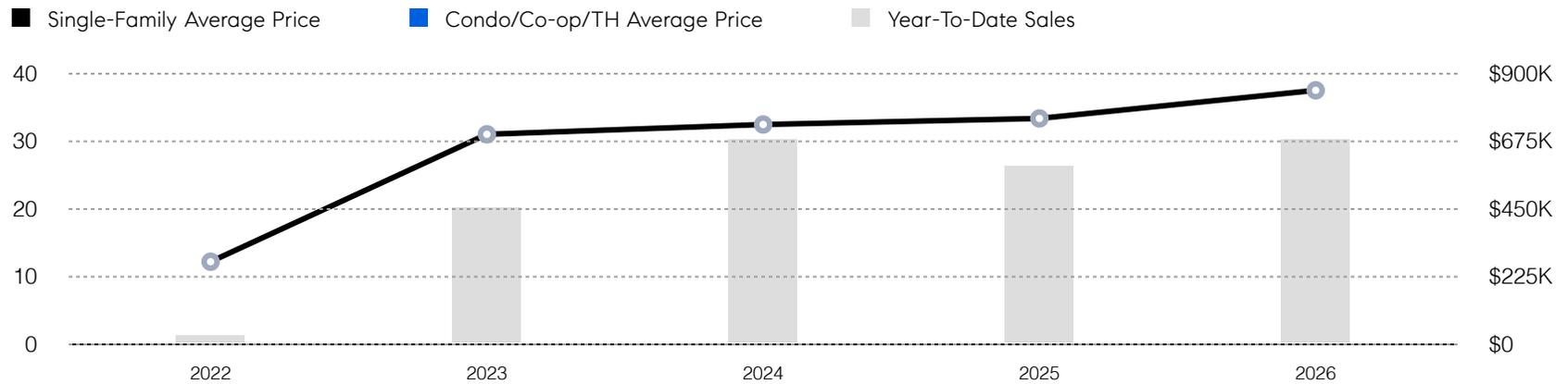


\* Line graphs may be hidden due to limited sales data

# Bridgewater

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	17	8	-52.9%	17	8	-52.9%
	ACTIVE LISTINGS	31	16	-48.4%	31	16	-48.4%
	# OF SALES	17	18	5.9%	17	18	5.9%
	SALES VOLUME	\$12,770,954	\$15,207,000	19.1%	\$12,770,954	\$15,207,000	19.1%
	MEDIAN PRICE	\$815,000	\$805,000	-1.2%	\$815,000	\$805,000	-1.2%
	AVERAGE PRICE	\$751,233	\$844,833	12.5%	\$751,233	\$844,833	12.5%
	AVERAGE DOM	29	46	58.6%	29	46	58.6%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	9	8	-11.1%
	ACTIVE LISTINGS	16	7	-56.2%	16	7	-56.2%
	# OF SALES	9	12	33.3%	9	12	33.3%
	SALES VOLUME	\$4,045,750	\$5,579,900	37.9%	\$4,045,750	\$5,579,900	37.9%
	MEDIAN PRICE	\$432,000	\$465,000	7.6%	\$432,000	\$465,000	7.6%
	AVERAGE PRICE	\$449,528	\$464,992	3.4%	\$449,528	\$464,992	3.4%
	AVERAGE DOM	24	47	95.8%	24	47	95.8%

## Historic Sales Trends

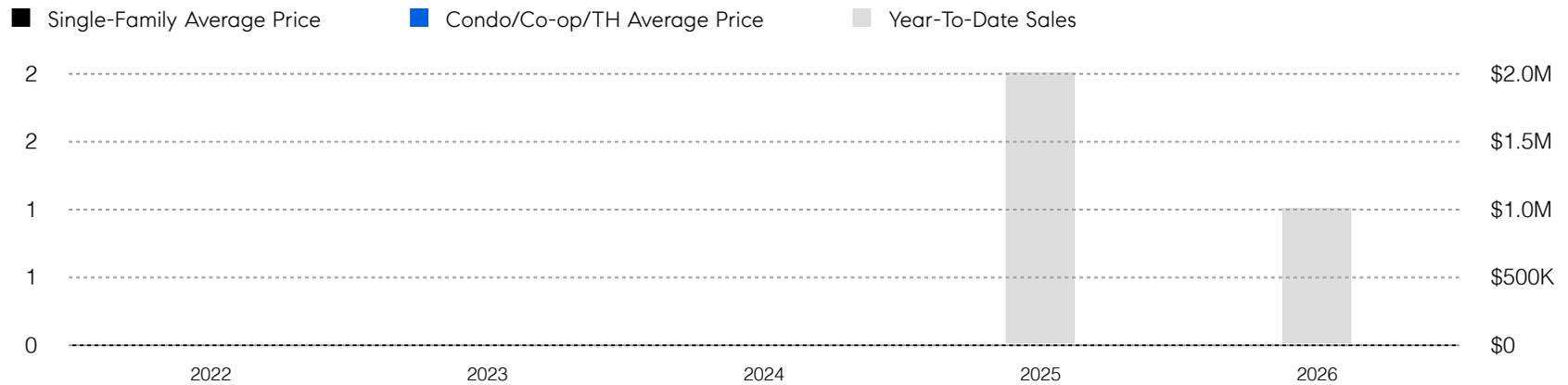


\* Line graphs may be hidden due to limited sales data

# Far Hills

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	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	\$2,132,270	\$995,000	-53.3%	\$2,132,270	\$995,000	-53.3%
	MEDIAN PRICE	\$1,066,135	\$995,000	-6.7%	\$1,066,135	\$995,000	-6.7%
	AVERAGE PRICE	\$1,066,135	\$995,000	-6.7%	\$1,066,135	\$995,000	-6.7%
	AVERAGE DOM	53	5	-90.6%	53	5	-90.6%

## Historic Sales Trends

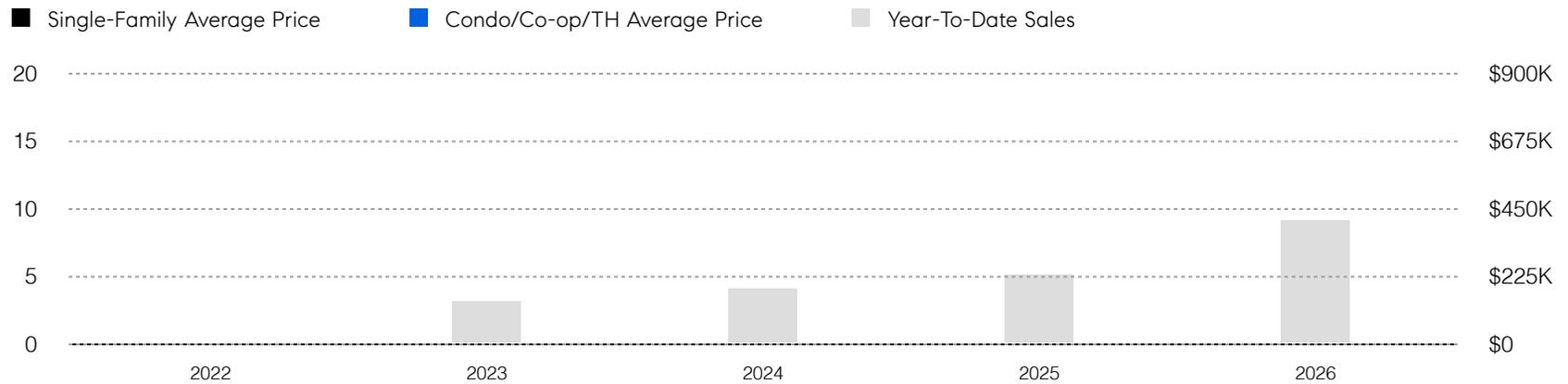


\* Line graphs may be hidden due to limited sales data

# Green Brook

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	3	5	66.7%	3	5	66.7%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	3	9	200.0%	3	9	200.0%
	SALES VOLUME	\$2,486,000	\$7,671,500	208.6%	\$2,486,000	\$7,671,500	208.6%
	MEDIAN PRICE	\$606,000	\$875,000	44.4%	\$606,000	\$875,000	44.4%
	AVERAGE PRICE	\$828,667	\$852,389	2.9%	\$828,667	\$852,389	2.9%
	AVERAGE DOM	33	66	100.0%	33	66	100.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$897,000	-	-	\$897,000	-	-
	MEDIAN PRICE	\$448,500	-	-	\$448,500	-	-
	AVERAGE PRICE	\$448,500	-	-	\$448,500	-	-
	AVERAGE DOM	42	-	-	42	-	-

## Historic Sales Trends

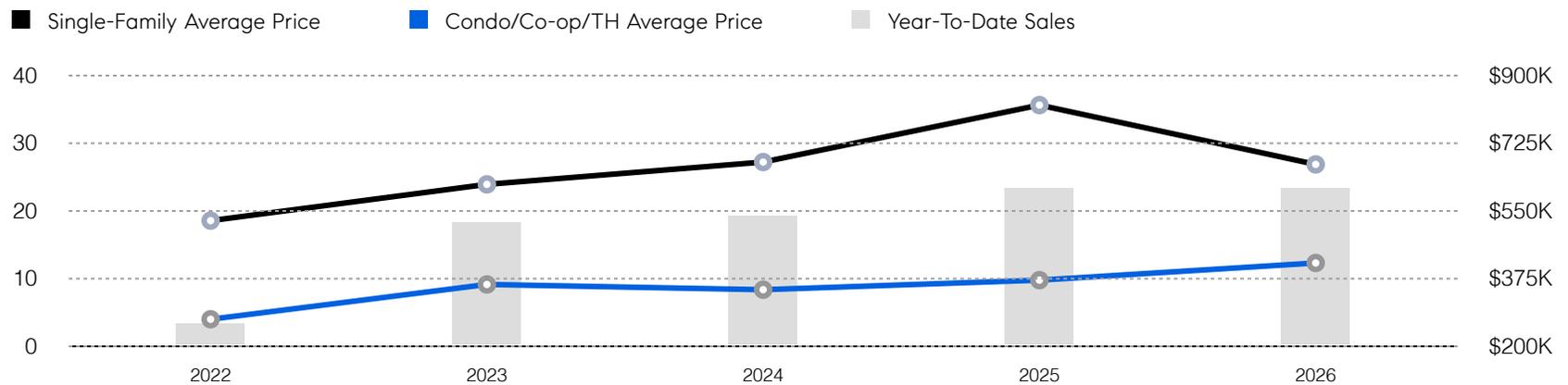


\* Line graphs may be hidden due to limited sales data

# Hillsborough

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	9	11	22.2%	9	11	22.2%
	ACTIVE LISTINGS	16	18	12.5%	16	18	12.5%
	# OF SALES	11	10	-9.1%	11	10	-9.1%
	SALES VOLUME	\$9,060,899	\$6,703,000	-26.0%	\$9,060,899	\$6,703,000	-26.0%
	MEDIAN PRICE	\$730,000	\$697,000	-4.5%	\$730,000	\$697,000	-4.5%
	AVERAGE PRICE	\$823,718	\$670,300	-18.6%	\$823,718	\$670,300	-18.6%
	AVERAGE DOM	45	37	-17.8%	45	37	-17.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	12	0.0%	12	12	0.0%
	ACTIVE LISTINGS	17	25	47.1%	17	25	47.1%
	# OF SALES	12	13	8.3%	12	13	8.3%
	SALES VOLUME	\$4,453,500	\$5,402,000	21.3%	\$4,453,500	\$5,402,000	21.3%
	MEDIAN PRICE	\$398,750	\$420,000	5.3%	\$398,750	\$420,000	5.3%
	AVERAGE PRICE	\$371,125	\$415,538	12.0%	\$371,125	\$415,538	12.0%
	AVERAGE DOM	31	50	61.3%	31	50	61.3%

## Historic Sales Trends

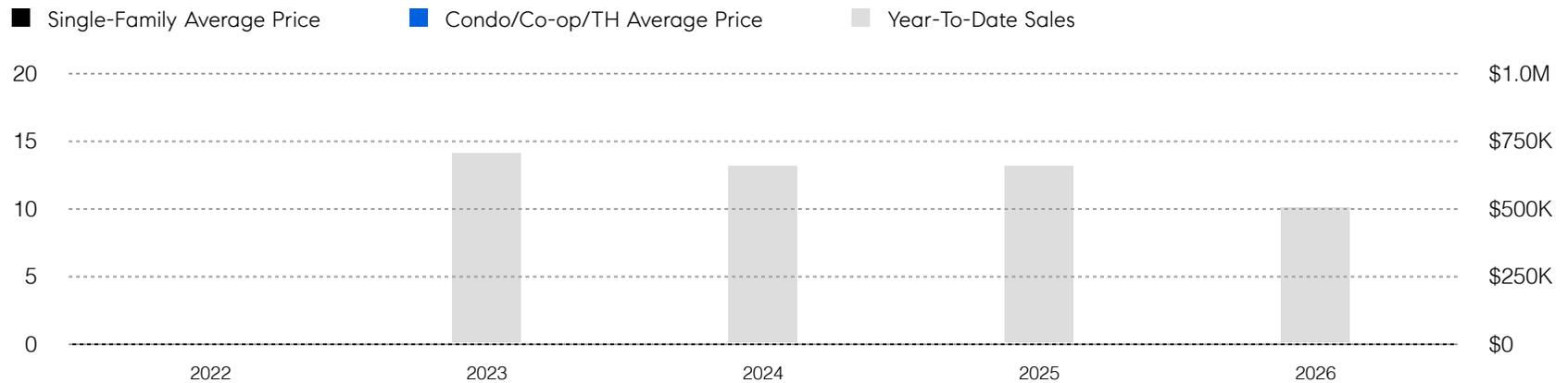


\* Line graphs may be hidden due to limited sales data

# Montgomery Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	6	4	-33.3%	6	4	-33.3%
	ACTIVE LISTINGS	14	10	-28.6%	14	10	-28.6%
	# OF SALES	11	8	-27.3%	11	8	-27.3%
	SALES VOLUME	\$10,418,000	\$7,017,500	-32.6%	\$10,418,000	\$7,017,500	-32.6%
	MEDIAN PRICE	\$835,000	\$852,500	2.1%	\$835,000	\$852,500	2.1%
	AVERAGE PRICE	\$947,091	\$877,188	-7.4%	\$947,091	\$877,188	-7.4%
	AVERAGE DOM	42	78	85.7%	42	78	85.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	3	2	-33.3%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,079,000	\$1,150,000	6.6%	\$1,079,000	\$1,150,000	6.6%
	MEDIAN PRICE	\$539,500	\$575,000	6.6%	\$539,500	\$575,000	6.6%
	AVERAGE PRICE	\$539,500	\$575,000	6.6%	\$539,500	\$575,000	6.6%
	AVERAGE DOM	30	75	150.0%	30	75	150.0%

## Historic Sales Trends

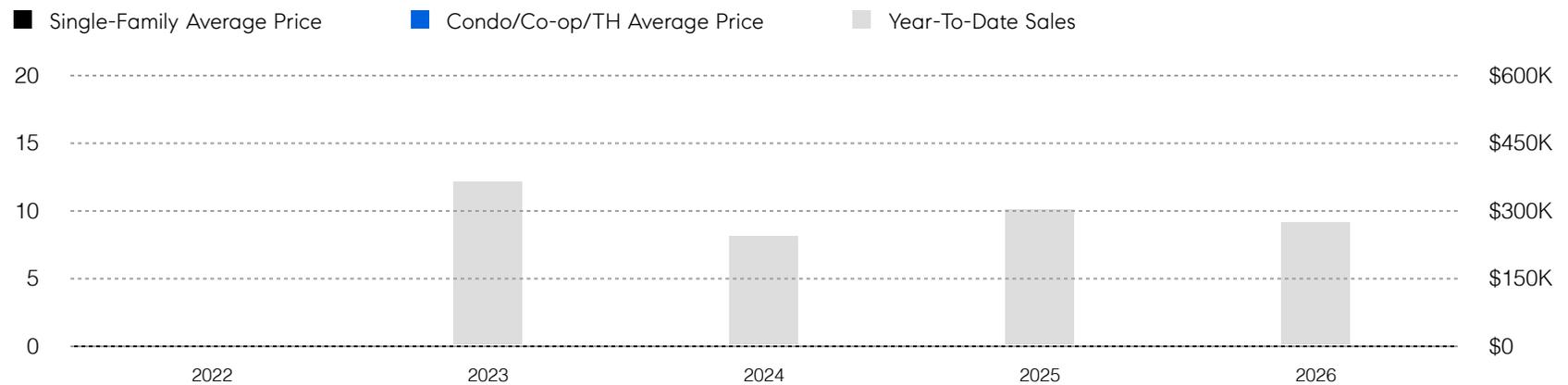


\* Line graphs may be hidden due to limited sales data

# North Plainfield

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	11	13	18.2%	11	13	18.2%
	ACTIVE LISTINGS	12	20	66.7%	12	20	66.7%
	# OF SALES	8	6	-25.0%	8	6	-25.0%
	SALES VOLUME	\$4,297,000	\$2,962,500	-31.1%	\$4,297,000	\$2,962,500	-31.1%
	MEDIAN PRICE	\$524,500	\$498,750	-4.9%	\$524,500	\$498,750	-4.9%
	AVERAGE PRICE	\$537,125	\$493,750	-8.1%	\$537,125	\$493,750	-8.1%
	AVERAGE DOM	29	90	210.3%	29	90	210.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	2	3	50.0%	2	3	50.0%
	SALES VOLUME	\$435,000	\$650,000	49.4%	\$435,000	\$650,000	49.4%
	MEDIAN PRICE	\$217,500	\$230,000	5.7%	\$217,500	\$230,000	5.7%
	AVERAGE PRICE	\$217,500	\$216,667	-0.4%	\$217,500	\$216,667	-0.4%
	AVERAGE DOM	37	98	164.9%	37	98	164.9%

## Historic Sales Trends

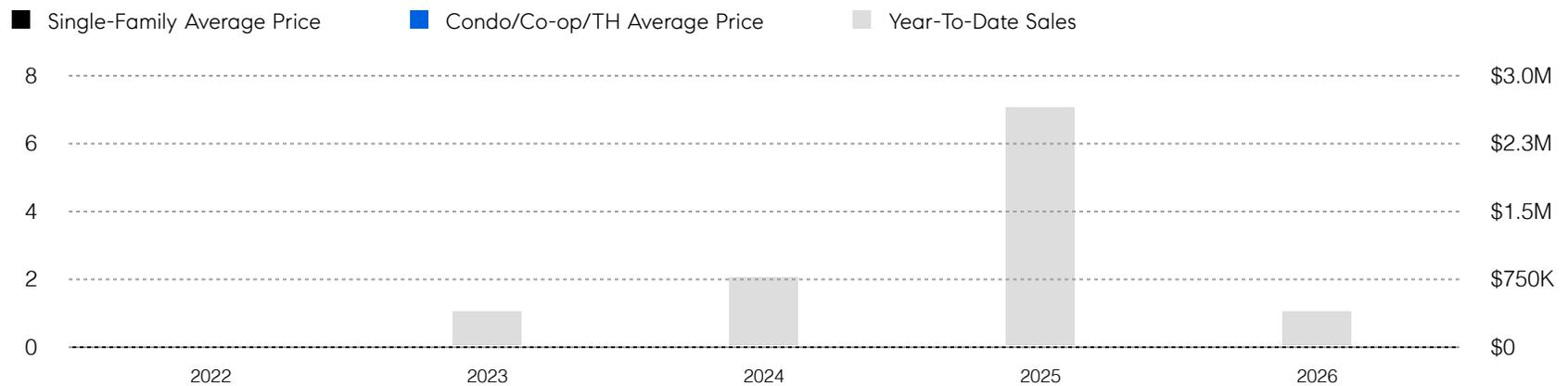


\* Line graphs may be hidden due to limited sales data

# Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	3	1	-66.7%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	7	1	-85.7%	7	1	-85.7%
	SALES VOLUME	\$6,219,000	\$2,695,000	-56.7%	\$6,219,000	\$2,695,000	-56.7%
	MEDIAN PRICE	\$887,000	\$2,695,000	203.8%	\$887,000	\$2,695,000	203.8%
	AVERAGE PRICE	\$888,429	\$2,695,000	203.3%	\$888,429	\$2,695,000	203.3%
	AVERAGE DOM	37	6	-83.8%	37	6	-83.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	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

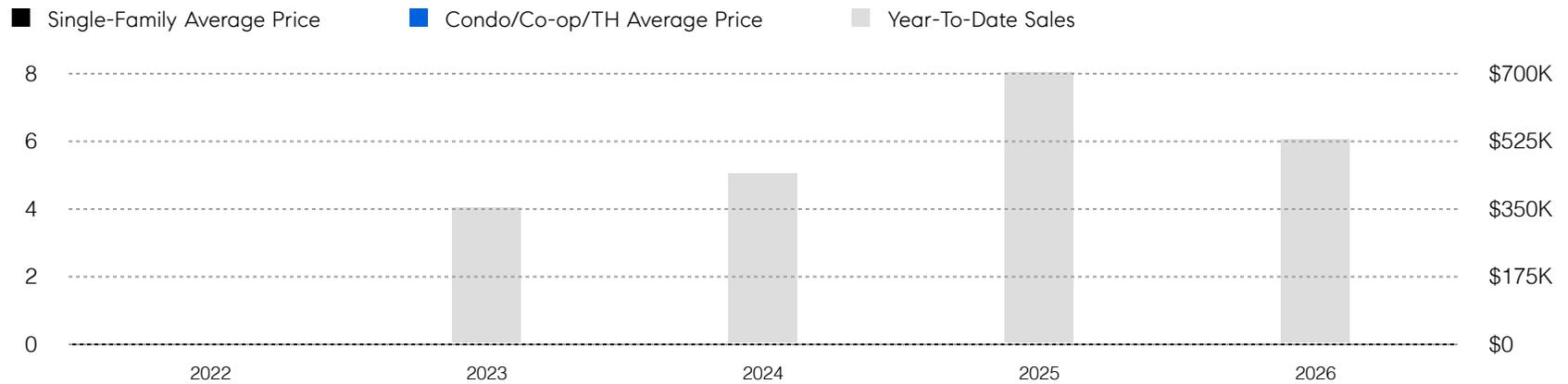


\* Line graphs may be hidden due to limited sales data

# Somerville

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	4	-20.0%	5	4	-20.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	8	6	-25.0%	8	6	-25.0%
	SALES VOLUME	\$4,461,000	\$3,683,000	-17.4%	\$4,461,000	\$3,683,000	-17.4%
	MEDIAN PRICE	\$582,500	\$550,000	-5.6%	\$582,500	\$550,000	-5.6%
	AVERAGE PRICE	\$557,625	\$613,833	10.1%	\$557,625	\$613,833	10.1%
	AVERAGE DOM	30	56	86.7%	30	56	86.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

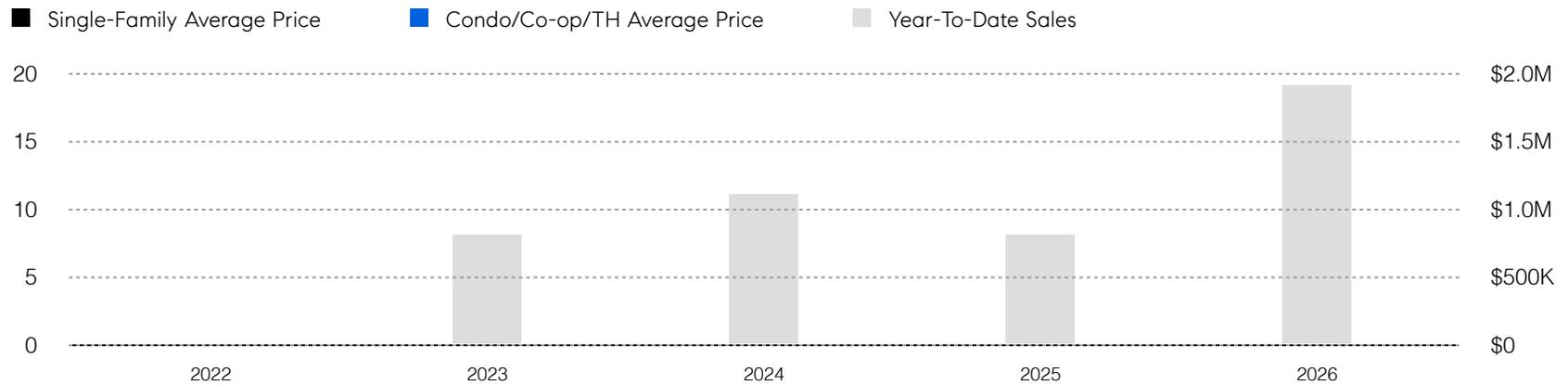


\* Line graphs may be hidden due to limited sales data

# Warren

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	8	9	12.5%	8	9	12.5%
	ACTIVE LISTINGS	20	17	-15.0%	20	17	-15.0%
	# OF SALES	5	17	240.0%	5	17	240.0%
	SALES VOLUME	\$4,604,000	\$19,205,436	317.1%	\$4,604,000	\$19,205,436	317.1%
	MEDIAN PRICE	\$815,000	\$1,100,000	35.0%	\$815,000	\$1,100,000	35.0%
	AVERAGE PRICE	\$920,800	\$1,129,732	22.7%	\$920,800	\$1,129,732	22.7%
	AVERAGE DOM	34	32	-5.9%	34	32	-5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	14	4	-71.4%	14	4	-71.4%
	# OF SALES	3	2	-33.3%	3	2	-33.3%
	SALES VOLUME	\$3,525,395	\$2,665,000	-24.4%	\$3,525,395	\$2,665,000	-24.4%
	MEDIAN PRICE	\$1,274,900	\$1,332,500	4.5%	\$1,274,900	\$1,332,500	4.5%
	AVERAGE PRICE	\$1,175,132	\$1,332,500	13.4%	\$1,175,132	\$1,332,500	13.4%
	AVERAGE DOM	85	34	-60.0%	85	34	-60.0%

## Historic Sales Trends

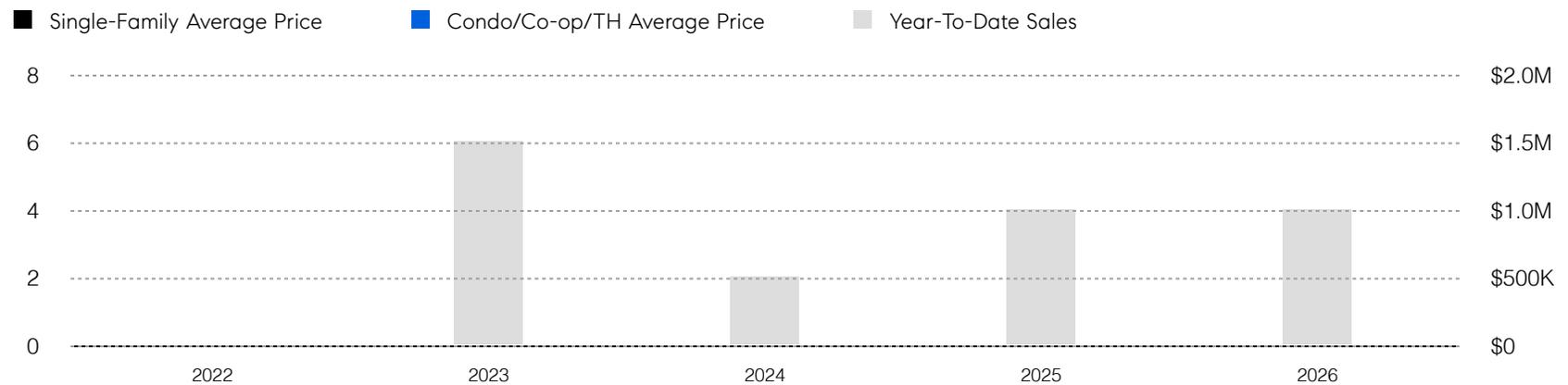


\* Line graphs may be hidden due to limited sales data

# Watchung

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	0	0.0%	7	0	0.0%
	ACTIVE LISTINGS	7	7	0.0%	7	7	0.0%
	# OF SALES	4	3	-25.0%	4	3	-25.0%
	SALES VOLUME	\$3,764,312	\$5,200,000	38.1%	\$3,764,312	\$5,200,000	38.1%
	MEDIAN PRICE	\$928,500	\$1,300,000	40.0%	\$928,500	\$1,300,000	40.0%
	AVERAGE PRICE	\$941,078	\$1,733,333	84.2%	\$941,078	\$1,733,333	84.2%
	AVERAGE DOM	69	18	-73.9%	69	18	-73.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$545,000	-	-	\$545,000	-
	MEDIAN PRICE	-	\$545,000	-	-	\$545,000	-
	AVERAGE PRICE	-	\$545,000	-	-	\$545,000	-
	AVERAGE DOM	-	20	-	-	20	-

## 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 - 01/31/2025 vs. 01/01/2026 - 01/31/2026

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.