



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

Condo/Co-op/Townhouse
Average Sale Price

\$511K

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

Average Days On Market

32

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

Active Listings

221

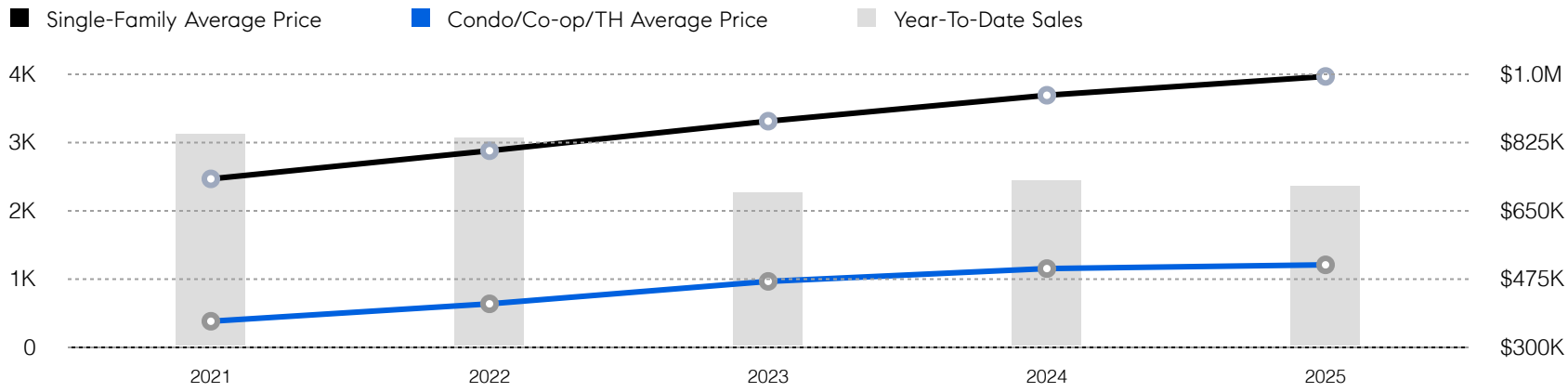
-12.0% Year-Over-Year
-47.9% Quarter-Over-Quarter



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%

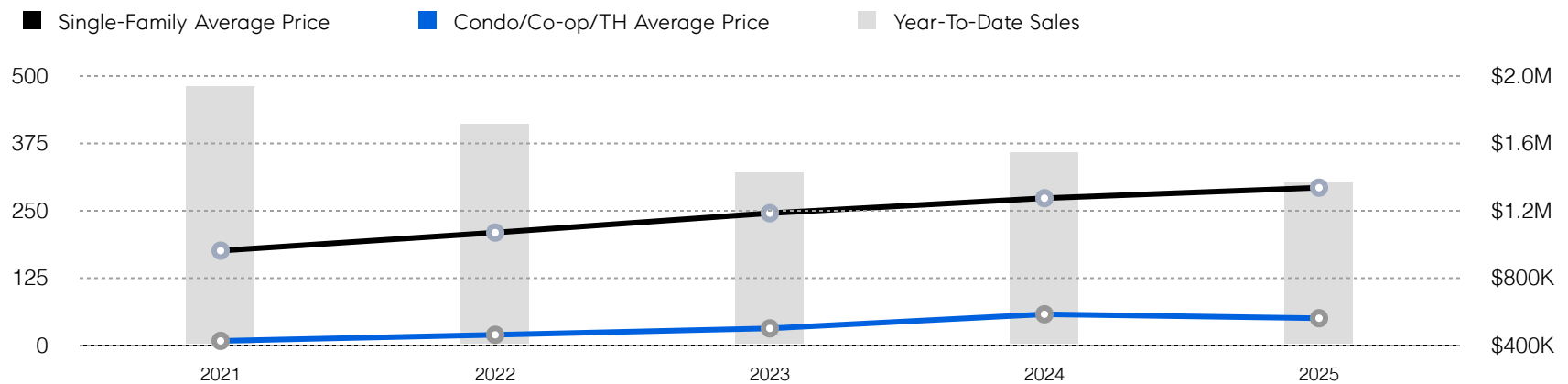
Historic Sales Trends



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%

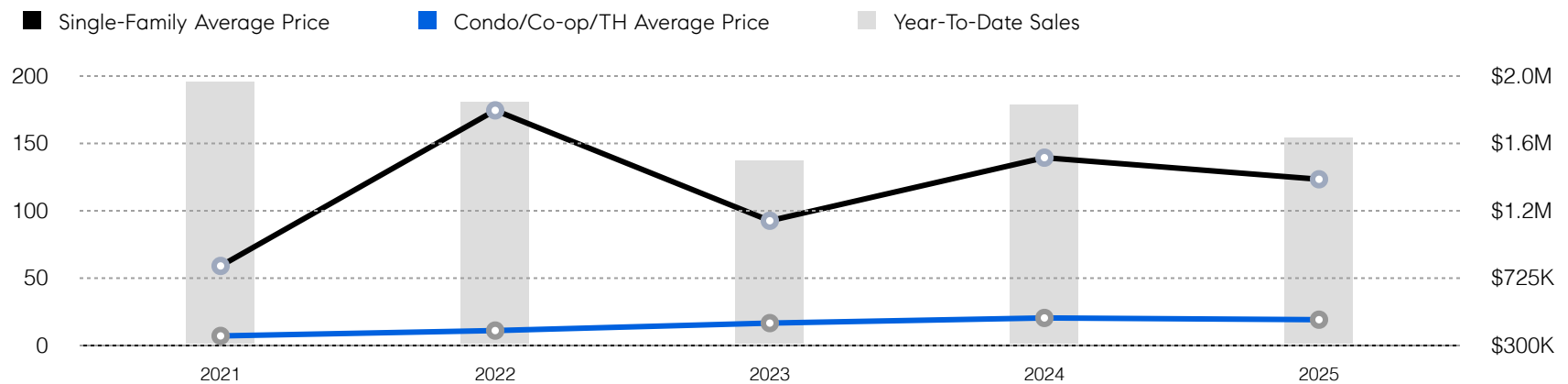
Historic Sales Trends



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%

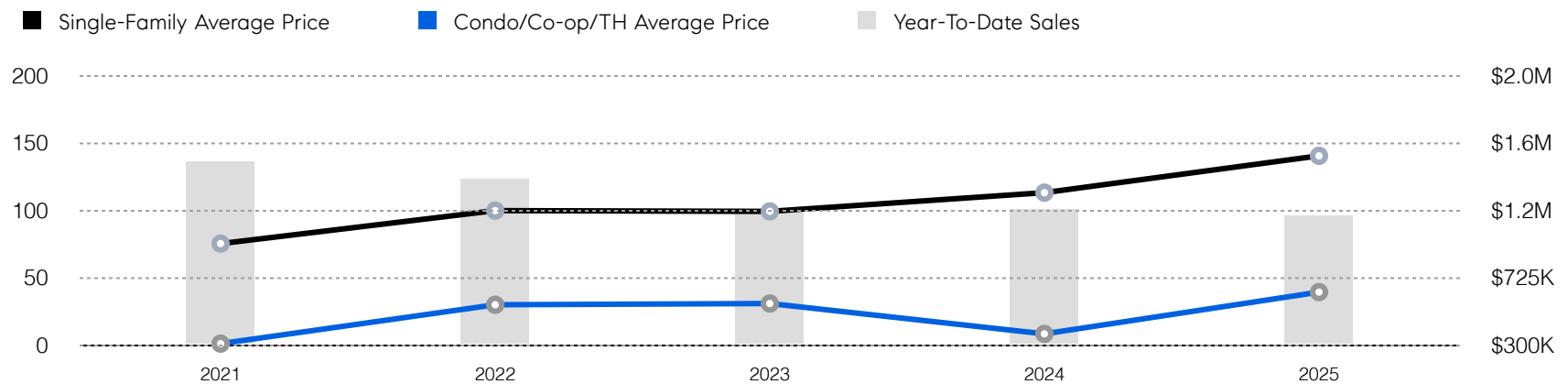
Historic Sales Trends



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%

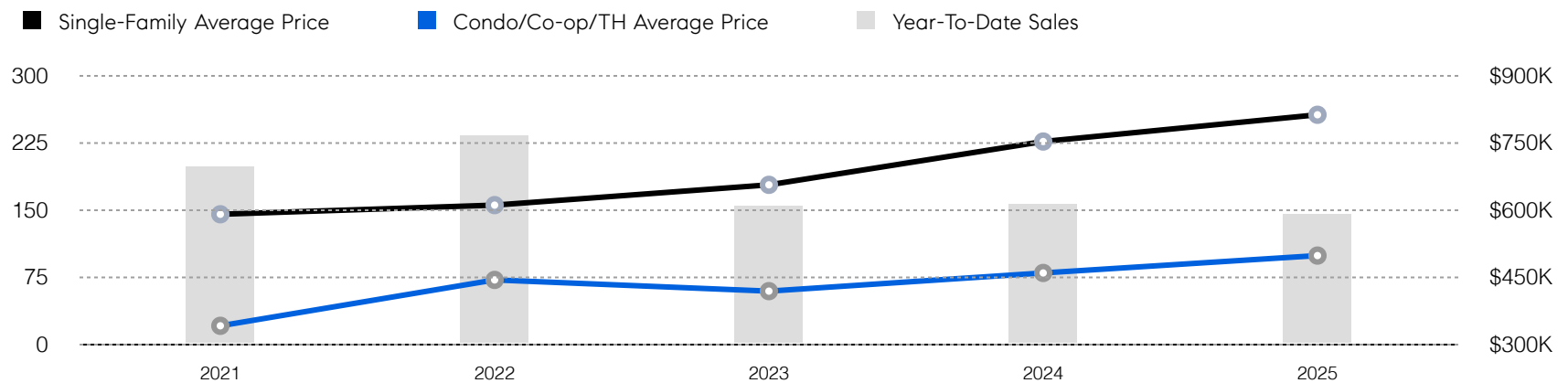
Historic Sales Trends



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%

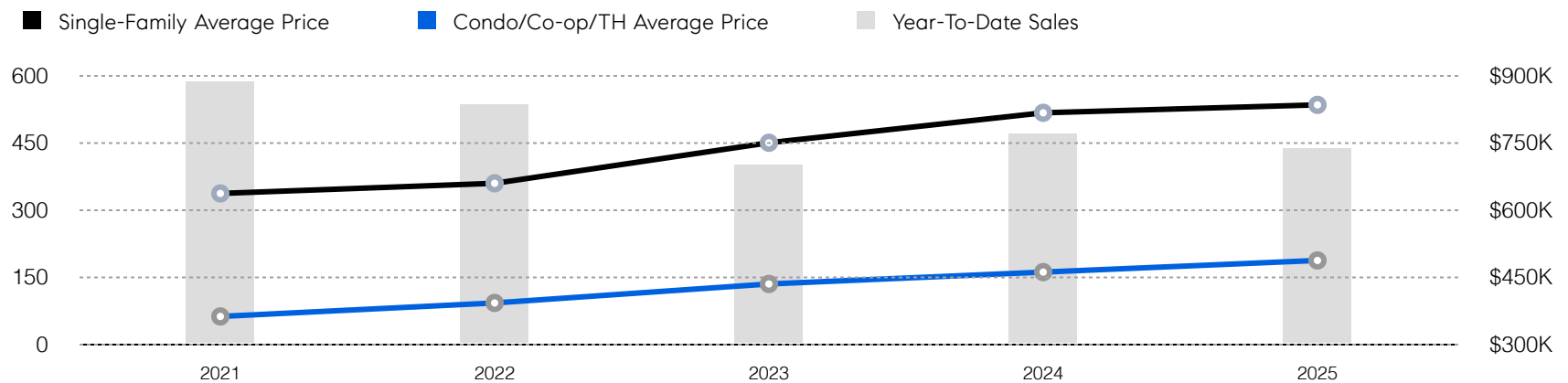
Historic Sales Trends



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%

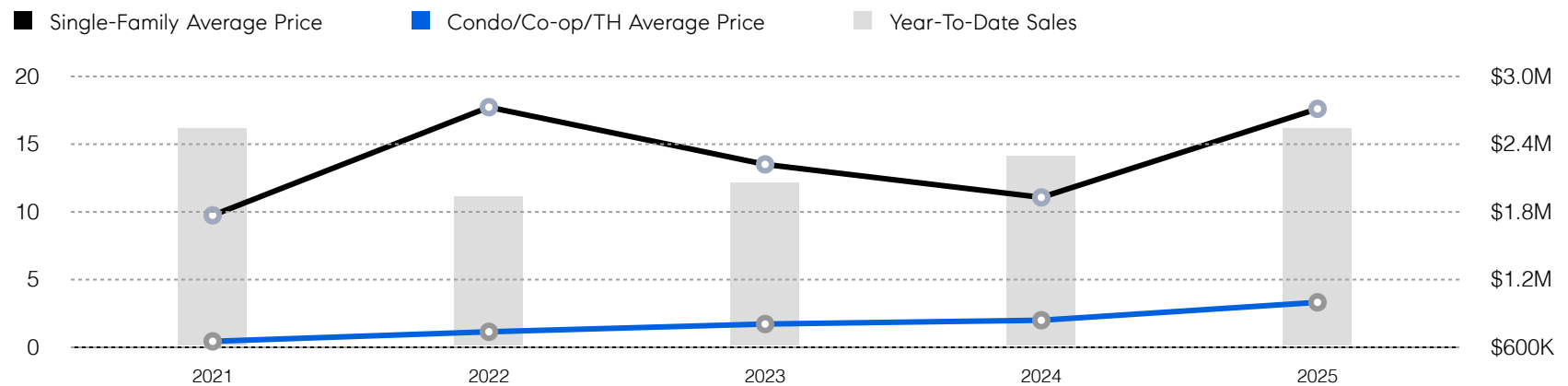
Historic Sales Trends



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%

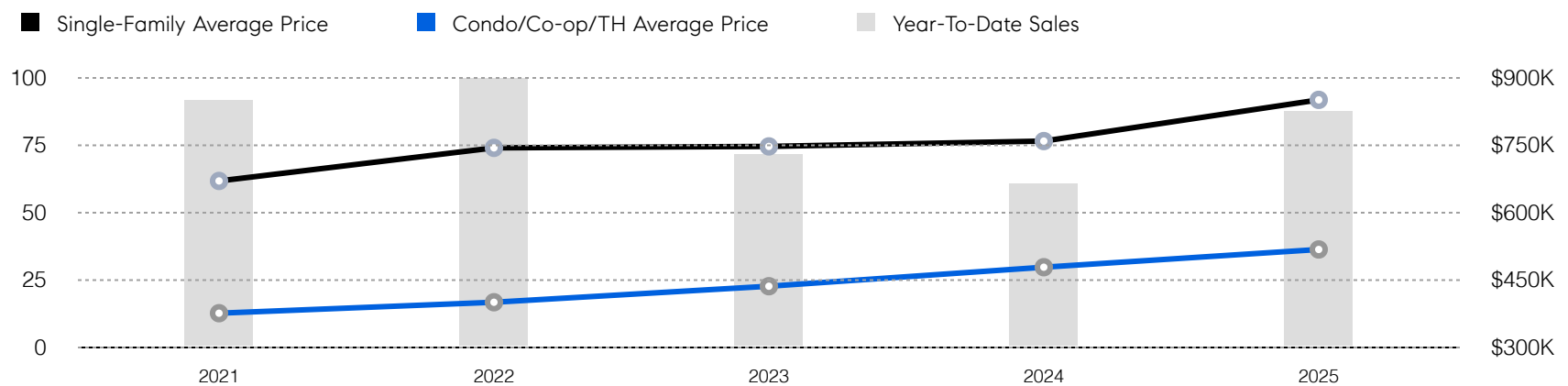
Historic Sales Trends



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%

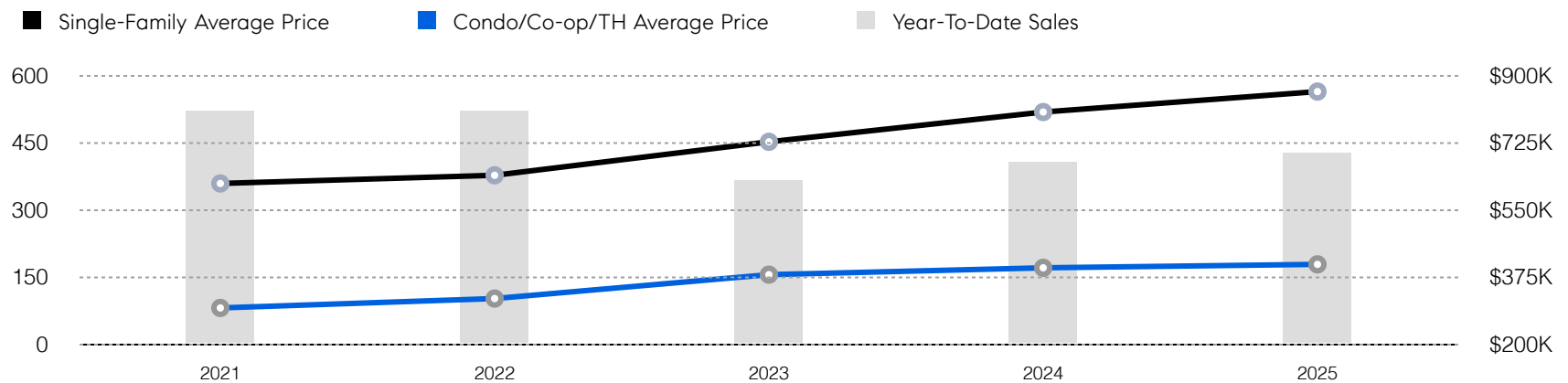
Historic Sales Trends



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%

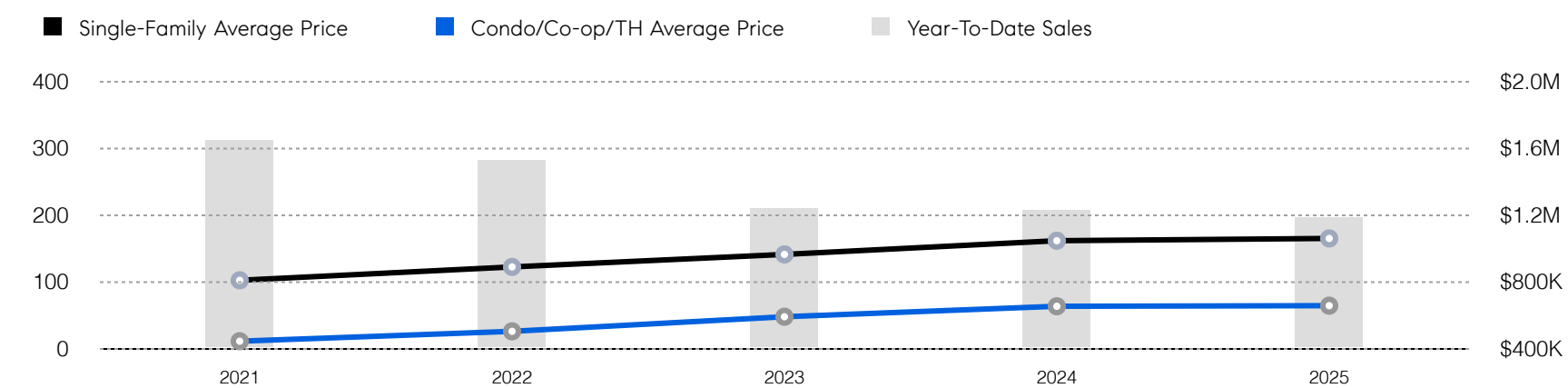
Historic Sales Trends



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%

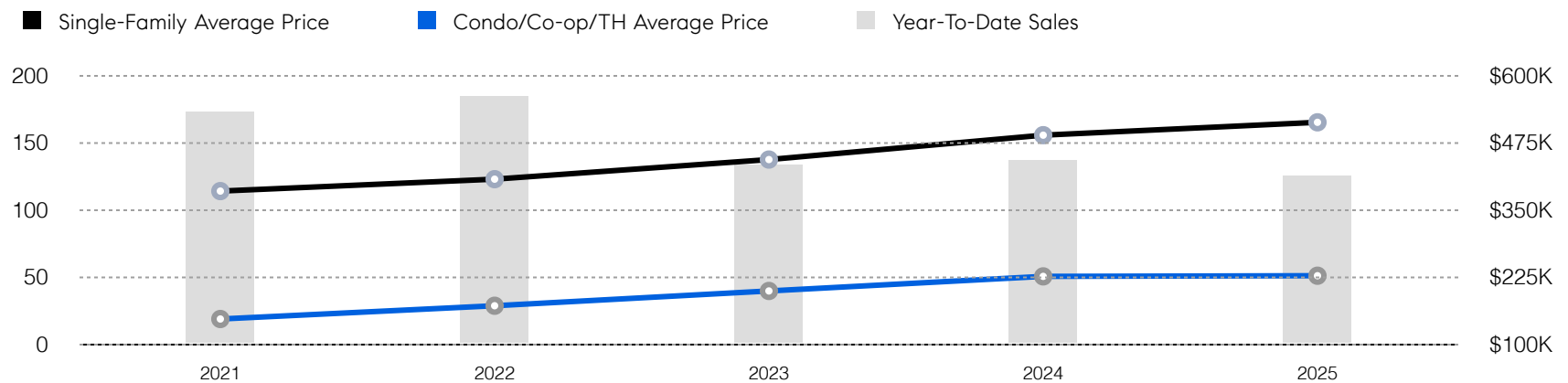
Historic Sales Trends



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%

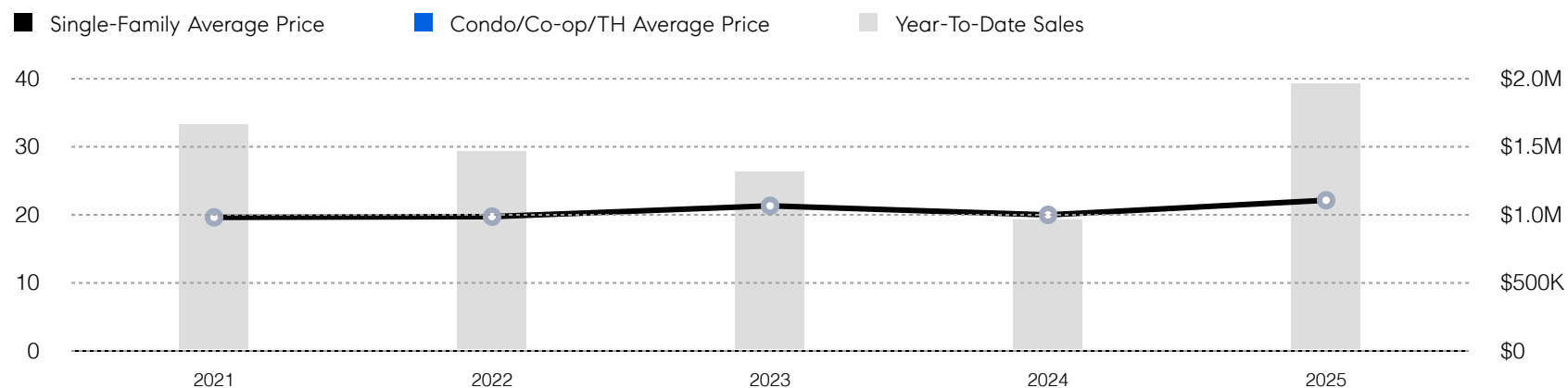
Historic Sales Trends



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%

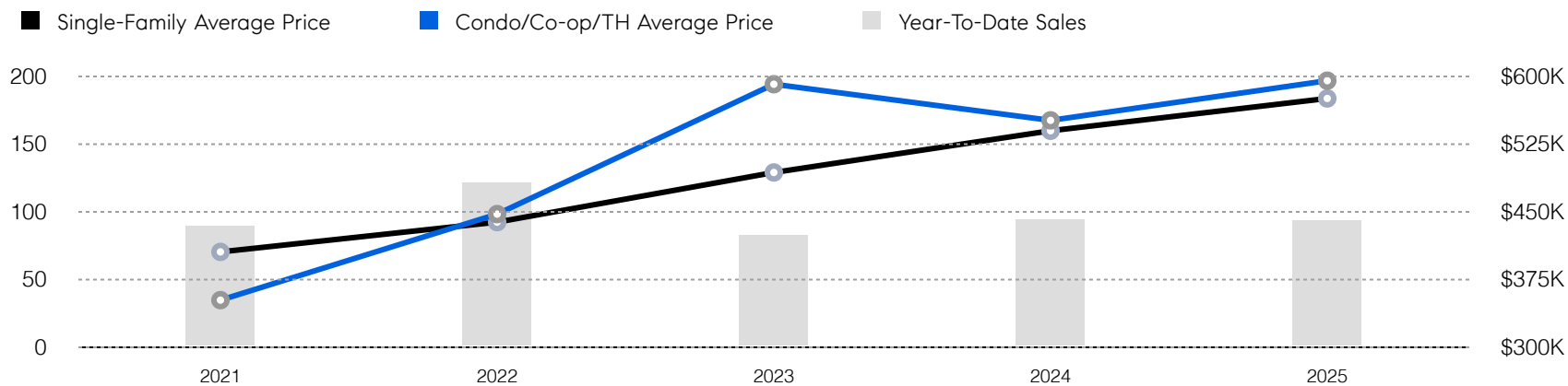
Historic Sales Trends



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%

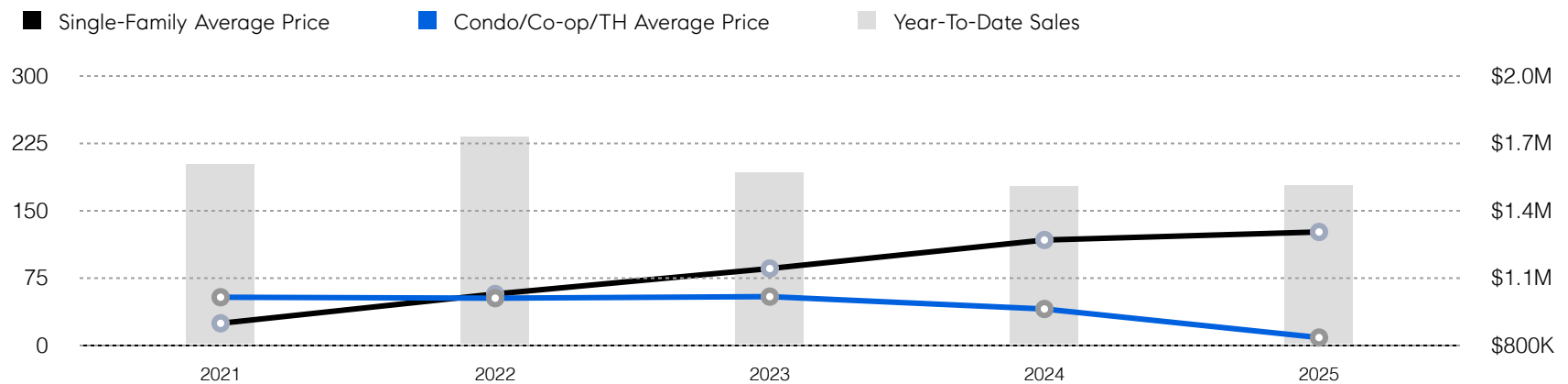
Historic Sales Trends



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%

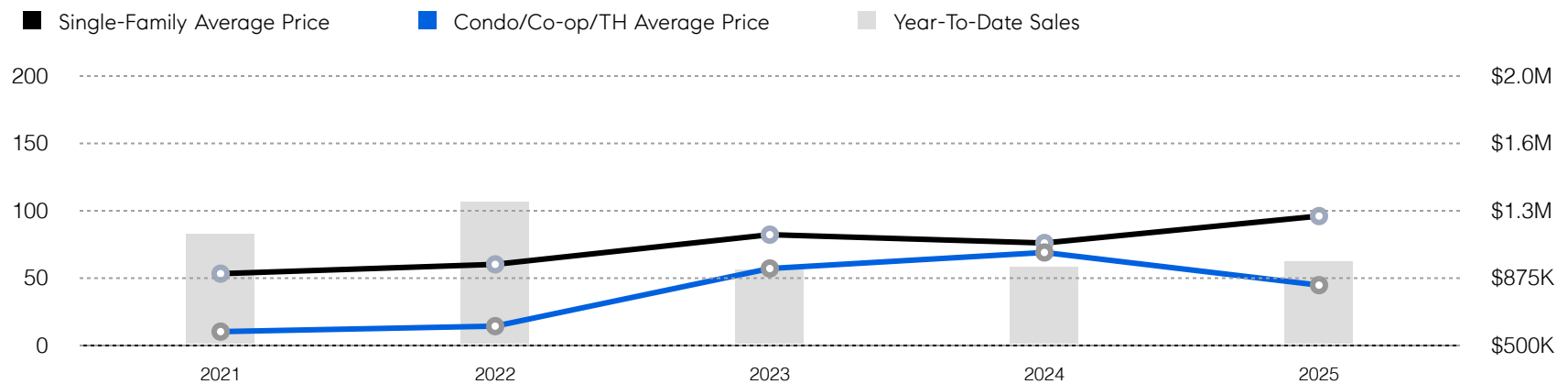
Historic Sales Trends



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

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