



August 2026

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

2,001

-3.7% Year-To-Date
-12.8% Month-Over-Month

Year-To-Date Contracts

2,143

-4.8% Year-To-Date
-7.4% Month-Over-Month

Single-Family
Average Sale Price

\$930K

2.8% Year-To-Date
-5.8% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$496K

1.3% Year-To-Date
11.8% Month-Over-Month

Average Days On Market

34

13.3% Year-To-Date
21.2% Month-Over-Month

Active Listings

804

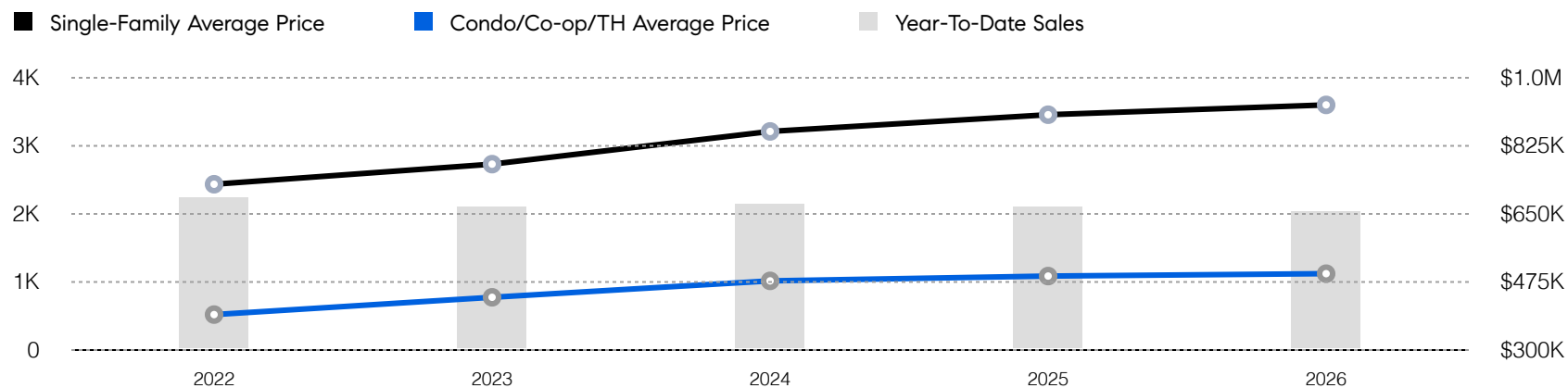
45.4% Year-Over-Year
15.4% Month-Over-Month



Somerset County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	1,487	1,384	-6.9%	204	203	-0.5%
	ACTIVE LISTINGS	402	528	31.3%	402	528	31.3%
	# OF SALES	1,371	1,269	-7.4%	243	204	-16.0%
	SALES VOLUME	\$1,240,805,937	\$1,180,506,624	-4.9%	\$232,006,768	\$194,085,015	-16.3%
	MEDIAN PRICE	\$785,000	\$785,000	-	\$845,000	\$811,000	-4.0%
	AVERAGE PRICE	\$905,037	\$930,265	2.8%	\$954,760	\$951,397	-0.4%
	AVERAGE DOM	30	36	20.0%	29	32	10.3%
	% OF ASKING PRICE	103.7%	103.0%	-0.7%	103.3%	102.9%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	763	759	-0.5%	107	84	-21.5%
	ACTIVE LISTINGS	151	276	82.8%	151	276	82.8%
	# OF SALES	707	732	3.5%	101	108	6.9%
	SALES VOLUME	\$346,553,652	\$363,314,715	4.8%	\$49,872,176	\$58,093,218	16.5%
	MEDIAN PRICE	\$455,000	\$460,000	1.1%	\$450,000	\$472,500	5.0%
	AVERAGE PRICE	\$490,175	\$496,332	1.3%	\$493,784	\$537,900	8.9%
	AVERAGE DOM	31	33	6.5%	33	32	-3.0%
	% OF ASKING PRICE	102.7%	101.6%	-1.1%	101.1%	101.6%	0.4%

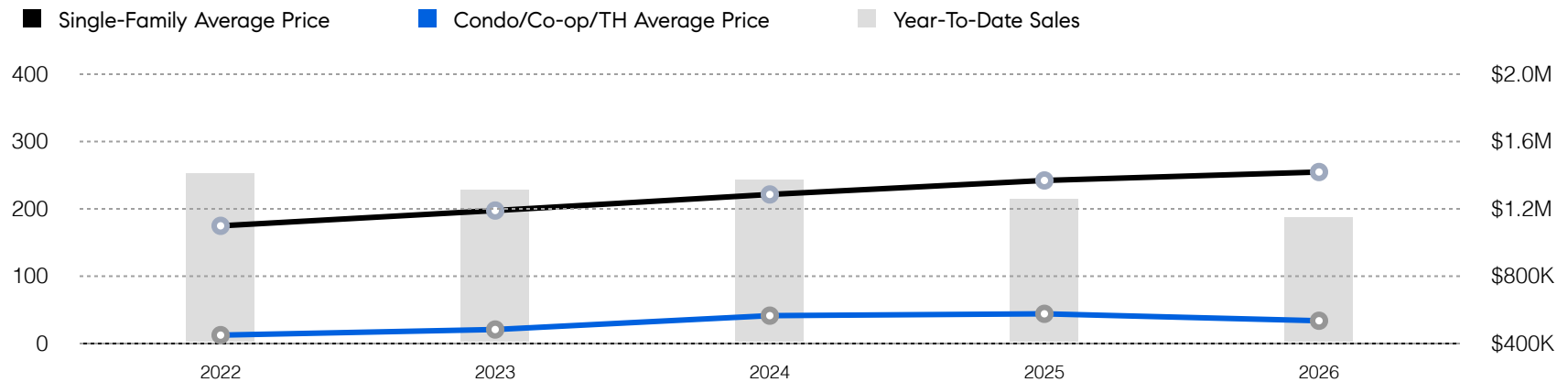
Historic Sales Trends



Basking Ridge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	124	109	-12.1%	14	11	-21.4%
	ACTIVE LISTINGS	19	29	52.6%	19	29	52.6%
	# OF SALES	112	95	-15.2%	30	14	-53.3%
	SALES VOLUME	\$153,300,213	\$134,794,876	-12.1%	\$43,869,225	\$19,321,000	-56.0%
	MEDIAN PRICE	\$1,269,096	\$1,365,000	7.6%	\$1,380,000	\$1,357,000	-1.7%
	AVERAGE PRICE	\$1,368,752	\$1,418,893	3.7%	\$1,462,308	\$1,380,071	-5.6%
	AVERAGE DOM	23	22	-4.3%	23	22	-4.3%
	% OF ASKING PRICE	105.1%	105.2%	0.1%	105.0%	107.8%	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	93	93	0.0%	7	12	71.4%
	ACTIVE LISTINGS	14	26	85.7%	14	26	85.7%
	# OF SALES	100	90	-10.0%	12	12	0.0%
	SALES VOLUME	\$57,651,471	\$48,173,806	-16.4%	\$6,223,500	\$6,944,276	11.6%
	MEDIAN PRICE	\$511,250	\$459,250	-10.2%	\$527,500	\$552,500	4.7%
	AVERAGE PRICE	\$576,515	\$535,265	-7.2%	\$518,625	\$578,690	11.6%
	AVERAGE DOM	23	28	21.7%	27	24	-11.1%
	% OF ASKING PRICE	105.0%	102.2%	-2.9%	103.3%	103.3%	-0.1%

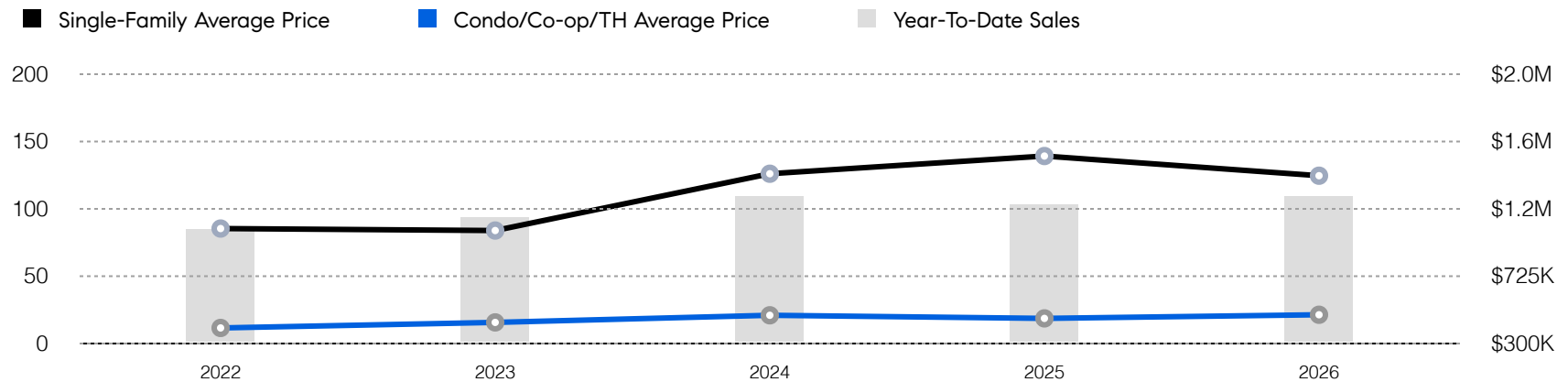
Historic Sales Trends



Bedminster

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	20	15	-25.0%	1	1	0.0%
	ACTIVE LISTINGS	10	2	-80.0%	10	2	-80.0%
	# OF SALES	24	16	-33.3%	1	1	0.0%
	SALES VOLUME	\$35,603,637	\$21,747,999	-38.9%	\$1,038,888	\$1,350,000	29.9%
	MEDIAN PRICE	\$1,019,444	\$1,260,000	23.6%	\$1,038,888	\$1,350,000	29.9%
	AVERAGE PRICE	\$1,483,485	\$1,359,250	-8.4%	\$1,038,888	\$1,350,000	29.9%
	AVERAGE DOM	58	28	-51.7%	12	33	175.0%
	% OF ASKING PRICE	96.4%	103.4%	7.0%	107.2%	90.1%	-17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	83	91	9.6%	8	5	-37.5%
	ACTIVE LISTINGS	12	19	58.3%	12	19	58.3%
	# OF SALES	78	92	17.9%	7	9	28.6%
	SALES VOLUME	\$35,775,798	\$44,304,999	23.8%	\$3,137,000	\$4,378,000	39.6%
	MEDIAN PRICE	\$437,500	\$460,000	5.1%	\$395,000	\$415,000	5.1%
	AVERAGE PRICE	\$458,664	\$481,576	5.0%	\$448,143	\$486,444	8.5%
	AVERAGE DOM	22	21	-4.5%	18	21	16.7%
	% OF ASKING PRICE	104.6%	103.3%	-1.3%	102.8%	106.4%	3.7%

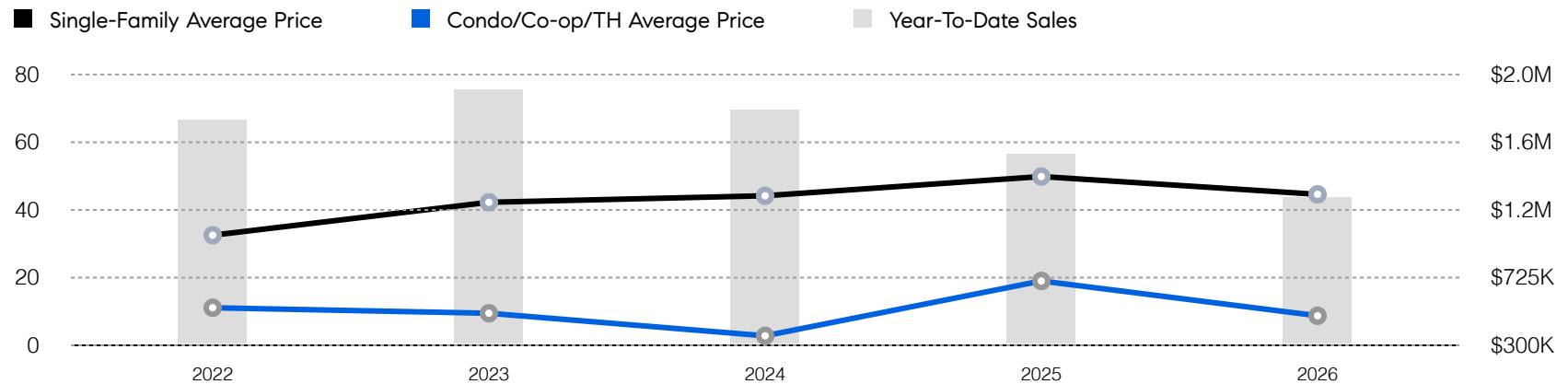
Historic Sales Trends



Bernardsville

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	56	42	-25.0%	9	7	-22.2%
	ACTIVE LISTINGS	25	28	12.0%	25	28	12.0%
	# OF SALES	49	36	-26.5%	6	3	-50.0%
	SALES VOLUME	\$66,632,362	\$44,932,610	-32.6%	\$8,876,185	\$4,950,000	-44.2%
	MEDIAN PRICE	\$1,185,000	\$1,067,500	-9.9%	\$1,278,543	\$1,800,000	40.8%
	AVERAGE PRICE	\$1,359,844	\$1,248,128	-8.2%	\$1,479,364	\$1,650,000	11.5%
	AVERAGE DOM	34	39	14.7%	36	25	-30.6%
	% OF ASKING PRICE	102.2%	104.7%	2.5%	102.0%	98.8%	-3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	8	7	-12.5%	2	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	7	7	0.0%	2	0	0.0%
	SALES VOLUME	\$4,929,000	\$3,400,000	-31.0%	\$1,300,000	-	-
	MEDIAN PRICE	\$635,000	\$485,000	-23.6%	\$650,000	-	-
	AVERAGE PRICE	\$704,143	\$485,714	-31.0%	\$650,000	-	-
	AVERAGE DOM	70	11	-84.3%	11	-	-
	% OF ASKING PRICE	101.9%	115.2%	13.3%	106.6%	-	-

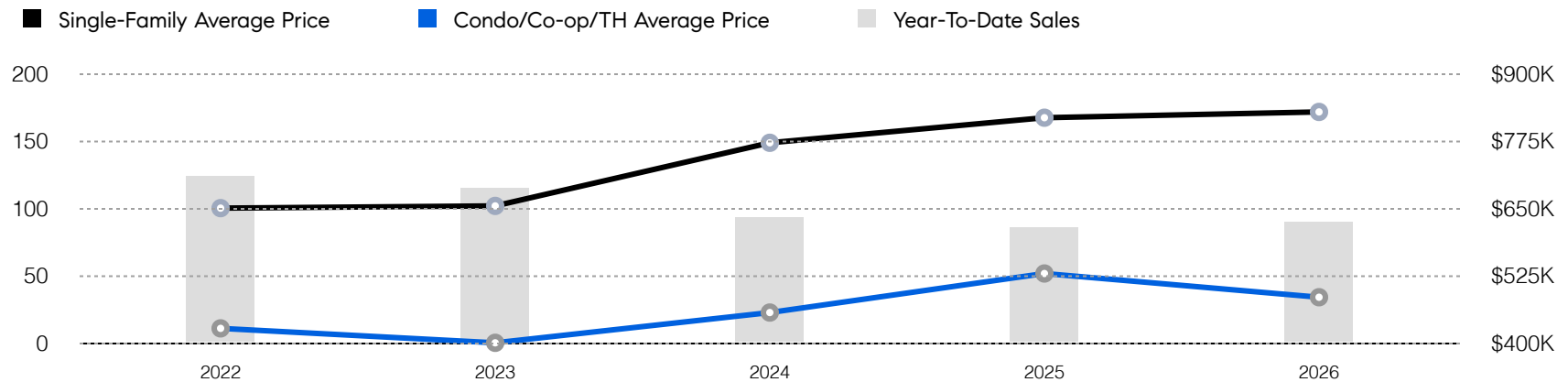
Historic Sales Trends



Branchburg

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	66	56	-15.2%	8	4	-50.0%
	ACTIVE LISTINGS	14	23	64.3%	14	23	64.3%
	# OF SALES	59	54	-8.5%	8	10	25.0%
	SALES VOLUME	\$48,334,011	\$44,817,400	-7.3%	\$5,592,500	\$8,703,000	55.6%
	MEDIAN PRICE	\$827,000	\$803,750	-2.8%	\$761,250	\$817,500	7.4%
	AVERAGE PRICE	\$819,221	\$829,952	1.3%	\$699,063	\$870,300	24.5%
	AVERAGE DOM	30	34	13.3%	40	23	-42.5%
	% OF ASKING PRICE	103.8%	102.9%	-0.9%	105.6%	102.0%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	29	32	10.3%	5	4	-20.0%
	ACTIVE LISTINGS	6	10	66.7%	6	10	66.7%
	# OF SALES	26	35	34.6%	4	8	100.0%
	SALES VOLUME	\$13,779,800	\$17,007,500	23.4%	\$1,845,000	\$4,371,500	136.9%
	MEDIAN PRICE	\$500,000	\$435,000	-13.0%	\$400,000	\$607,500	51.9%
	AVERAGE PRICE	\$529,992	\$485,929	-8.3%	\$461,250	\$546,438	18.5%
	AVERAGE DOM	19	29	52.6%	29	27	-6.9%
	% OF ASKING PRICE	104.2%	101.1%	-3.1%	102.3%	102.6%	0.3%

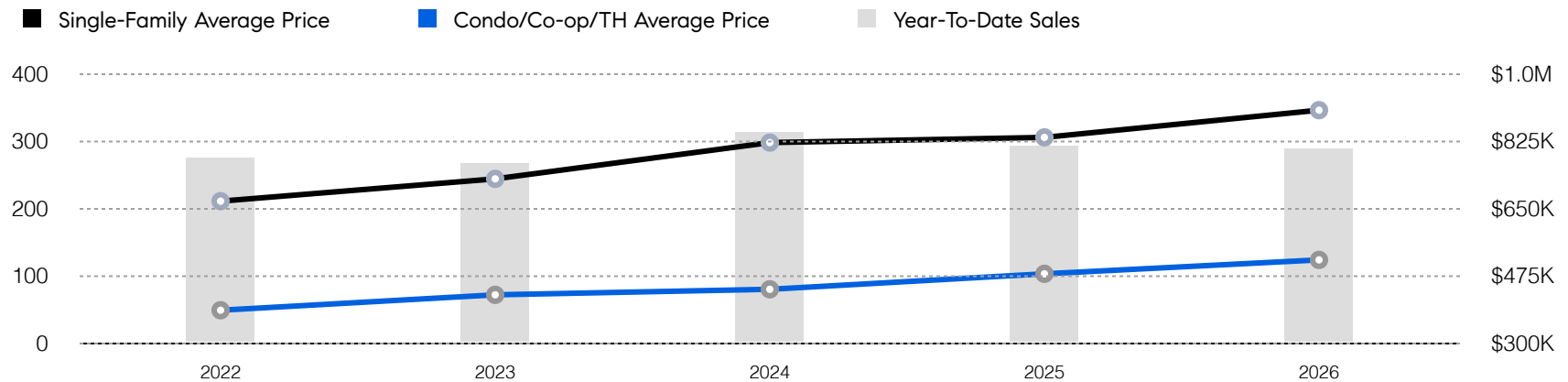
Historic Sales Trends



Bridgewater

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	217	217	0.0%	22	40	81.8%
	ACTIVE LISTINGS	57	71	24.6%	57	71	24.6%
	# OF SALES	208	196	-5.8%	32	36	12.5%
	SALES VOLUME	\$173,831,728	\$177,672,854	2.2%	\$25,655,250	\$30,903,388	20.5%
	MEDIAN PRICE	\$825,000	\$850,000	3.0%	\$817,500	\$826,500	1.1%
	AVERAGE PRICE	\$835,729	\$906,494	8.5%	\$801,727	\$858,427	7.1%
	AVERAGE DOM	25	32	28.0%	29	24	-17.2%
	% OF ASKING PRICE	104.8%	103.4%	-1.4%	102.0%	102.7%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	91	92	1.1%	12	7	-41.7%
	ACTIVE LISTINGS	22	26	18.2%	22	26	18.2%
	# OF SALES	82	90	9.8%	17	13	-23.5%
	SALES VOLUME	\$39,456,350	\$46,562,193	18.0%	\$8,504,700	\$6,972,500	-18.0%
	MEDIAN PRICE	\$457,500	\$485,000	6.0%	\$467,500	\$465,000	-0.5%
	AVERAGE PRICE	\$481,175	\$517,358	7.5%	\$500,276	\$536,346	7.2%
	AVERAGE DOM	30	30	0.0%	37	23	-37.8%
	% OF ASKING PRICE	102.2%	101.5%	-0.7%	101.7%	100.8%	-0.8%

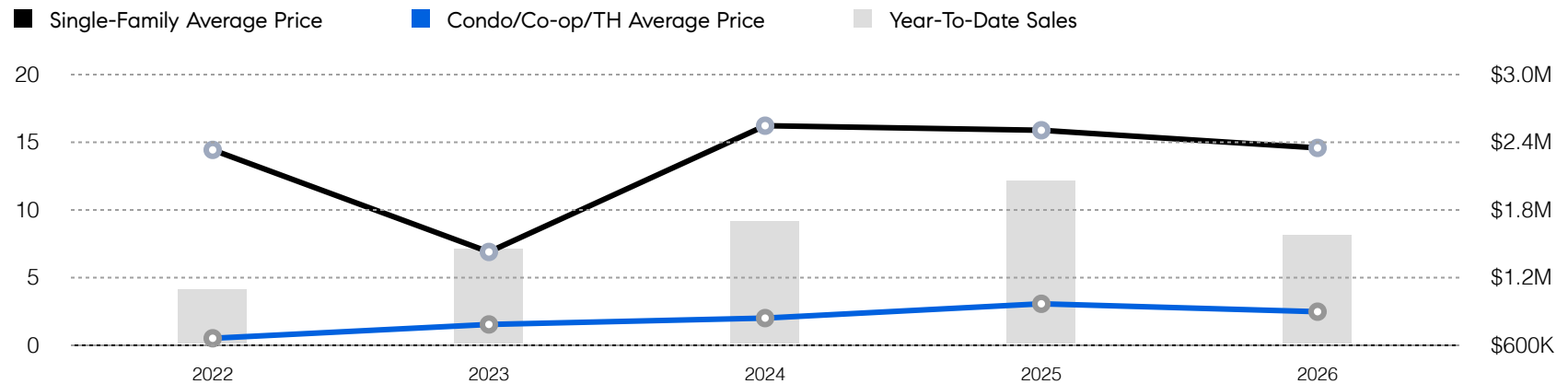
Historic Sales Trends



Far Hills

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	3	4	33.3%	0	1	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	2	3	50.0%	0	1	0.0%
	SALES VOLUME	\$5,013,000	\$7,050,000	40.6%	-	\$3,100,000	-
	MEDIAN PRICE	\$2,506,500	\$3,100,000	23.7%	-	\$3,100,000	-
	AVERAGE PRICE	\$2,506,500	\$2,350,000	-6.2%	-	\$3,100,000	-
	AVERAGE DOM	198	31	-84.3%	-	11	-
	% OF ASKING PRICE	85.0%	99.7%	14.7%	-	103.3%	-
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	0	1	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	10	5	-50.0%	2	1	-50.0%
	SALES VOLUME	\$9,682,056	\$4,490,500	-53.6%	\$1,948,000	\$1,089,000	-44.1%
	MEDIAN PRICE	\$974,500	\$889,000	-8.8%	\$974,000	\$1,089,000	11.8%
	AVERAGE PRICE	\$968,206	\$898,100	-7.2%	\$974,000	\$1,089,000	11.8%
	AVERAGE DOM	41	17	-58.5%	44	7	-84.1%
	% OF ASKING PRICE	100.0%	102.3%	2.3%	103.1%	109.4%	6.3%

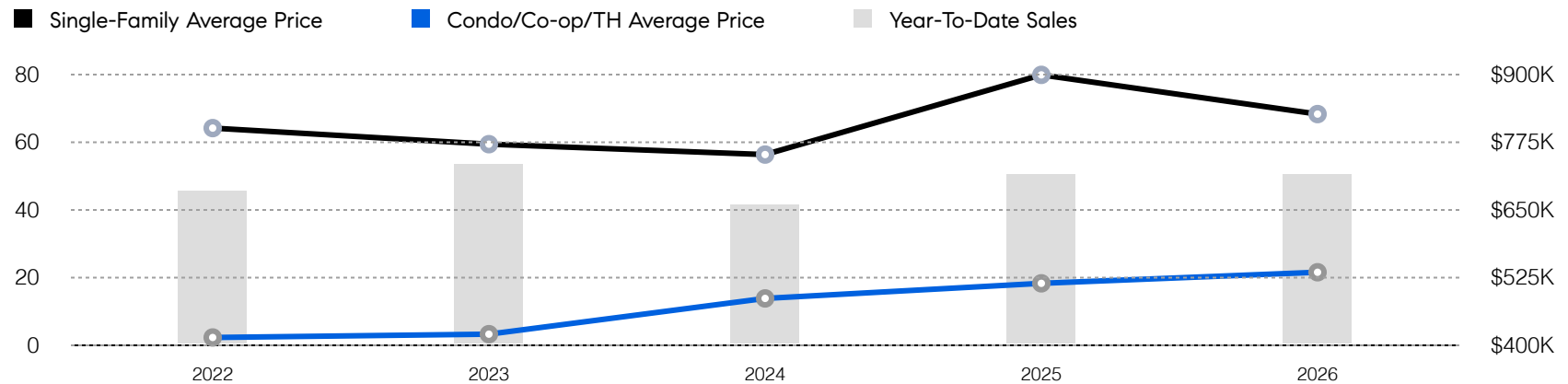
Historic Sales Trends



Green Brook

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	41	41	0.0%	9	6	-33.3%
	ACTIVE LISTINGS	13	19	46.2%	13	19	46.2%
	# OF SALES	38	40	5.3%	8	8	0.0%
	SALES VOLUME	\$34,180,647	\$33,082,500	-3.2%	\$6,122,500	\$7,720,000	26.1%
	MEDIAN PRICE	\$722,500	\$702,500	-2.8%	\$658,750	\$735,000	11.6%
	AVERAGE PRICE	\$899,491	\$827,063	-8.1%	\$765,313	\$965,000	26.1%
	AVERAGE DOM	28	37	32.1%	40	32	-20.0%
	% OF ASKING PRICE	103.7%	100.2%	-3.5%	105.6%	99.7%	-5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	9	11	22.2%	0	1	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	12	10	-16.7%	0	1	0.0%
	SALES VOLUME	\$6,173,900	\$5,349,500	-13.4%	-	\$510,000	-
	MEDIAN PRICE	\$503,500	\$511,250	1.5%	-	\$510,000	-
	AVERAGE PRICE	\$514,492	\$534,950	4.0%	-	\$510,000	-
	AVERAGE DOM	30	19	-36.7%	-	17	-
	% OF ASKING PRICE	103.5%	100.9%	-2.5%	-	99.0%	-

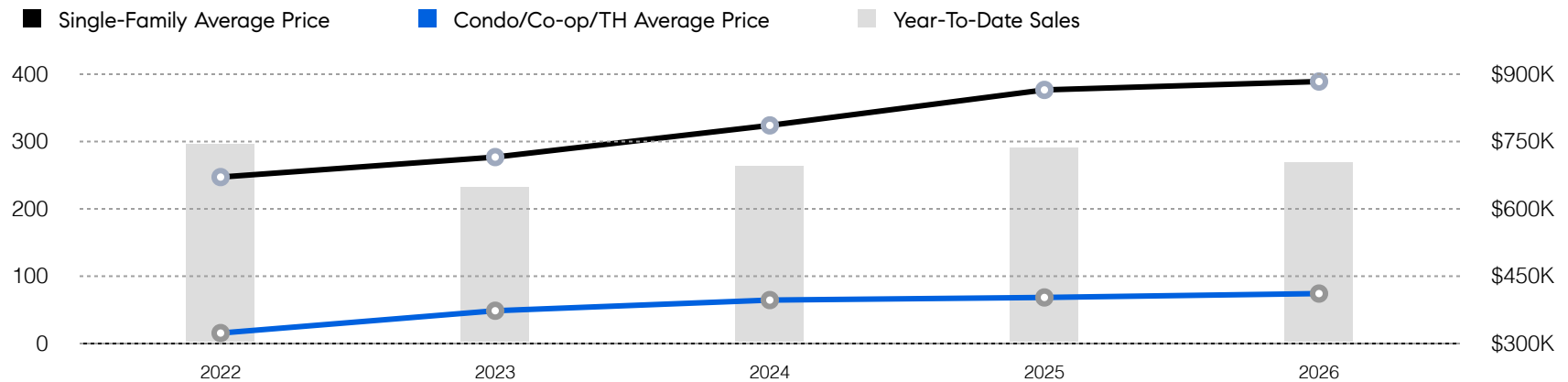
Historic Sales Trends



Hillsborough

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	179	151	-15.6%	37	19	-48.6%
	ACTIVE LISTINGS	25	55	120.0%	25	55	120.0%
	# OF SALES	153	144	-5.9%	34	31	-8.8%
	SALES VOLUME	\$132,346,046	\$127,246,195	-3.9%	\$30,283,000	\$28,664,213	-5.3%
	MEDIAN PRICE	\$799,900	\$834,500	4.3%	\$855,000	\$850,000	-0.6%
	AVERAGE PRICE	\$865,007	\$883,654	2.2%	\$890,676	\$924,652	3.8%
	AVERAGE DOM	26	25	-3.8%	24	24	0.0%
	% OF ASKING PRICE	103.9%	103.5%	-0.4%	103.1%	102.7%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	141	128	-9.2%	24	19	-20.8%
	ACTIVE LISTINGS	13	57	338.5%	13	57	338.5%
	# OF SALES	135	122	-9.6%	24	20	-16.7%
	SALES VOLUME	\$54,355,758	\$50,175,029	-7.7%	\$9,793,575	\$8,938,900	-8.7%
	MEDIAN PRICE	\$424,000	\$417,500	-1.5%	\$404,000	\$432,500	7.1%
	AVERAGE PRICE	\$402,635	\$411,271	2.1%	\$408,066	\$446,945	9.5%
	AVERAGE DOM	24	38	58.3%	29	36	24.1%
	% OF ASKING PRICE	103.6%	100.7%	-2.9%	101.9%	100.5%	-1.4%

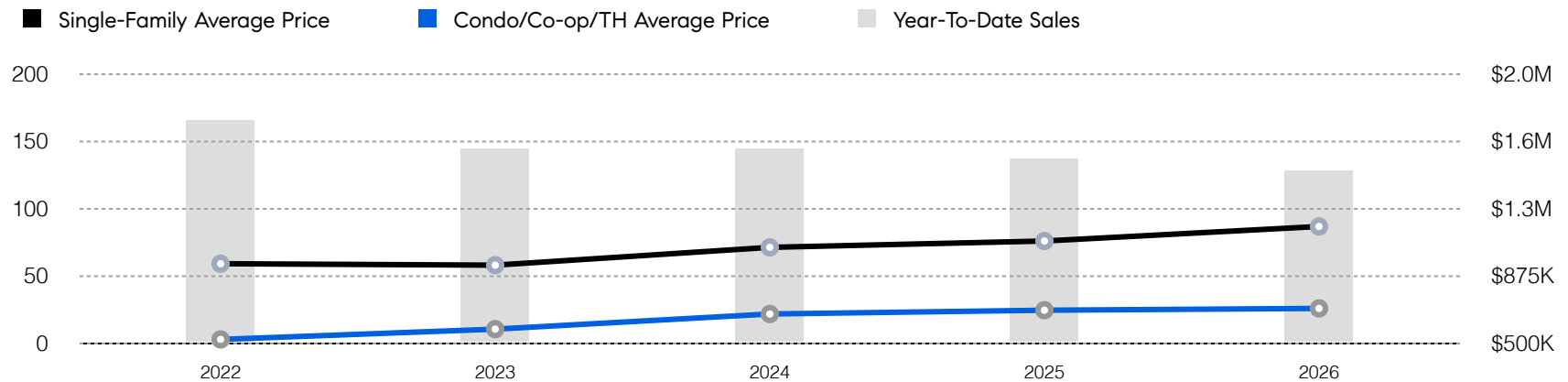
Historic Sales Trends



Montgomery Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	117	108	-7.7%	9	19	111.1%
	ACTIVE LISTINGS	20	48	140.0%	20	48	140.0%
	# OF SALES	115	92	-20.0%	26	14	-46.2%
	SALES VOLUME	\$123,155,179	\$105,970,003	-14.0%	\$32,581,699	\$18,149,124	-44.3%
	MEDIAN PRICE	\$998,000	\$1,079,900	8.2%	\$1,375,000	\$1,198,250	-12.9%
	AVERAGE PRICE	\$1,070,915	\$1,151,848	7.6%	\$1,253,142	\$1,296,366	3.4%
	AVERAGE DOM	33	38	15.2%	27	33	22.2%
	% OF ASKING PRICE	102.8%	102.4%	-0.4%	102.8%	103.6%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	29	38	31.0%	8	4	-50.0%
	ACTIVE LISTINGS	12	27	125.0%	12	27	125.0%
	# OF SALES	21	35	66.7%	2	6	200.0%
	SALES VOLUME	\$14,395,500	\$24,341,400	69.1%	\$1,790,000	\$4,391,000	145.3%
	MEDIAN PRICE	\$675,000	\$625,000	-7.4%	\$895,000	\$597,500	-33.2%
	AVERAGE PRICE	\$685,500	\$695,469	1.5%	\$895,000	\$731,833	-18.2%
	AVERAGE DOM	21	44	109.5%	21	24	14.3%
	% OF ASKING PRICE	102.7%	100.9%	-1.7%	100.2%	101.2%	1.0%

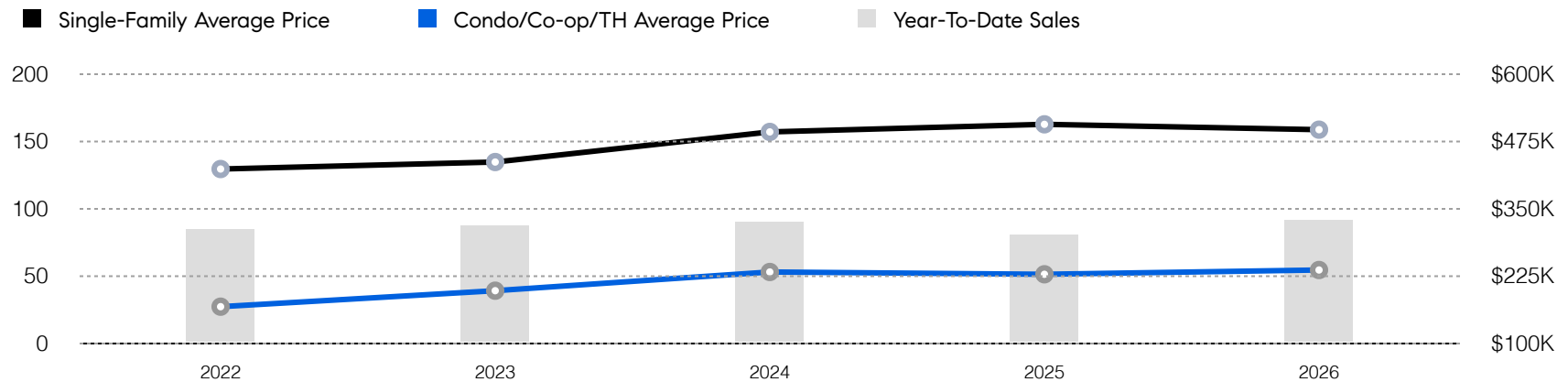
Historic Sales Trends



North Plainfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	66	86	30.3%	9	15	66.7%
	ACTIVE LISTINGS	18	23	27.8%	18	23	27.8%
	# OF SALES	62	69	11.3%	8	11	37.5%
	SALES VOLUME	\$31,431,000	\$34,294,162	9.1%	\$3,973,600	\$5,641,500	42.0%
	MEDIAN PRICE	\$510,000	\$491,000	-3.7%	\$505,000	\$503,000	-0.4%
	AVERAGE PRICE	\$506,952	\$497,017	-2.0%	\$496,700	\$512,864	3.3%
	AVERAGE DOM	29	51	75.9%	45	70	55.6%
	% OF ASKING PRICE	104.9%	104.8%	-0.1%	102.8%	108.6%	5.8%
Condo/Co-op/TH	CONTRACTS SIGNED	17	21	23.5%	2	1	-50.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	17	21	23.5%	2	2	0.0%
	SALES VOLUME	\$3,885,300	\$4,966,400	27.8%	\$456,000	\$396,000	-13.2%
	MEDIAN PRICE	\$226,000	\$230,000	1.8%	\$228,000	\$198,000	-13.2%
	AVERAGE PRICE	\$228,547	\$236,495	3.5%	\$228,000	\$198,000	-13.2%
	AVERAGE DOM	34	55	61.8%	33	71	115.2%
	% OF ASKING PRICE	99.3%	100.0%	0.7%	104.3%	97.4%	-6.9%

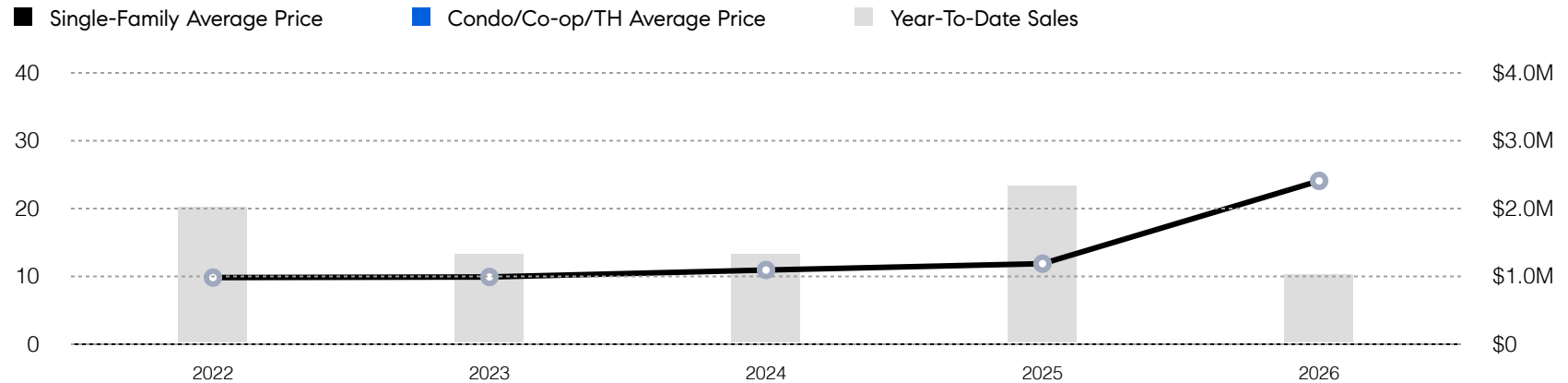
Historic Sales Trends



Peapack Gladstone

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	21	11	-47.6%	5	2	-60.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	22	9	-59.1%	4	3	-25.0%
	SALES VOLUME	\$26,129,799	\$21,674,995	-17.0%	\$4,810,000	\$5,335,000	10.9%
	MEDIAN PRICE	\$1,152,500	\$755,000	-34.5%	\$1,192,500	\$840,000	-29.6%
	AVERAGE PRICE	\$1,187,718	\$2,408,333	102.8%	\$1,202,500	\$1,778,333	47.9%
	AVERAGE DOM	37	57	54.1%	23	66	187.0%
	% OF ASKING PRICE	101.4%	97.1%	-4.3%	103.5%	97.0%	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$500,000	\$3,850,000	670.0%	\$500,000	\$3,850,000	670.0%
	MEDIAN PRICE	\$500,000	\$3,850,000	670.0%	\$500,000	\$3,850,000	670.0%
	AVERAGE PRICE	\$500,000	\$3,850,000	670.0%	\$500,000	\$3,850,000	670.0%
	AVERAGE DOM	28	223	696.4%	28	223	696.4%
	% OF ASKING PRICE	93.5%	100.0%	6.5%	93.5%	100.0%	6.5%

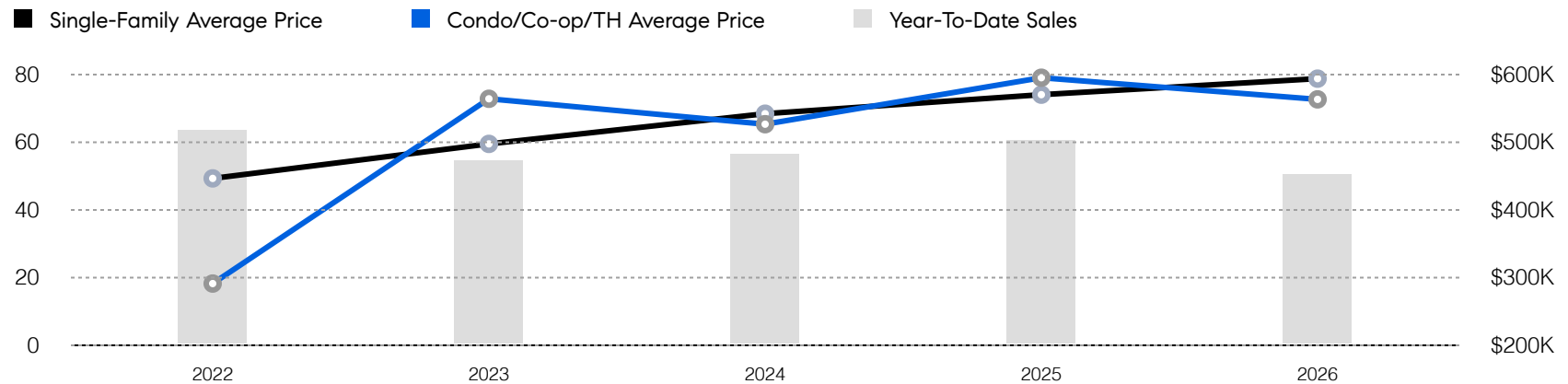
Historic Sales Trends



Somerville

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	52	50	-3.8%	9	9	0.0%
	ACTIVE LISTINGS	13	21	61.5%	13	21	61.5%
	# OF SALES	46	45	-2.2%	5	13	160.0%
	SALES VOLUME	\$26,235,100	\$26,729,900	1.9%	\$2,885,000	\$7,289,900	152.7%
	MEDIAN PRICE	\$567,950	\$564,900	-0.5%	\$590,000	\$553,000	-6.3%
	AVERAGE PRICE	\$570,328	\$593,998	4.2%	\$577,000	\$560,762	-2.8%
	AVERAGE DOM	30	35	16.7%	15	30	100.0%
	% OF ASKING PRICE	104.7%	103.9%	-0.7%	106.0%	102.4%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	14	6	-57.1%	0	2	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	14	5	-64.3%	3	2	-33.3%
	SALES VOLUME	\$8,335,000	\$2,817,000	-66.2%	\$1,850,000	\$1,045,000	-43.5%
	MEDIAN PRICE	\$605,000	\$630,000	4.1%	\$610,000	\$522,500	-14.3%
	AVERAGE PRICE	\$595,357	\$563,400	-5.4%	\$616,667	\$522,500	-15.3%
	AVERAGE DOM	52	29	-44.2%	73	22	-69.9%
	% OF ASKING PRICE	98.4%	100.0%	1.6%	94.4%	99.4%	5.1%

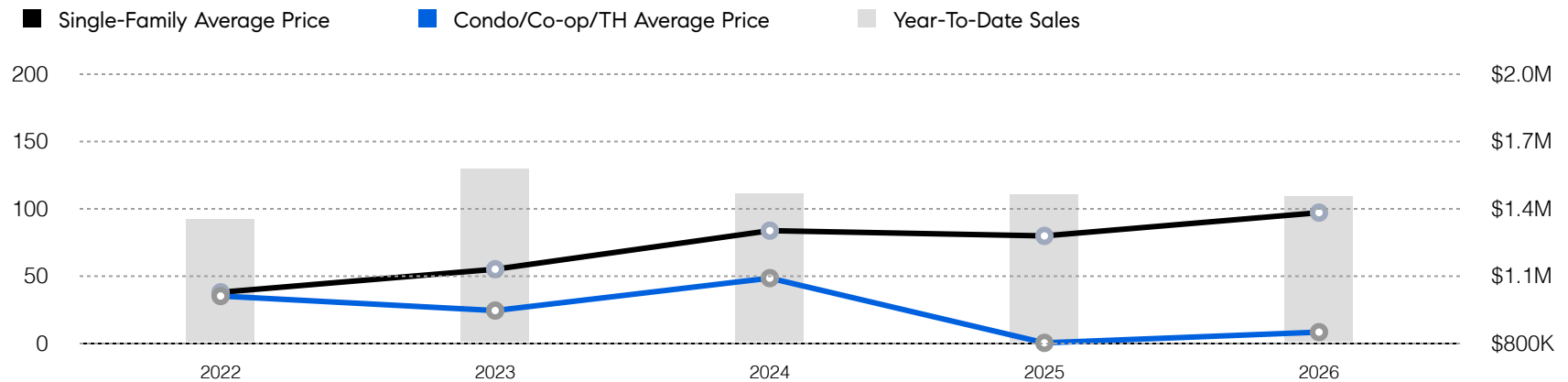
Historic Sales Trends



Warren

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	100	93	-7.0%	15	19	26.7%
	ACTIVE LISTINGS	33	31	-6.1%	33	31	-6.1%
	# OF SALES	87	87	0.0%	15	13	-13.3%
	SALES VOLUME	\$111,321,533	\$120,332,114	8.1%	\$21,741,200	\$19,560,780	-10.0%
	MEDIAN PRICE	\$1,190,000	\$1,300,000	9.2%	\$1,462,000	\$1,435,000	-1.8%
	AVERAGE PRICE	\$1,279,558	\$1,383,128	8.1%	\$1,449,413	\$1,504,675	3.8%
	AVERAGE DOM	37	40	8.1%	37	39	5.4%
	% OF ASKING PRICE	101.3%	101.9%	0.6%	100.1%	100.9%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	34	18	-47.1%	5	1	-80.0%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	22	21	-4.5%	0	3	0.0%
	SALES VOLUME	\$17,664,558	\$17,865,572	1.1%	-	\$2,007,572	-
	MEDIAN PRICE	\$681,748	\$835,000	22.5%	-	\$835,000	-
	AVERAGE PRICE	\$802,934	\$850,742	6.0%	-	\$669,191	-
	AVERAGE DOM	109	54	-50.5%	-	76	-
	% OF ASKING PRICE	95.2%	96.5%	1.3%	-	92.2%	-

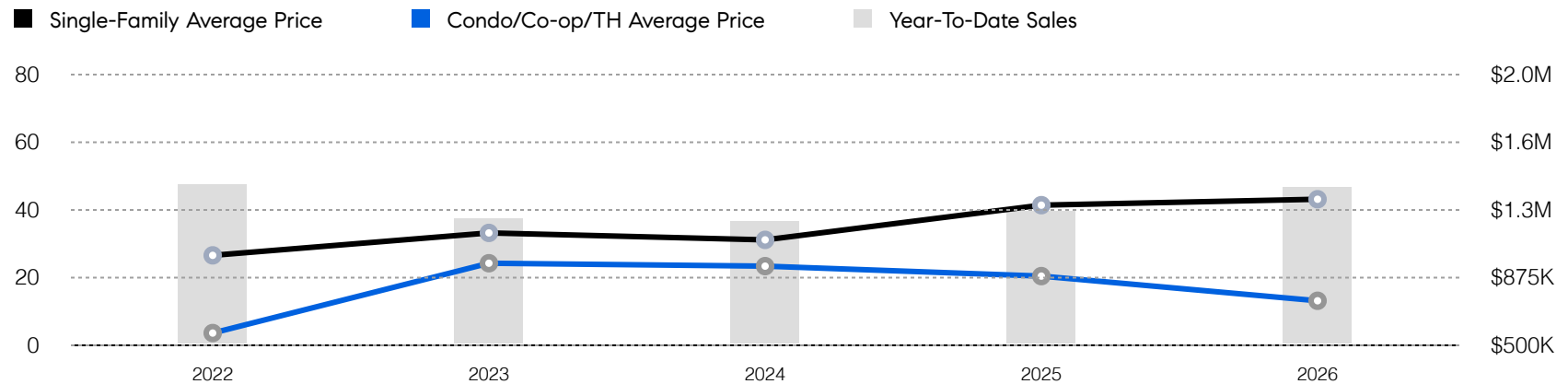
Historic Sales Trends



Watchung

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	36	50	38.9%	3	8	166.7%
	ACTIVE LISTINGS	9	21	133.3%	9	21	133.3%
	# OF SALES	35	41	17.1%	4	6	50.0%
	SALES VOLUME	\$44,680,401	\$53,681,978	20.1%	\$5,058,000	\$7,960,111	57.4%
	MEDIAN PRICE	\$1,150,000	\$1,280,000	11.3%	\$934,500	\$1,277,500	36.7%
	AVERAGE PRICE	\$1,276,583	\$1,309,317	2.6%	\$1,264,500	\$1,326,685	4.9%
	AVERAGE DOM	38	27	-28.9%	18	39	116.7%
	% OF ASKING PRICE	103.3%	103.1%	-0.2%	104.7%	101.1%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	0	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	4	5	25.0%	2	1	-50.0%
	SALES VOLUME	\$3,534,000	\$3,734,000	5.7%	\$1,984,000	\$785,000	-60.4%
	MEDIAN PRICE	\$882,000	\$605,000	-31.4%	\$992,000	\$785,000	-20.9%
	AVERAGE PRICE	\$883,500	\$746,800	-15.5%	\$992,000	\$785,000	-20.9%
	AVERAGE DOM	41	63	53.7%	59	12	-79.7%
	% OF ASKING PRICE	88.5%	99.4%	10.9%	77.0%	100.0%	23.0%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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