



February 2026

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

247

-1.2% Year-To-Date
-33.1% Month-Over-Month

Year-To-Date Contracts

250

-9.4% Year-To-Date
33.6% Month-Over-Month

Single-Family
Average Sale Price

\$910K

2.8% Year-To-Date
-3.6% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$495K

-2.0% Year-To-Date
-3.9% Month-Over-Month

Average Days On Market

49

25.6% Year-To-Date
-37.1% Month-Over-Month

Active Listings

223

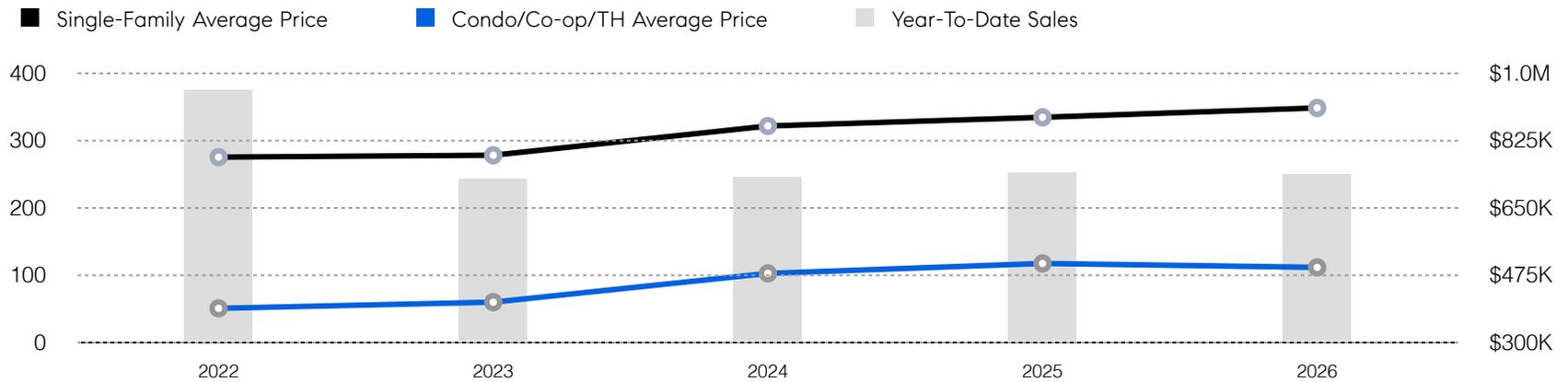
-18.9% Year-Over-Year
-3.5% Month-Over-Month



Somerset County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	164	146	-11.0%	83	80	-3.6%
	ACTIVE LISTINGS	197	142	-27.9%	197	142	-27.9%
	# OF SALES	146	150	2.7%	59	58	-1.7%
	SALES VOLUME	\$129,310,766	\$136,510,607	5.6%	\$52,571,602	\$51,606,700	-1.8%
	MEDIAN PRICE	\$730,000	\$799,000	9.5%	\$700,000	\$777,500	11.1%
	AVERAGE PRICE	\$885,690	\$910,071	2.8%	\$891,044	\$889,771	-0.1%
	AVERAGE DOM	41	52	26.8%	47	59	25.5%
Condo/Co-op/TH	CONTRACTS SIGNED	112	104	-7.1%	62	63	1.6%
	ACTIVE LISTINGS	78	81	3.8%	78	81	3.8%
	# OF SALES	104	97	-6.7%	46	41	-10.9%
	SALES VOLUME	\$52,604,739	\$48,070,800	-8.6%	\$22,847,558	\$19,856,900	-13.1%
	MEDIAN PRICE	\$431,000	\$450,000	4.4%	\$427,500	\$428,000	0.1%
	AVERAGE PRICE	\$505,815	\$495,575	-2.0%	\$496,686	\$484,315	-2.5%
	AVERAGE DOM	33	41	24.2%	29	35	20.7%

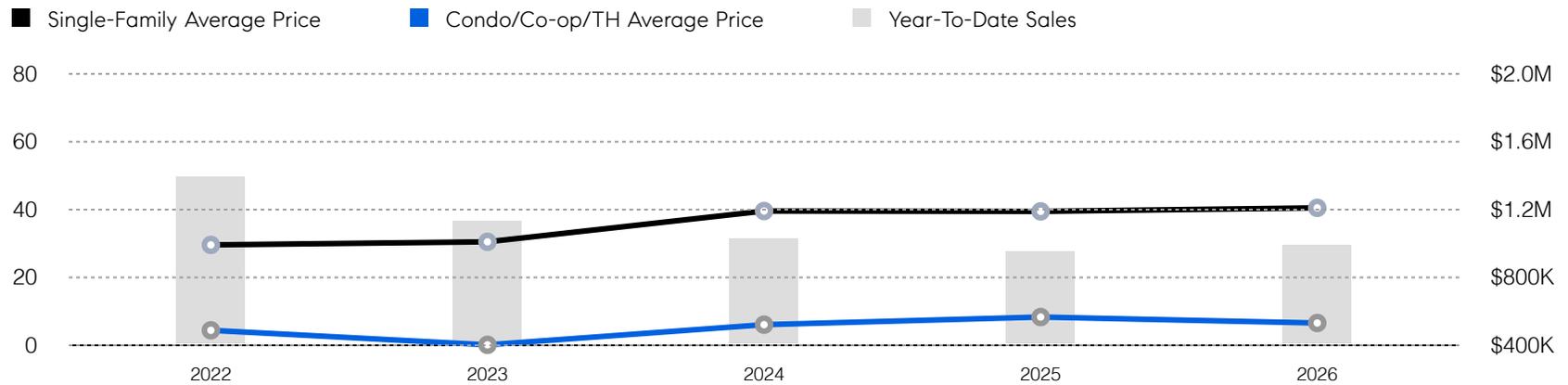
Historic Sales Trends



Basking Ridge

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	11	-15.4%	9	6	-33.3%
	ACTIVE LISTINGS	16	7	-56.2%	16	7	-56.2%
	# OF SALES	8	10	25.0%	4	3	-25.0%
	SALES VOLUME	\$9,516,999	\$12,102,971	27.2%	\$4,764,000	\$3,954,000	-17.0%
	MEDIAN PRICE	\$1,037,500	\$989,986	-4.6%	\$1,049,500	\$1,365,000	30.1%
	AVERAGE PRICE	\$1,189,625	\$1,210,297	1.7%	\$1,191,000	\$1,318,000	10.7%
	AVERAGE DOM	26	37	42.3%	37	40	8.1%
Condo/Co-op/TH	CONTRACTS SIGNED	14	16	14.3%	8	10	25.0%
	ACTIVE LISTINGS	14	9	-35.7%	14	9	-35.7%
	# OF SALES	19	19	0.0%	6	11	83.3%
	SALES VOLUME	\$10,766,886	\$10,097,900	-6.2%	\$4,329,652	\$5,941,900	37.2%
	MEDIAN PRICE	\$480,000	\$450,000	-6.2%	\$570,500	\$450,000	-21.1%
	AVERAGE PRICE	\$566,678	\$531,468	-6.2%	\$721,609	\$540,173	-25.1%
	AVERAGE DOM	27	33	22.2%	29	41	41.4%

Historic Sales Trends

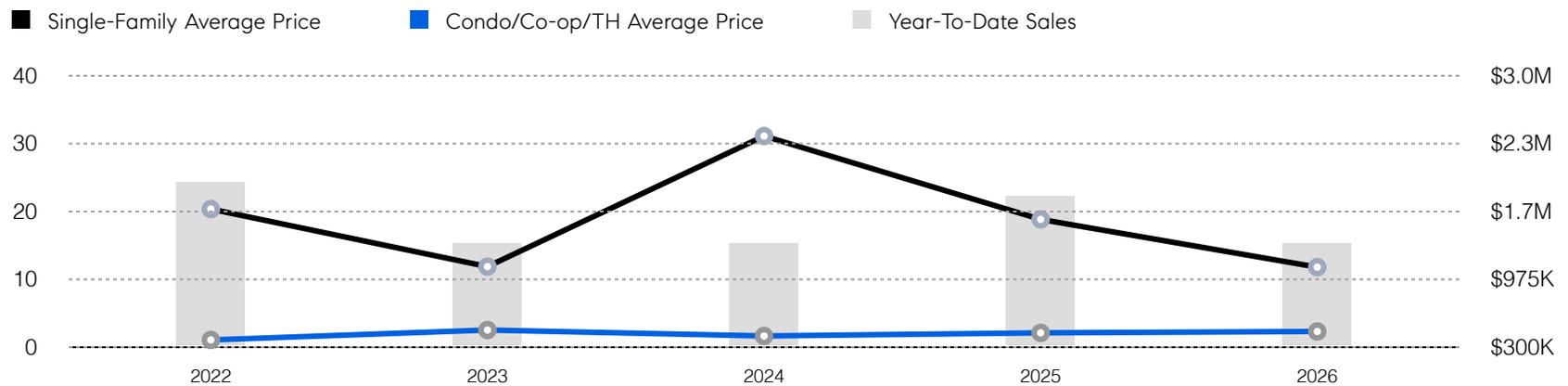


* Line graphs may be hidden due to limited sales data

Bedminster

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	4	-20.0%	4	2	-50.0%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	6	3	-50.0%	4	1	-75.0%
	SALES VOLUME	\$9,429,999	\$3,290,000	-65.1%	\$3,129,999	\$1,515,000	-51.6%
	MEDIAN PRICE	\$887,500	\$1,200,000	35.2%	\$770,000	\$1,515,000	96.8%
	AVERAGE PRICE	\$1,571,667	\$1,096,667	-30.2%	\$782,500	\$1,515,000	93.6%
	AVERAGE DOM	59	66	11.9%	58	107	84.5%
Condo/Co-op/TH	CONTRACTS SIGNED	19	11	-42.1%	11	7	-36.4%
	ACTIVE LISTINGS	6	10	66.7%	6	10	66.7%
	# OF SALES	16	12	-25.0%	9	7	-22.2%
	SALES VOLUME	\$7,089,832	\$5,480,500	-22.7%	\$4,358,800	\$2,954,500	-32.2%
	MEDIAN PRICE	\$405,000	\$415,500	2.6%	\$405,000	\$387,500	-4.3%
	AVERAGE PRICE	\$443,115	\$456,708	3.1%	\$484,311	\$422,071	-12.9%
	AVERAGE DOM	22	31	40.9%	24	29	20.8%

Historic Sales Trends

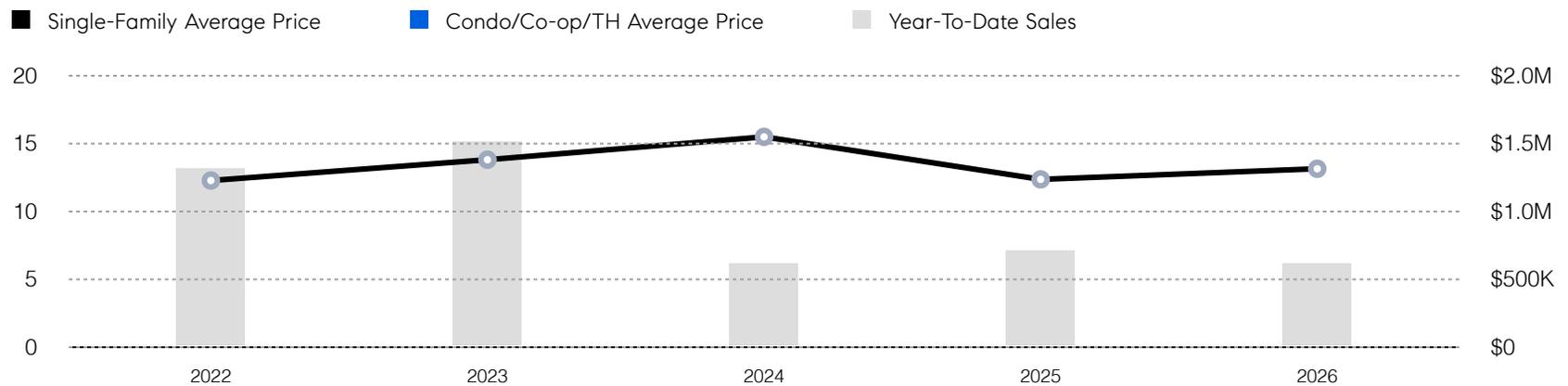


* Line graphs may be hidden due to limited sales data

Bernardsville

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	3	-70.0%	9	1	-88.9%
	ACTIVE LISTINGS	22	14	-36.4%	22	14	-36.4%
	# OF SALES	6	6	0.0%	1	5	400.0%
	SALES VOLUME	\$7,419,900	\$7,888,700	6.3%	\$1,324,900	\$6,998,700	428.2%
	MEDIAN PRICE	\$1,327,450	\$1,182,500	-10.9%	\$1,324,900	\$1,475,000	11.3%
	AVERAGE PRICE	\$1,236,650	\$1,314,783	6.3%	\$1,324,900	\$1,399,740	5.6%
	AVERAGE DOM	53	93	75.5%	70	98	40.0%
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	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,295,000	-	-	-	-	-
	MEDIAN PRICE	\$1,295,000	-	-	-	-	-
	AVERAGE PRICE	\$1,295,000	-	-	-	-	-
	AVERAGE DOM	416	-	-	-	-	-

Historic Sales Trends

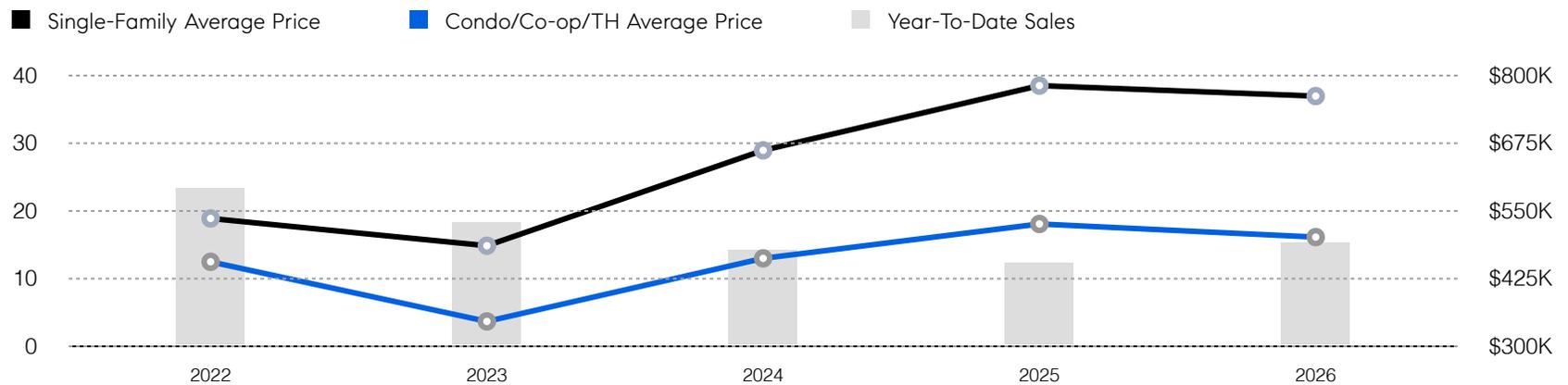


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Branchburg

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	9	-25.0%	8	3	-62.5%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	6	7	16.7%	4	4	0.0%
	SALES VOLUME	\$4,688,900	\$5,335,000	13.8%	\$3,178,900	\$3,240,000	1.9%
	MEDIAN PRICE	\$790,000	\$800,000	1.3%	\$874,500	\$820,000	-6.2%
	AVERAGE PRICE	\$781,483	\$762,143	-2.5%	\$794,725	\$810,000	1.9%
	AVERAGE DOM	61	58	-4.9%	63	84	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	1	4	300.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	6	8	33.3%	1	5	400.0%
	SALES VOLUME	\$3,156,000	\$4,014,000	27.2%	\$430,000	\$2,790,000	548.8%
	MEDIAN PRICE	\$555,000	\$505,000	-9.0%	\$430,000	\$600,000	39.5%
	AVERAGE PRICE	\$526,000	\$501,750	-4.6%	\$430,000	\$558,000	29.8%
	AVERAGE DOM	19	30	57.9%	26	36	38.5%

Historic Sales Trends

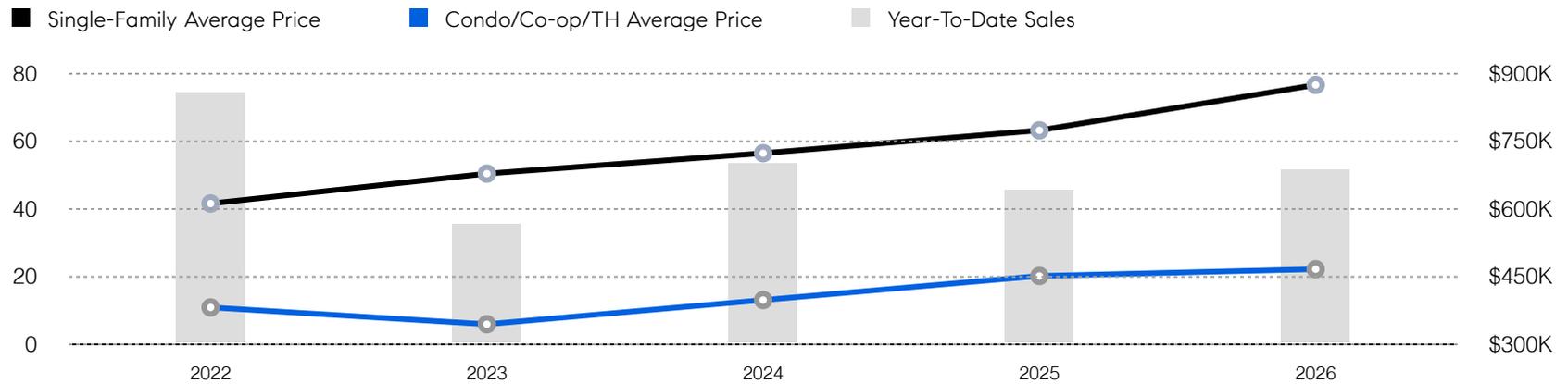


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Bridgewater

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	38	27	-28.9%	21	19	-9.5%
	ACTIVE LISTINGS	34	16	-52.9%	34	16	-52.9%
	# OF SALES	28	33	17.9%	11	15	36.4%
	SALES VOLUME	\$21,685,954	\$28,881,500	33.2%	\$8,915,000	\$13,674,500	53.4%
	MEDIAN PRICE	\$700,000	\$835,000	19.3%	\$679,000	\$850,000	25.2%
	AVERAGE PRICE	\$774,498	\$875,197	13.0%	\$810,455	\$911,633	12.5%
	AVERAGE DOM	36	45	25.0%	46	44	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	20	14	-30.0%	11	7	-36.4%
	ACTIVE LISTINGS	12	14	16.7%	12	14	16.7%
	# OF SALES	17	18	5.9%	8	6	-25.0%
	SALES VOLUME	\$7,680,750	\$8,401,400	9.4%	\$3,635,000	\$2,821,500	-22.4%
	MEDIAN PRICE	\$432,000	\$439,000	1.6%	\$425,500	\$424,000	-0.4%
	AVERAGE PRICE	\$451,809	\$466,744	3.3%	\$454,375	\$470,250	3.5%
	AVERAGE DOM	26	42	61.5%	27	33	22.2%

Historic Sales Trends

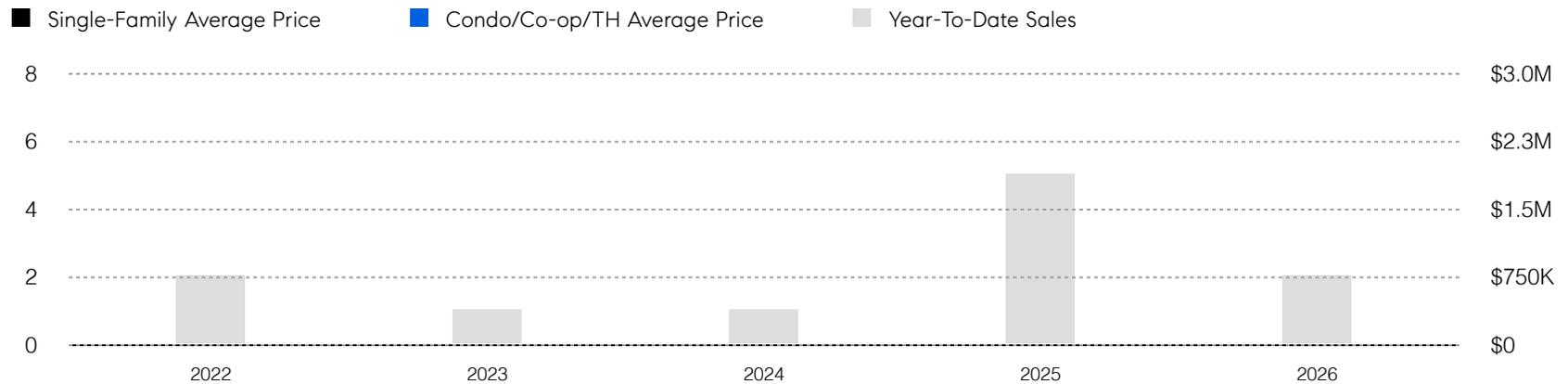


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Far Hills

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$2,938,000	-	-	\$2,938,000	-	-
	MEDIAN PRICE	\$2,938,000	-	-	\$2,938,000	-	-
	AVERAGE PRICE	\$2,938,000	-	-	\$2,938,000	-	-
	AVERAGE DOM	96	-	-	96	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	5	400.0%	0	3	0.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	4	2	-50.0%	2	1	-50.0%
	SALES VOLUME	\$3,224,076	\$1,884,000	-41.6%	\$1,091,806	\$889,000	-18.6%
	MEDIAN PRICE	\$914,750	\$942,000	3.0%	\$545,903	\$889,000	62.8%
	AVERAGE PRICE	\$806,019	\$942,000	16.9%	\$545,903	\$889,000	62.8%
	AVERAGE DOM	44	14	-68.2%	35	23	-34.3%

Historic Sales Trends

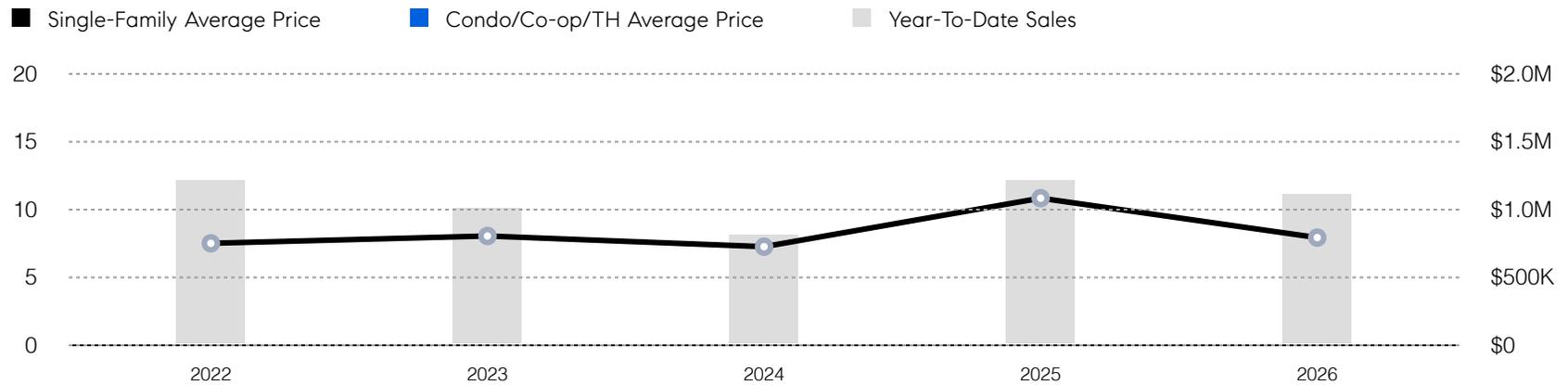


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Green Brook

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	9	125.0%	1	5	400.0%
	ACTIVE LISTINGS	11	8	-27.3%	11	8	-27.3%
	# OF SALES	6	11	83.3%	3	2	-33.3%
	SALES VOLUME	\$6,505,500	\$8,731,500	34.2%	\$4,019,500	\$1,060,000	-73.6%
	MEDIAN PRICE	\$580,500	\$798,000	37.5%	\$555,000	\$530,000	-4.5%
	AVERAGE PRICE	\$1,084,250	\$793,773	-26.8%	\$1,339,833	\$530,000	-60.4%
	AVERAGE DOM	25	71	184.0%	16	96	500.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	3	-50.0%	3	3	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	6	0	0.0%	4	0	0.0%
	SALES VOLUME	\$2,648,900	-	-	\$1,751,900	-	-
	MEDIAN PRICE	\$425,950	-	-	\$425,950	-	-
	AVERAGE PRICE	\$441,483	-	-	\$437,975	-	-
	AVERAGE DOM	24	-	-	16	-	-

Historic Sales Trends

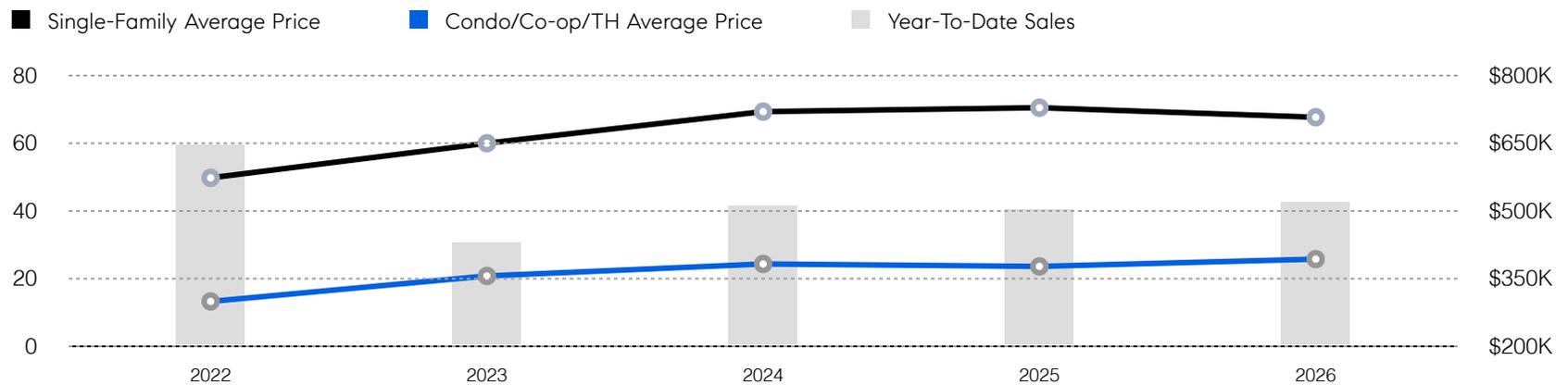


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Hillsborough

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	19	23	21.1%	10	12	20.0%
	ACTIVE LISTINGS	18	16	-11.1%	18	16	-11.1%
	# OF SALES	16	19	18.8%	5	9	80.0%
	SALES VOLUME	\$11,660,899	\$13,446,000	15.3%	\$2,600,000	\$6,743,000	159.3%
	MEDIAN PRICE	\$645,000	\$735,000	14.0%	\$495,000	\$749,000	51.3%
	AVERAGE PRICE	\$728,806	\$707,684	-2.9%	\$520,000	\$749,222	44.1%
	AVERAGE DOM	45	34	-24.4%	44	32	-27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	28	28	0.0%	16	16	0.0%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	24	23	-4.2%	12	9	-25.0%
	SALES VOLUME	\$9,051,400	\$9,045,000	-0.1%	\$4,597,900	\$3,300,000	-28.2%
	MEDIAN PRICE	\$409,950	\$390,000	-4.9%	\$414,950	\$385,000	-7.2%
	AVERAGE PRICE	\$377,142	\$393,261	4.3%	\$383,158	\$366,667	-4.3%
	AVERAGE DOM	29	42	44.8%	27	31	14.8%

Historic Sales Trends

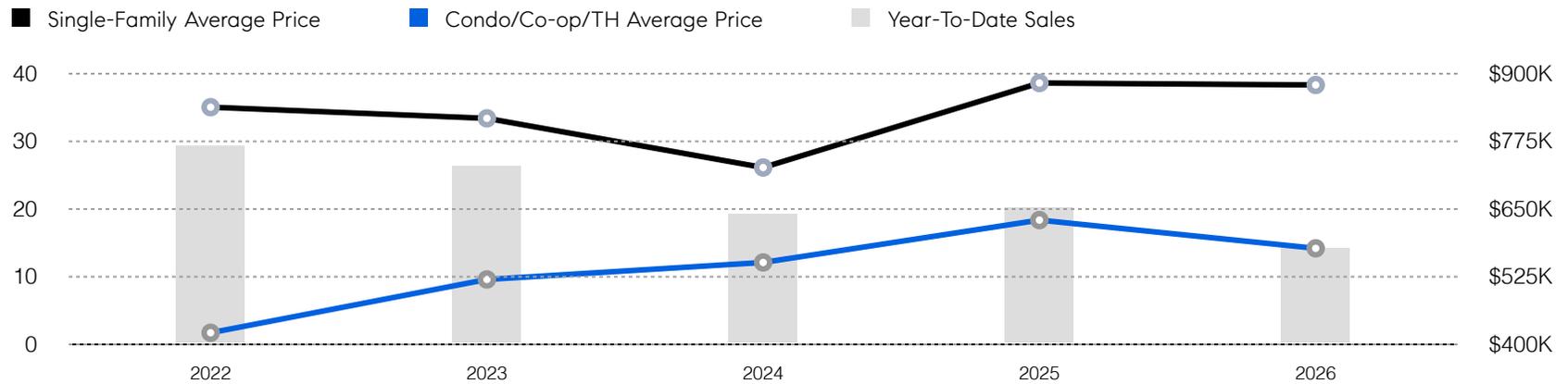


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Montgomery Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	10	-9.1%	5	7	40.0%
	ACTIVE LISTINGS	18	9	-50.0%	18	9	-50.0%
	# OF SALES	17	10	-41.2%	6	2	-66.7%
	SALES VOLUME	\$15,008,000	\$8,792,500	-41.4%	\$4,590,000	\$1,775,000	-61.3%
	MEDIAN PRICE	\$835,000	\$852,500	2.1%	\$805,000	\$887,500	10.2%
	AVERAGE PRICE	\$882,824	\$879,250	-0.4%	\$765,000	\$887,500	16.0%
	AVERAGE DOM	52	77	48.1%	70	73	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	2	3	50.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	3	4	33.3%	1	2	100.0%
	SALES VOLUME	\$1,889,000	\$2,310,000	22.3%	\$810,000	\$1,160,000	43.2%
	MEDIAN PRICE	\$540,000	\$575,000	6.5%	\$810,000	\$580,000	-28.4%
	AVERAGE PRICE	\$629,667	\$577,500	-8.3%	\$810,000	\$580,000	-28.4%
	AVERAGE DOM	33	63	90.9%	40	51	27.5%

Historic Sales Trends

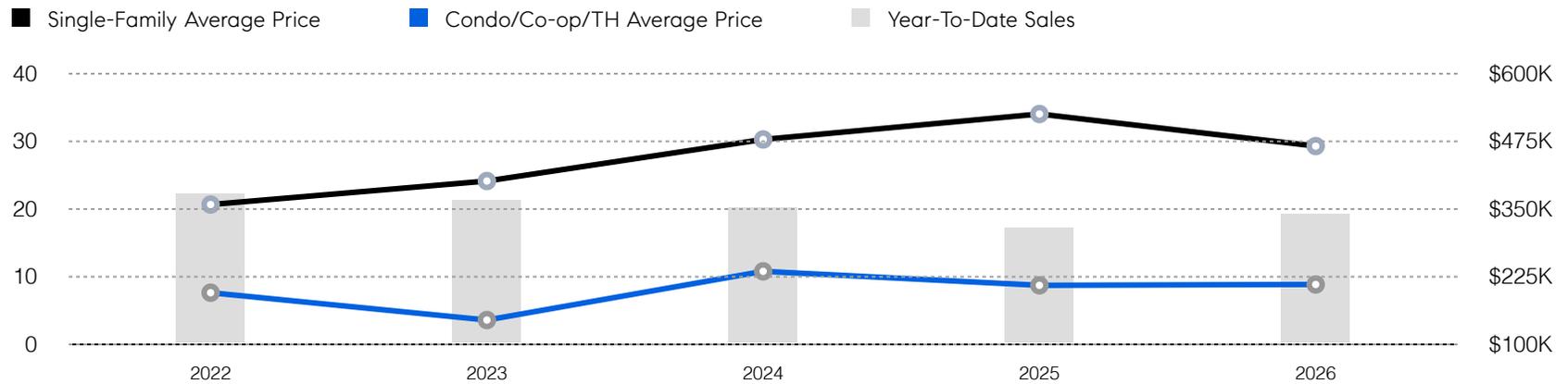


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North Plainfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	16	24	50.0%	5	12	140.0%
	ACTIVE LISTINGS	14	22	57.1%	14	22	57.1%
	# OF SALES	14	15	7.1%	6	9	50.0%
	SALES VOLUME	\$7,358,000	\$6,995,000	-4.9%	\$3,061,000	\$4,032,500	31.7%
	MEDIAN PRICE	\$524,500	\$465,000	-11.3%	\$520,000	\$462,500	-11.1%
	AVERAGE PRICE	\$525,571	\$466,333	-11.3%	\$510,167	\$448,056	-12.2%
	AVERAGE DOM	30	86	186.7%	32	83	159.4%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	5	5	0.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	3	4	33.3%	1	0	0.0%
	SALES VOLUME	\$627,500	\$843,000	34.3%	\$192,500	-	-
	MEDIAN PRICE	\$200,000	\$211,500	5.8%	\$192,500	-	-
	AVERAGE PRICE	\$209,167	\$210,750	0.8%	\$192,500	-	-
	AVERAGE DOM	32	89	178.1%	23	-	-

Historic Sales Trends

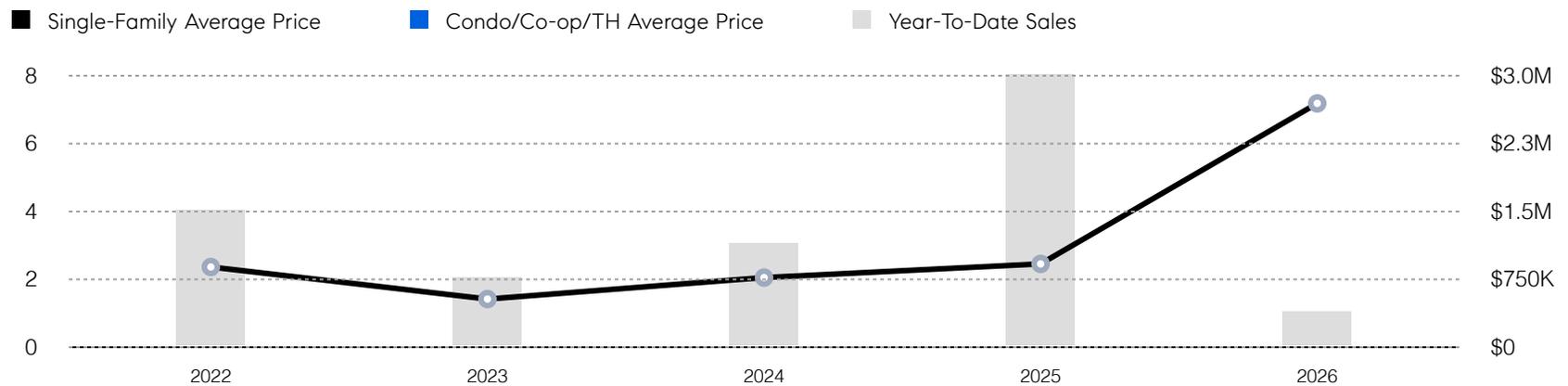


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Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	2	-33.3%	0	1	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	8	1	-87.5%	1	0	0.0%
	SALES VOLUME	\$7,369,000	\$2,695,000	-63.4%	\$1,150,000	-	-
	MEDIAN PRICE	\$923,000	\$2,695,000	192.0%	\$1,150,000	-	-
	AVERAGE PRICE	\$921,125	\$2,695,000	192.6%	\$1,150,000	-	-
	AVERAGE DOM	32	6	-81.2%	0	-	-
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

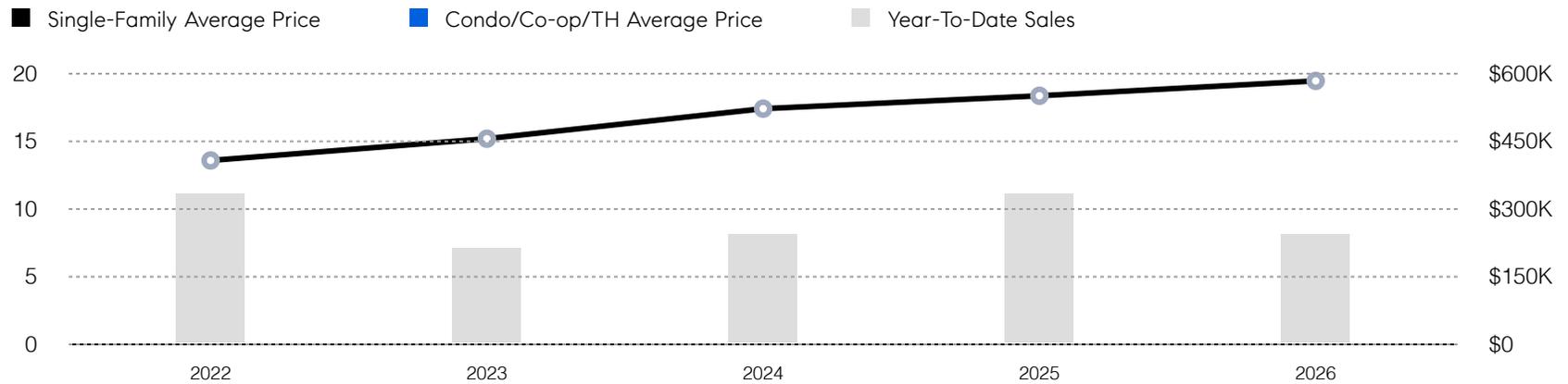


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Somerville

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	4	-60.0%	5	0	0.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	11	8	-27.3%	3	2	-33.3%
	SALES VOLUME	\$6,062,000	\$4,673,000	-22.9%	\$1,601,000	\$990,000	-38.2%
	MEDIAN PRICE	\$580,000	\$550,000	-5.2%	\$475,000	\$495,000	4.2%
	AVERAGE PRICE	\$551,091	\$584,125	6.0%	\$533,667	\$495,000	-7.2%
	AVERAGE DOM	29	57	96.6%	28	60	114.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	1	0	0.0%
	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

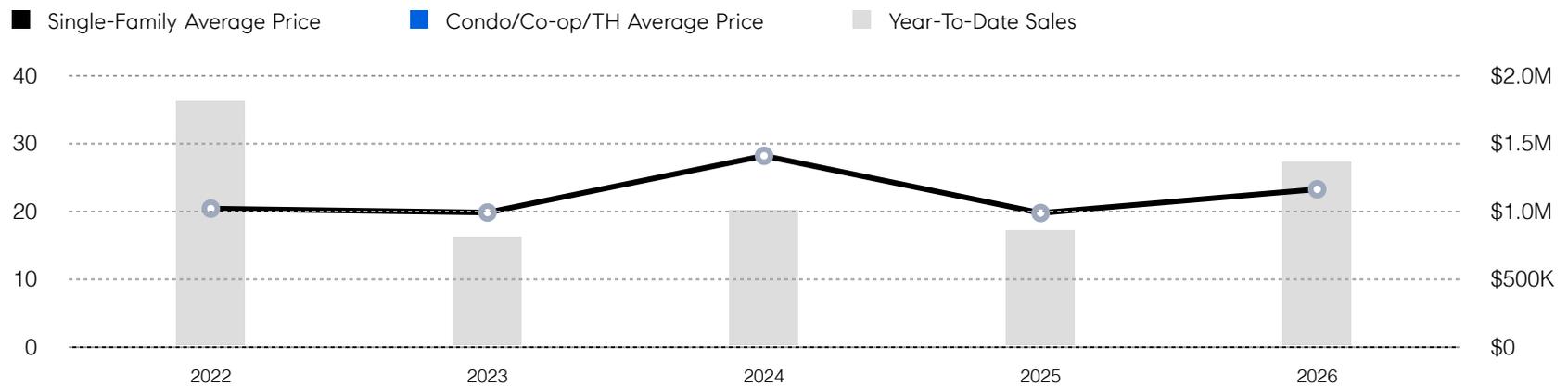


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Warren

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	16	33.3%	4	8	100.0%
	ACTIVE LISTINGS	28	20	-28.6%	28	20	-28.6%
	# OF SALES	12	21	75.0%	7	3	-57.1%
	SALES VOLUME	\$11,867,303	\$24,440,436	105.9%	\$7,263,303	\$3,585,000	-50.6%
	MEDIAN PRICE	\$841,652	\$1,100,000	30.7%	\$850,000	\$1,290,000	51.8%
	AVERAGE PRICE	\$988,942	\$1,163,830	17.7%	\$1,037,615	\$1,195,000	15.2%
	AVERAGE DOM	34	36	5.9%	34	65	91.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	3	3	0.0%
	ACTIVE LISTINGS	12	5	-58.3%	12	5	-58.3%
	# OF SALES	5	6	20.0%	2	0	0.0%
	SALES VOLUME	\$5,175,395	\$5,450,000	5.3%	\$1,650,000	-	-
	MEDIAN PRICE	\$1,250,000	\$750,000	-40.0%	\$825,000	-	-
	AVERAGE PRICE	\$1,035,079	\$908,333	-12.2%	\$825,000	-	-
	AVERAGE DOM	85	65	-23.5%	85	-	-

Historic Sales Trends

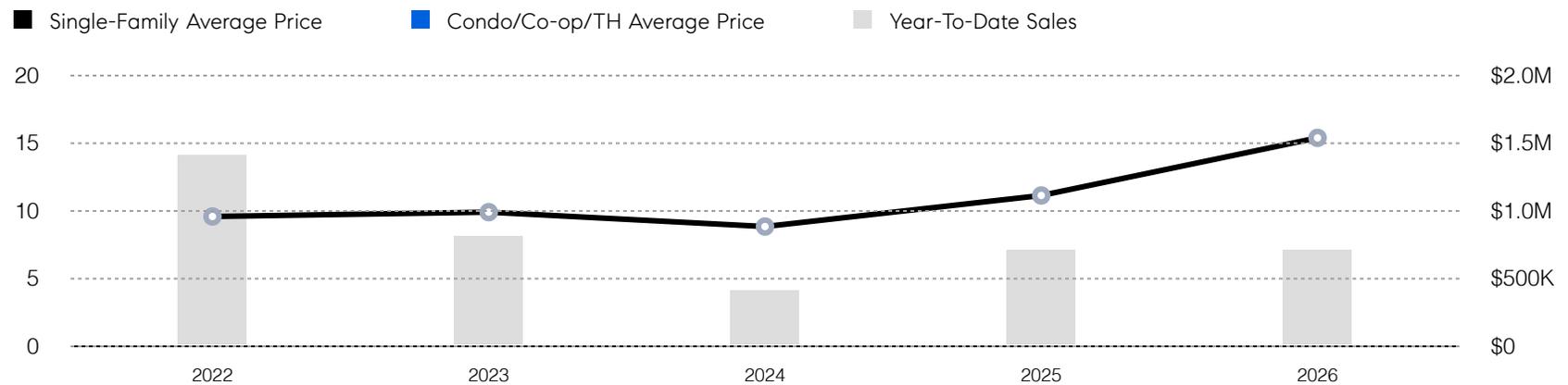


* Line graphs may be hidden due to limited sales data

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		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	4	-55.6%	2	4	100.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	7	6	-14.3%	3	3	0.0%
	SALES VOLUME	\$7,800,312	\$9,239,000	18.4%	\$4,036,000	\$4,039,000	0.1%
	MEDIAN PRICE	\$930,000	\$1,170,000	25.8%	\$1,475,000	\$1,040,000	-29.5%
	AVERAGE PRICE	\$1,114,330	\$1,539,833	38.2%	\$1,345,333	\$1,346,333	0.1%
	AVERAGE DOM	74	16	-78.4%	80	15	-81.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$545,000	-	-	-	-
	MEDIAN PRICE	-	\$545,000	-	-	-	-
	AVERAGE PRICE	-	\$545,000	-	-	-	-
	AVERAGE DOM	-	20	-	-	-	-

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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