



Year In Review 2025

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

2,335

-3.3% Year-To-Date
-23.5% Quarter-Over-Quarter

Year-To-Date Contracts

2,373

-1.5% Year-To-Date
-19.4% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$994K

5.1% Year-To-Date
-5.9% Quarter-Over-Quarter

Average Days On Market

32

6.7% Year-To-Date
21.2% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$511K

1.9% Year-To-Date
-3.1% Quarter-Over-Quarter

Active Listings

221

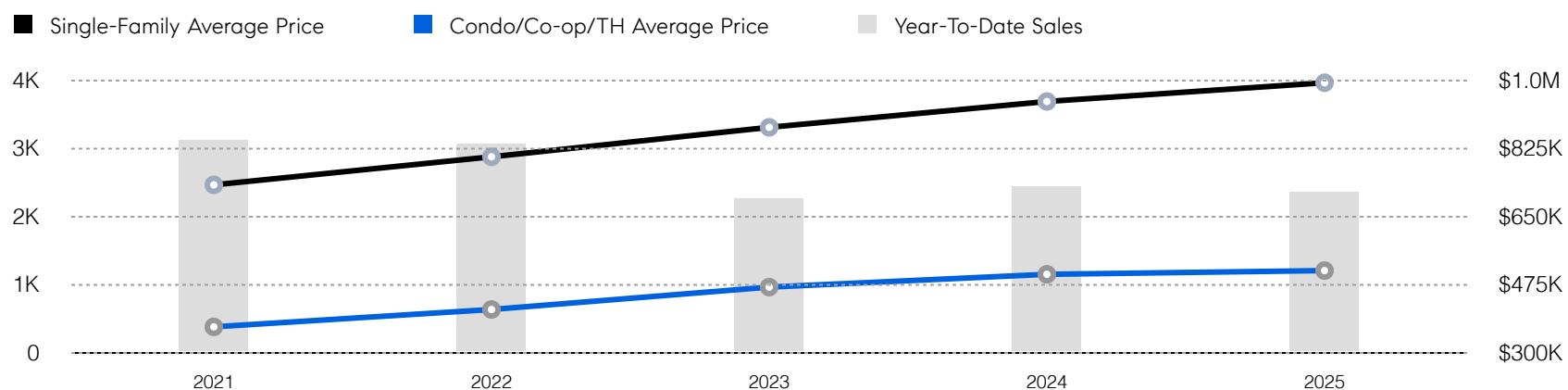
-12.0% Year-Over-Year
-47.9% Quarter-Over-Quarter



Somerset County Overview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	1,608	1,562	-2.9%	331	345	4.2%
	ACTIVE LISTINGS	177	145	-18.1%	177	145	-18.1%
	# OF SALES	1,630	1,534	-5.9%	423	375	-11.3%
	SALES VOLUME	\$1,542,493,623	\$1,525,591,738	-1.1%	\$391,959,386	\$365,008,545	-6.9%
	MEDIAN PRICE	\$830,000	\$872,000	5.1%	\$800,000	\$850,000	6.3%
	AVERAGE PRICE	\$946,315	\$994,519	5.1%	\$926,618	\$973,356	5.0%
	AVERAGE DOM	32	32	0.0%	36	35	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	802	811	1.1%	180	174	-3.3%
	ACTIVE LISTINGS	74	76	2.7%	74	76	2.7%
	# OF SALES	785	801	2.0%	206	201	-2.4%
	SALES VOLUME	\$394,131,180	\$409,830,827	4.0%	\$106,389,015	\$102,006,327	-4.1%
	MEDIAN PRICE	\$455,000	\$465,000	2.2%	\$464,500	\$470,000	1.2%
	AVERAGE PRICE	\$502,078	\$511,649	1.9%	\$516,452	\$507,494	-1.7%
	AVERAGE DOM	26	31	19.2%	28	34	21.4%

Historic Sales Trends



Basking Ridge

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	182	158	-13.2%	29	25	-13.8%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	187	158	-15.5%	43	32	-25.6%
	SALES VOLUME	\$238,395,489	\$211,309,656	-11.4%	\$51,591,775	\$42,299,987	-18.0%
	MEDIAN PRICE	\$1,192,500	\$1,250,000	4.8%	\$1,125,000	\$1,231,883	9.5%
	AVERAGE PRICE	\$1,274,842	\$1,337,403	4.9%	\$1,199,809	\$1,321,875	10.2%
	AVERAGE DOM	24	25	4.2%	26	28	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	174	140	-19.5%	36	32	-11.1%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	168	140	-16.7%	40	33	-17.5%
	SALES VOLUME	\$98,377,684	\$78,696,970	-20.0%	\$24,733,189	\$16,709,500	-32.4%
	MEDIAN PRICE	\$519,500	\$503,000	-3.2%	\$535,000	\$450,000	-15.9%
	AVERAGE PRICE	\$585,581	\$562,121	-4.0%	\$618,330	\$506,348	-18.1%
	AVERAGE DOM	16	26	62.5%	17	35	105.9%

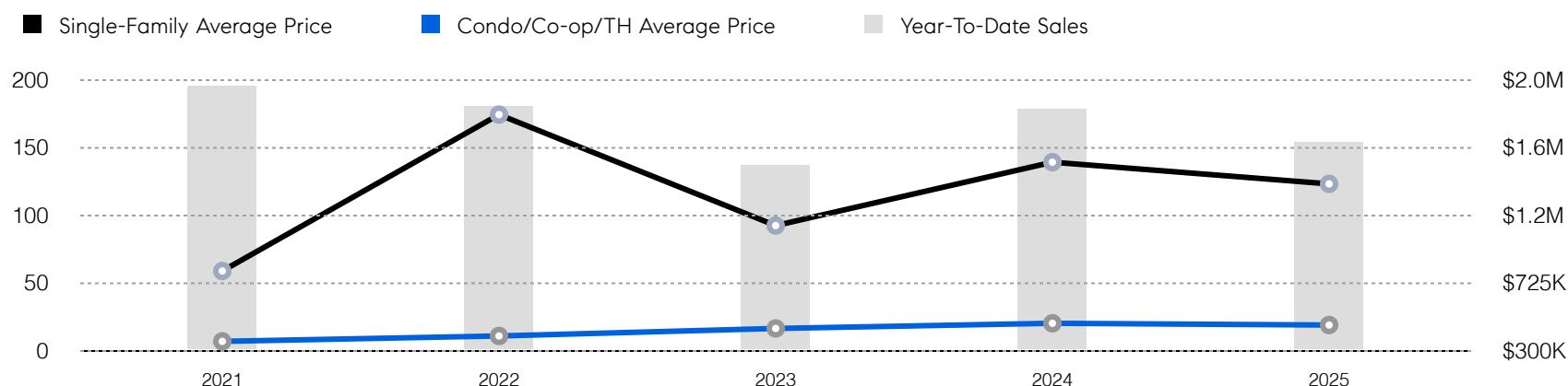
Historic Sales Trends



Bedminster

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	38	33	-13.2%	9	9	0.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	36	35	-2.8%	9	9	0.0%
	SALES VOLUME	\$53,464,000	\$47,208,636	-11.7%	\$17,993,000	\$9,419,999	-47.6%
	MEDIAN PRICE	\$952,500	\$999,999	5.0%	\$975,000	\$800,000	-17.9%
	AVERAGE PRICE	\$1,485,111	\$1,348,818	-9.2%	\$1,999,222	\$1,046,667	-47.6%
	AVERAGE DOM	55	53	-3.6%	73	46	-37.0%
Condo/Co-op/TH	CONTRACTS SIGNED	143	119	-16.8%	31	26	-16.1%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	141	118	-16.3%	43	27	-37.2%
	SALES VOLUME	\$66,824,019	\$54,619,298	-18.3%	\$20,230,619	\$12,222,000	-39.6%
	MEDIAN PRICE	\$450,000	\$435,000	-3.3%	\$450,000	\$420,000	-6.7%
	AVERAGE PRICE	\$473,929	\$462,875	-2.3%	\$470,480	\$452,667	-3.8%
	AVERAGE DOM	22	23	4.5%	23	22	-4.3%

Historic Sales Trends



Bernardsville

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	94	84	-10.6%	20	17	-15.0%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	93	83	-10.8%	22	23	4.5%
	SALES VOLUME	\$117,590,953	\$124,236,361	5.7%	\$28,333,000	\$39,261,500	38.6%
	MEDIAN PRICE	\$1,000,000	\$1,265,000	26.5%	\$965,000	\$1,350,000	39.9%
	AVERAGE PRICE	\$1,264,419	\$1,496,824	18.4%	\$1,287,864	\$1,707,022	32.5%
	AVERAGE DOM	39	36	-7.7%	57	37	-35.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	3	1	-66.7%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	7	12	71.4%	2	5	150.0%
	SALES VOLUME	\$2,614,000	\$7,644,000	192.4%	\$815,000	\$2,715,000	233.1%
	MEDIAN PRICE	\$420,000	\$560,000	33.3%	\$407,500	\$550,000	35.0%
	AVERAGE PRICE	\$373,429	\$637,000	70.6%	\$407,500	\$543,000	33.3%
	AVERAGE DOM	17	47	176.5%	15	14	-6.7%

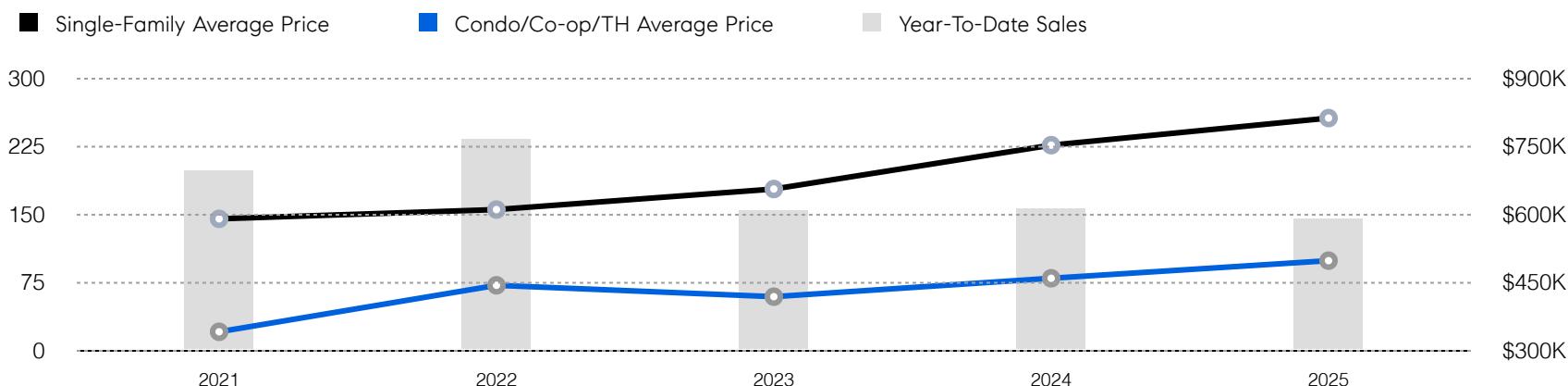
Historic Sales Trends



Branchburg

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	106	96	-9.4%	24	18	-25.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	109	97	-11.0%	35	30	-14.3%
	SALES VOLUME	\$82,122,649	\$78,875,259	-4.0%	\$25,877,250	\$25,432,248	-1.7%
	MEDIAN PRICE	\$775,000	\$787,500	1.6%	\$750,000	\$785,000	4.7%
	AVERAGE PRICE	\$753,419	\$813,147	7.9%	\$739,350	\$847,742	14.7%
	AVERAGE DOM	25	30	20.0%	29	32	10.3%
Condo/Co-op/TH	CONTRACTS SIGNED	49	48	-2.0%	11	15	36.4%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	46	46	0.0%	14	13	-7.1%
	SALES VOLUME	\$21,158,749	\$22,942,901	8.4%	\$6,485,000	\$5,977,101	-7.8%
	MEDIAN PRICE	\$444,190	\$457,500	3.0%	\$433,000	\$437,500	1.0%
	AVERAGE PRICE	\$459,973	\$498,759	8.4%	\$463,214	\$459,777	-0.7%
	AVERAGE DOM	19	24	26.3%	22	33	50.0%

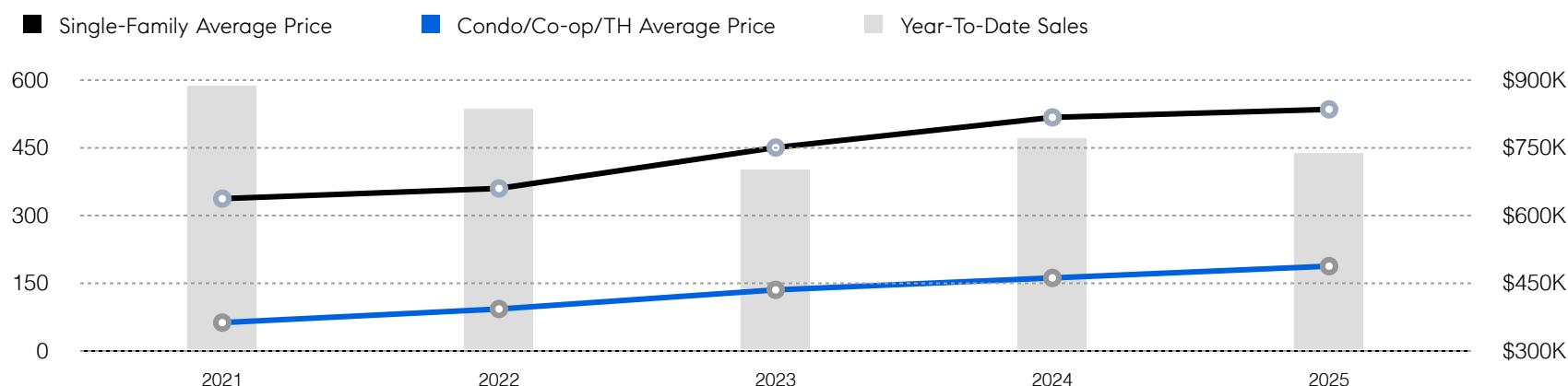
Historic Sales Trends



Bridgewater

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	327	314	-4.0%	62	74	19.4%
	ACTIVE LISTINGS	29	14	-51.7%	29	14	-51.7%
	# OF SALES	337	302	-10.4%	90	77	-14.4%
	SALES VOLUME	\$275,505,692	\$252,246,011	-8.4%	\$71,879,541	\$62,801,928	-12.6%
	MEDIAN PRICE	\$775,000	\$825,000	6.5%	\$760,000	\$820,000	7.9%
	AVERAGE PRICE	\$817,524	\$835,252	2.2%	\$798,662	\$815,609	2.1%
	AVERAGE DOM	27	28	3.7%	30	34	13.3%
Condo/Co-op/TH	CONTRACTS SIGNED	127	137	7.9%	22	33	50.0%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	129	132	2.3%	28	36	28.6%
	SALES VOLUME	\$59,582,350	\$64,403,100	8.1%	\$14,995,400	\$17,873,750	19.2%
	MEDIAN PRICE	\$455,000	\$466,250	2.5%	\$545,000	\$482,500	-11.5%
	AVERAGE PRICE	\$461,879	\$487,902	5.6%	\$535,550	\$496,493	-7.3%
	AVERAGE DOM	27	34	25.9%	31	45	45.2%

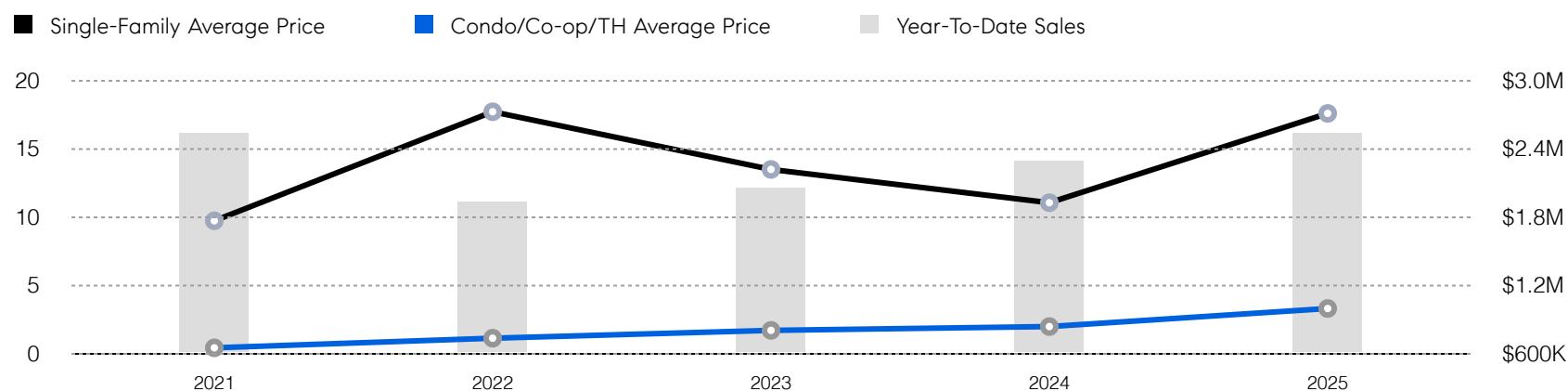
Historic Sales Trends



Far Hills

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	8	5	-37.5%	2	0	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	9	4	-55.6%	3	1	-66.7%
	SALES VOLUME	\$17,355,375	\$10,853,000	-37.5%	\$2,074,000	\$4,450,000	114.6%
	MEDIAN PRICE	\$1,190,000	\$2,506,500	110.6%	\$690,000	\$4,450,000	544.9%
	AVERAGE PRICE	\$1,928,375	\$2,713,250	40.7%	\$691,333	\$4,450,000	543.7%
	AVERAGE DOM	101	162	60.4%	95	202	112.6%
Condo/Co-op/TH	CONTRACTS SIGNED	9	9	0.0%	4	2	-50.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	5	12	140.0%	1	2	100.0%
	SALES VOLUME	\$4,199,000	\$11,981,056	185.3%	\$760,000	\$2,299,000	202.5%
	MEDIAN PRICE	\$850,000	\$1,049,495	23.5%	\$760,000	\$1,149,500	51.2%
	AVERAGE PRICE	\$839,800	\$998,421	18.9%	\$760,000	\$1,149,500	51.2%
	AVERAGE DOM	25	42	68.0%	24	45	87.5%

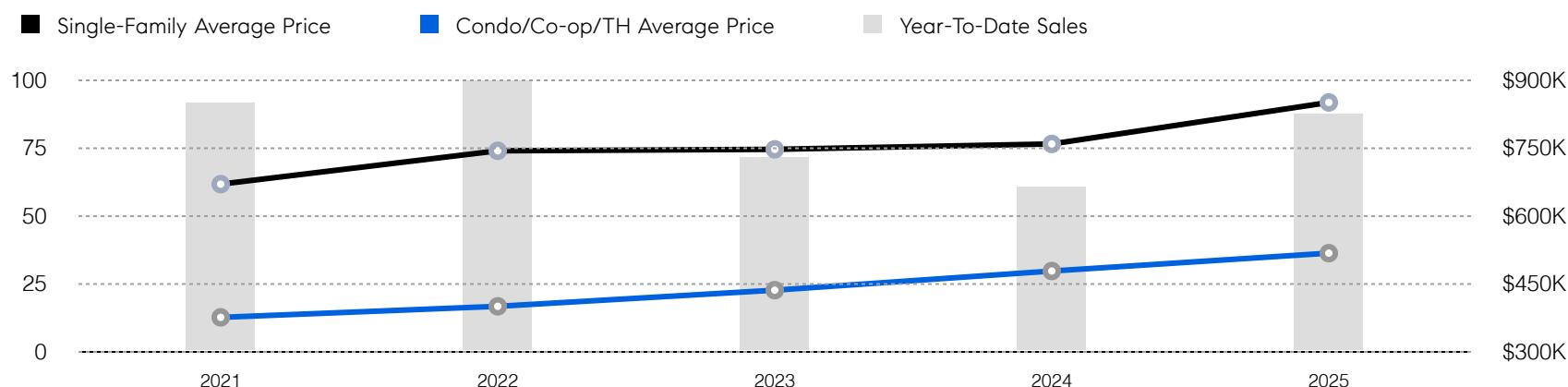
Historic Sales Trends



Green Brook

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	52	73	40.4%	18	26	44.4%
	ACTIVE LISTINGS	3	11	266.7%	3	11	266.7%
	# OF SALES	50	71	42.0%	16	26	62.5%
	SALES VOLUME	\$37,973,401	\$60,432,847	59.1%	\$12,727,900	\$21,299,000	67.3%
	MEDIAN PRICE	\$662,500	\$715,000	7.9%	\$695,000	\$730,000	5.0%
	AVERAGE PRICE	\$759,468	\$851,167	12.1%	\$795,494	\$819,192	3.0%
	AVERAGE DOM	35	29	-17.1%	43	30	-30.2%
Condo/Co-op/TH	CONTRACTS SIGNED	11	14	27.3%	3	3	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	10	16	60.0%	1	4	300.0%
	SALES VOLUME	\$4,787,000	\$8,290,900	73.2%	\$499,000	\$2,117,000	324.2%
	MEDIAN PRICE	\$502,000	\$508,500	1.3%	\$499,000	\$526,500	5.5%
	AVERAGE PRICE	\$478,700	\$518,181	8.2%	\$499,000	\$529,250	6.1%
	AVERAGE DOM	16	33	106.3%	51	42	-17.6%

Historic Sales Trends



Hillsborough

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	227	237	4.4%	43	43	0.0%
	ACTIVE LISTINGS	23	18	-21.7%	23	18	-21.7%
	# OF SALES	233	231	-0.9%	61	53	-13.1%
	SALES VOLUME	\$187,741,600	\$198,445,707	5.7%	\$52,753,587	\$44,614,284	-15.4%
	MEDIAN PRICE	\$790,000	\$810,000	2.5%	\$800,000	\$825,000	3.1%
	AVERAGE PRICE	\$805,758	\$859,072	6.6%	\$864,813	\$841,779	-2.7%
	AVERAGE DOM	35	28	-20.0%	39	32	-17.9%
Condo/Co-op/TH	CONTRACTS SIGNED	176	189	7.4%	46	37	-19.6%
	ACTIVE LISTINGS	13	22	69.2%	13	22	69.2%
	# OF SALES	170	192	12.9%	45	39	-13.3%
	SALES VOLUME	\$68,002,741	\$78,532,225	15.5%	\$18,552,253	\$16,206,957	-12.6%
	MEDIAN PRICE	\$413,500	\$425,000	2.8%	\$410,000	\$440,000	7.3%
	AVERAGE PRICE	\$400,016	\$409,022	2.3%	\$412,272	\$415,563	0.8%
	AVERAGE DOM	25	25	0.0%	30	29	-3.3%

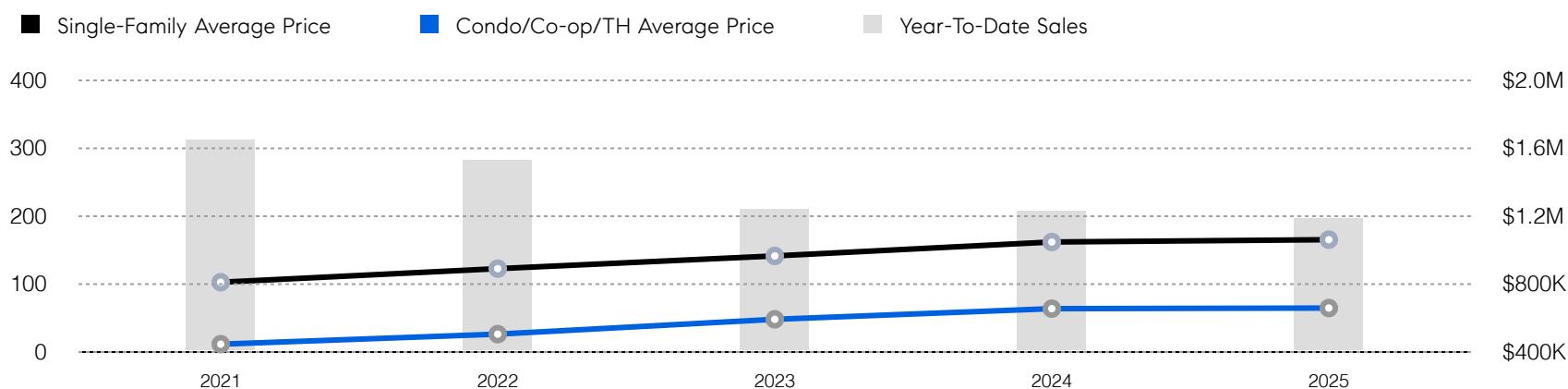
Historic Sales Trends



Montgomery Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	164	152	-7.3%	30	27	-10.0%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	161	156	-3.1%	34	27	-20.6%
	SALES VOLUME	\$168,750,091	\$165,620,178	-1.9%	\$36,252,061	\$25,578,999	-29.4%
	MEDIAN PRICE	\$998,500	\$972,500	-2.6%	\$884,000	\$905,000	2.4%
	AVERAGE PRICE	\$1,048,137	\$1,061,668	1.3%	\$1,066,237	\$947,370	-11.1%
	AVERAGE DOM	34	35	2.9%	38	37	-2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	38	40	5.3%	6	6	0.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	44	38	-13.6%	8	13	62.5%
	SALES VOLUME	\$28,840,981	\$25,042,862	-13.2%	\$4,825,000	\$8,362,362	73.3%
	MEDIAN PRICE	\$628,500	\$631,000	0.4%	\$592,500	\$595,000	0.4%
	AVERAGE PRICE	\$655,477	\$659,023	0.5%	\$603,125	\$643,259	6.7%
	AVERAGE DOM	35	24	-31.4%	41	30	-26.8%

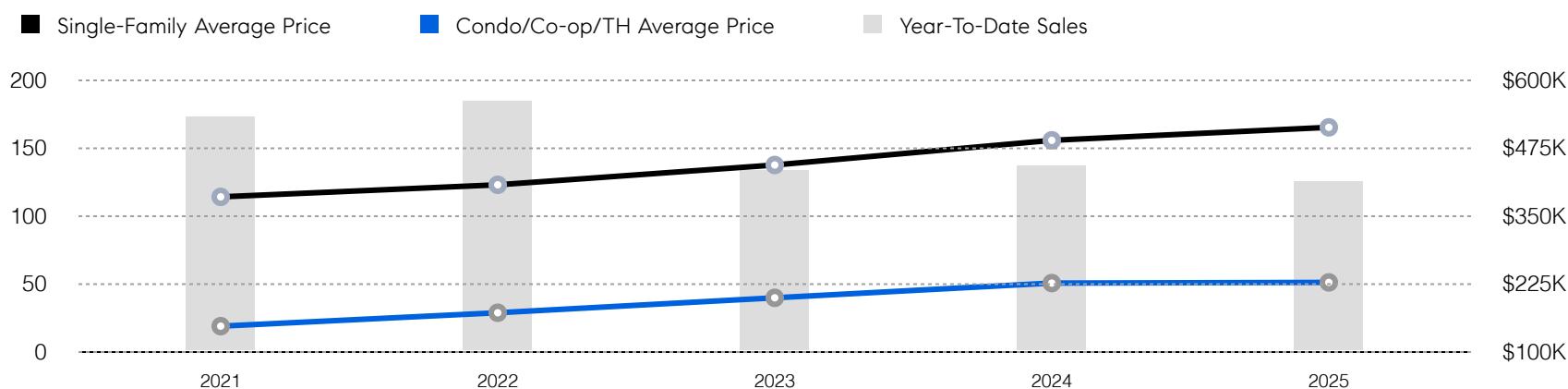
Historic Sales Trends



North Plainfield

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	109	97	-11.0%	23	24	4.3%
	ACTIVE LISTINGS	15	23	53.3%	15	23	53.3%
	# OF SALES	112	97	-13.4%	27	23	-14.8%
	SALES VOLUME	\$54,842,931	\$49,819,000	-9.2%	\$13,020,500	\$11,665,000	-10.4%
	MEDIAN PRICE	\$485,000	\$510,000	5.2%	\$465,000	\$510,000	9.7%
	AVERAGE PRICE	\$489,669	\$513,598	4.9%	\$482,241	\$507,174	5.2%
	AVERAGE DOM	28	30	7.1%	37	37	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	27	30	11.1%	7	9	28.6%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	24	27	12.5%	7	7	0.0%
	SALES VOLUME	\$5,446,600	\$6,160,700	13.1%	\$1,542,400	\$1,520,400	-1.4%
	MEDIAN PRICE	\$218,500	\$226,000	3.4%	\$209,900	\$201,500	-4.0%
	AVERAGE PRICE	\$226,942	\$228,174	0.5%	\$220,343	\$217,200	-1.4%
	AVERAGE DOM	44	33	-25.0%	46	28	-39.1%

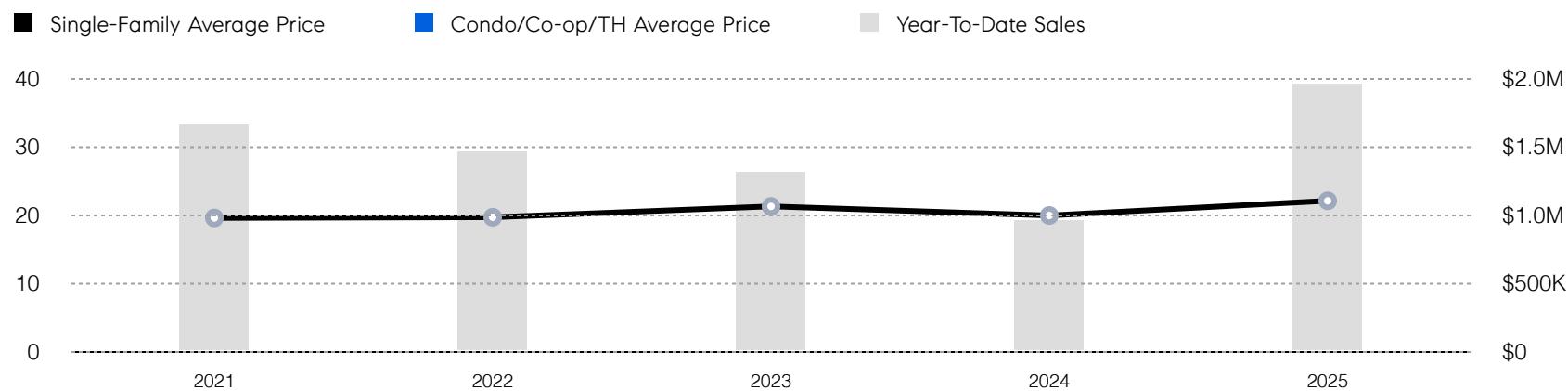
Historic Sales Trends



Peapack Gladstone

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	19	33	73.7%	9	7	-22.2%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	16	37	131.3%	5	10	100.0%
	SALES VOLUME	\$15,996,000	\$40,958,799	156.1%	\$3,964,000	\$10,179,000	156.8%
	MEDIAN PRICE	\$893,000	\$1,100,000	23.2%	\$715,000	\$837,500	17.1%
	AVERAGE PRICE	\$999,750	\$1,106,995	10.7%	\$792,800	\$1,017,900	28.4%
	AVERAGE DOM	62	33	-46.8%	44	25	-43.2%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	1	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	3	2	-33.3%	1	1	0.0%
	SALES VOLUME	\$1,142,000	\$937,000	-18.0%	\$372,000	\$437,000	17.5%
	MEDIAN PRICE	\$372,000	\$468,500	25.9%	\$372,000	\$437,000	17.5%
	AVERAGE PRICE	\$380,667	\$468,500	23.1%	\$372,000	\$437,000	17.5%
	AVERAGE DOM	20	25	25.0%	17	21	23.5%

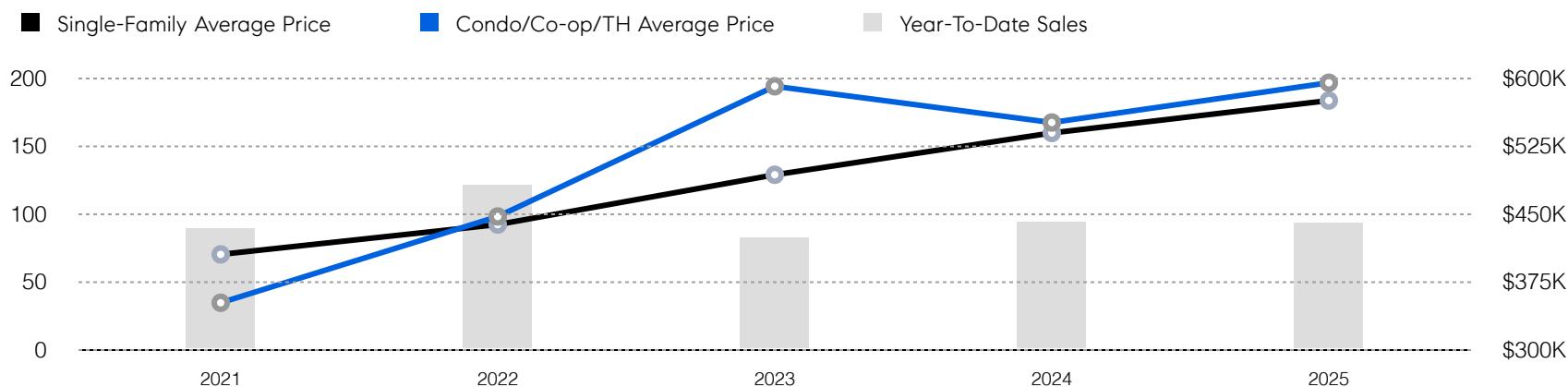
Historic Sales Trends



Somerville

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	86	75	-12.8%	22	18	-18.2%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	84	73	-13.1%	23	22	-4.3%
	SALES VOLUME	\$45,347,585	\$42,022,100	-7.3%	\$13,011,285	\$12,916,000	-0.7%
	MEDIAN PRICE	\$510,000	\$580,000	13.7%	\$542,500	\$578,000	6.5%
	AVERAGE PRICE	\$539,852	\$575,645	6.6%	\$565,708	\$587,091	3.8%
	AVERAGE DOM	31	28	-9.7%	38	26	-31.6%
Condo/Co-op/TH	CONTRACTS SIGNED	9	19	111.1%	3	2	-33.3%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	9	19	111.1%	4	4	0.0%
	SALES VOLUME	\$4,962,400	\$11,311,000	127.9%	\$2,328,900	\$2,356,000	1.2%
	MEDIAN PRICE	\$569,900	\$610,000	7.0%	\$567,450	\$615,000	8.4%
	AVERAGE PRICE	\$551,378	\$595,316	8.0%	\$582,225	\$589,000	1.2%
	AVERAGE DOM	33	54	63.6%	47	44	-6.4%

Historic Sales Trends



Warren

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	143	152	6.3%	28	44	57.1%
	ACTIVE LISTINGS	26	20	-23.1%	26	20	-23.1%
	# OF SALES	151	137	-9.3%	39	29	-25.6%
	SALES VOLUME	\$191,734,495	\$178,874,183	-6.7%	\$47,540,487	\$39,486,000	-16.9%
	MEDIAN PRICE	\$1,185,000	\$1,220,000	3.0%	\$999,999	\$1,300,000	30.0%
	AVERAGE PRICE	\$1,269,765	\$1,305,651	2.8%	\$1,218,987	\$1,361,586	11.7%
	AVERAGE DOM	34	41	20.6%	33	53	60.6%
Condo/Co-op/TH	CONTRACTS SIGNED	22	44	100.0%	6	5	-16.7%
	ACTIVE LISTINGS	14	4	-71.4%	14	4	-71.4%
	# OF SALES	24	39	62.5%	11	13	18.2%
	SALES VOLUME	\$23,103,755	\$32,580,815	41.0%	\$8,915,254	\$10,056,257	12.8%
	MEDIAN PRICE	\$977,500	\$700,000	-28.4%	\$690,365	\$712,865	3.3%
	AVERAGE PRICE	\$962,656	\$835,406	-13.2%	\$810,478	\$773,558	-4.6%
	AVERAGE DOM	102	84	-17.6%	48	52	8.3%

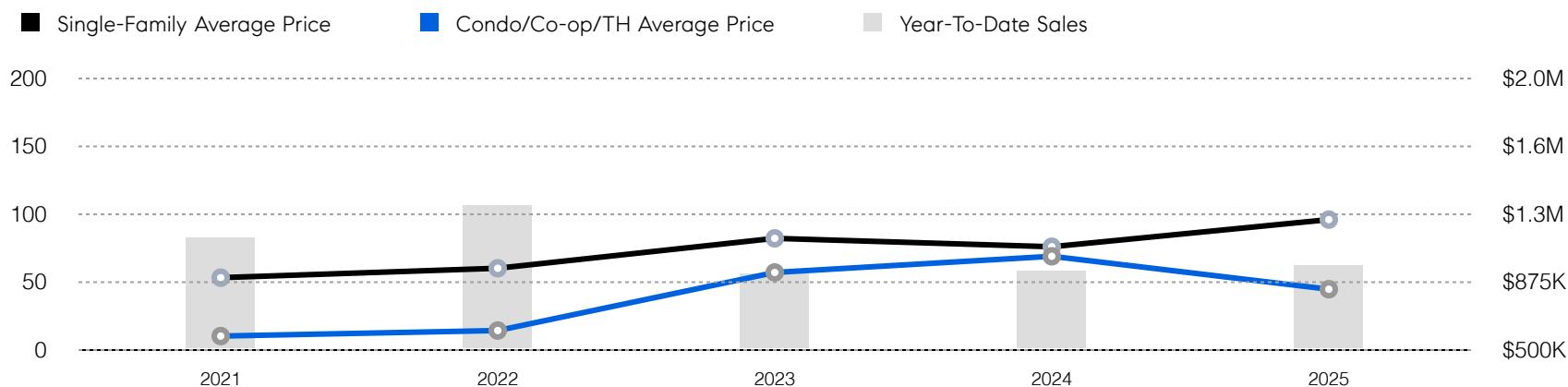
Historic Sales Trends



Watchung

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	53	53	0.0%	12	13	8.3%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	52	53	1.9%	16	13	-18.7%
	SALES VOLUME	\$55,673,362	\$64,690,001	16.2%	\$14,941,000	\$15,604,600	4.4%
	MEDIAN PRICE	\$965,000	\$1,050,000	8.8%	\$892,000	\$1,125,000	26.1%
	AVERAGE PRICE	\$1,070,642	\$1,220,566	14.0%	\$933,813	\$1,200,354	28.5%
	AVERAGE DOM	34	40	17.6%	38	35	-7.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	8	33.3%	1	3	200.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	5	8	60.0%	1	4	300.0%
	SALES VOLUME	\$5,089,901	\$6,688,000	31.4%	\$1,335,000	\$3,154,000	136.3%
	MEDIAN PRICE	\$1,060,000	\$775,000	-26.9%	\$1,335,000	\$622,500	-53.4%
	AVERAGE PRICE	\$1,017,980	\$836,000	-17.9%	\$1,335,000	\$788,500	-40.9%
	AVERAGE DOM	49	33	-32.7%	41	24	-41.5%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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.