



May 2026

Somerset County Market Report

COMPASS

Somerset County Overview

Year-To-Date Sales

991

-4.5% Year-To-Date
21.1% Month-Over-Month

Year-To-Date Contracts

1,268

-1.3% Year-To-Date
16.8% Month-Over-Month

Single-Family
Average Sale Price

\$891K

5.0% Year-To-Date
14.4% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$492K

3.2% Year-To-Date
-6.6% Month-Over-Month

Average Days On Market

33

13.8% Year-To-Date
-17.2% Month-Over-Month

Active Listings

790

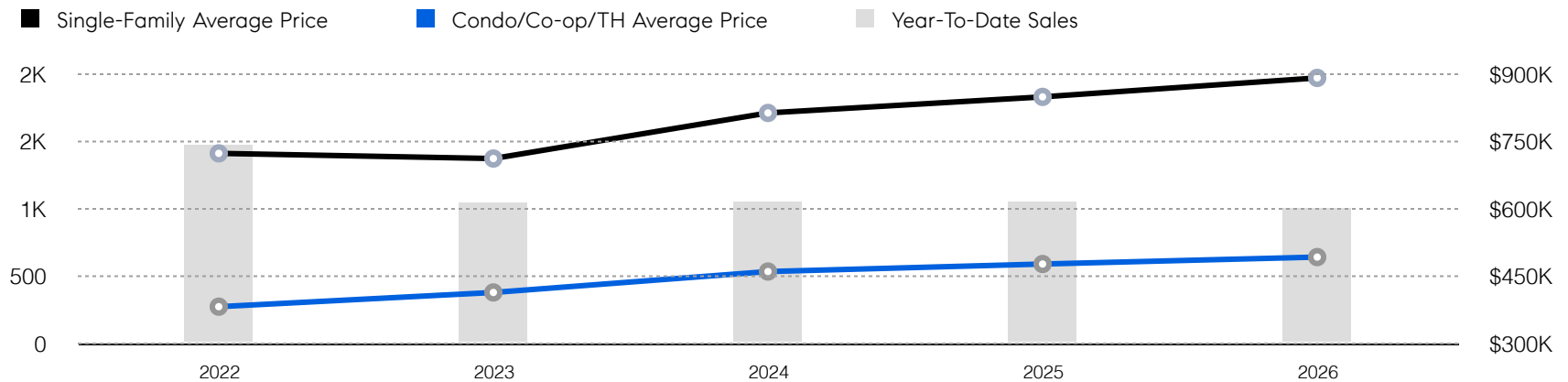
37.4% Year-Over-Year
16.2% Month-Over-Month



Somerset County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	853	804	-5.7%	260	251	-3.5%
	ACTIVE LISTINGS	405	517	27.7%	405	517	27.7%
	# OF SALES	644	604	-6.2%	177	145	-18.1%
	SALES VOLUME	\$547,074,802	\$538,584,266	-1.6%	\$166,477,269	\$144,496,934	-13.2%
	MEDIAN PRICE	\$720,000	\$750,000	4.2%	\$830,000	\$906,000	9.2%
	AVERAGE PRICE	\$849,495	\$891,696	5.0%	\$940,550	\$996,531	6.0%
	AVERAGE DOM	33	41	24.2%	25	28	12.0%
	% OF ASKING PRICE	104.0%	102.5%	-1.5%	105.4%	104.2%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	432	464	7.4%	89	104	16.9%
	ACTIVE LISTINGS	170	273	60.6%	170	273	60.6%
	# OF SALES	394	387	-1.8%	82	96	17.1%
	SALES VOLUME	\$187,976,901	\$190,628,354	1.4%	\$38,652,265	\$46,923,555	21.4%
	MEDIAN PRICE	\$450,000	\$457,000	1.6%	\$461,000	\$457,639	-0.7%
	AVERAGE PRICE	\$477,099	\$492,580	3.2%	\$471,369	\$488,787	3.7%
	AVERAGE DOM	31	36	16.1%	25	29	16.0%
	% OF ASKING PRICE	103.0%	101.3%	-1.7%	104.4%	102.5%	-1.9%

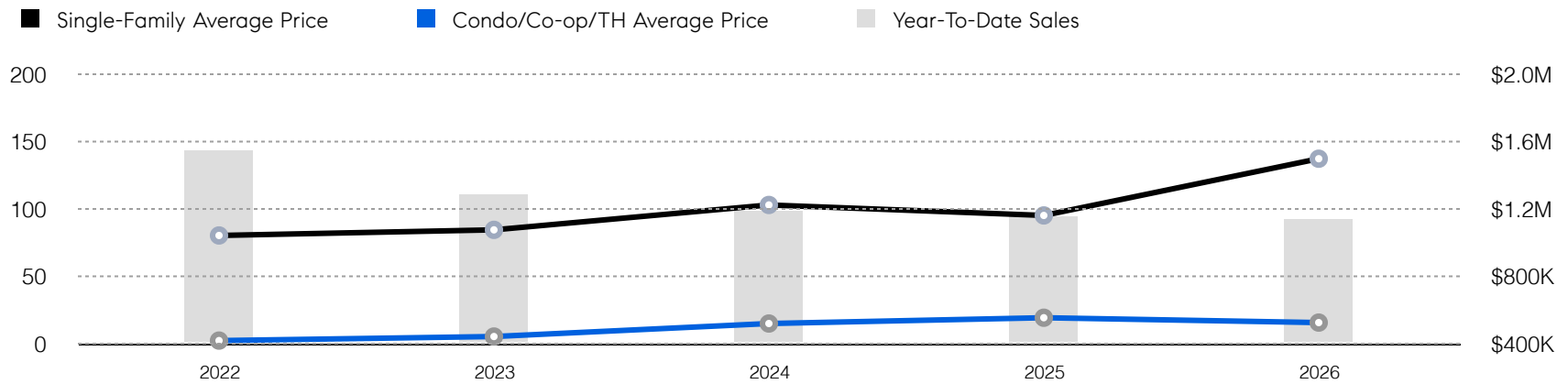
Historic Sales Trends



Basking Ridge

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	67	68	1.5%	25	27	8.0%
	ACTIVE LISTINGS	21	31	47.6%	21	31	47.6%
	# OF SALES	41	38	-7.3%	18	19	5.6%
	SALES VOLUME	\$47,619,790	\$56,935,791	19.6%	\$23,676,691	\$31,121,820	31.4%
	MEDIAN PRICE	\$1,100,000	\$1,362,500	23.9%	\$1,437,500	\$1,375,000	-4.3%
	AVERAGE PRICE	\$1,161,458	\$1,498,310	29.0%	\$1,315,372	\$1,637,991	24.5%
	AVERAGE DOM	25	23	-8.0%	23	17	-26.1%
	% OF ASKING PRICE	106.3%	103.4%	-2.9%	108.1%	106.1%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	59	53	-10.2%	18	9	-50.0%
	ACTIVE LISTINGS	19	35	84.2%	19	35	84.2%
	# OF SALES	52	53	1.9%	10	16	60.0%
	SALES VOLUME	\$28,812,386	\$27,835,530	-3.4%	\$5,357,000	\$8,557,730	59.7%
	MEDIAN PRICE	\$497,500	\$450,000	-9.5%	\$452,000	\$440,563	-2.5%
	AVERAGE PRICE	\$554,084	\$525,199	-5.2%	\$535,700	\$534,858	-0.2%
	AVERAGE DOM	27	30	11.1%	21	23	9.5%
	% OF ASKING PRICE	105.6%	101.8%	-3.8%	104.9%	103.5%	-1.3%

Historic Sales Trends

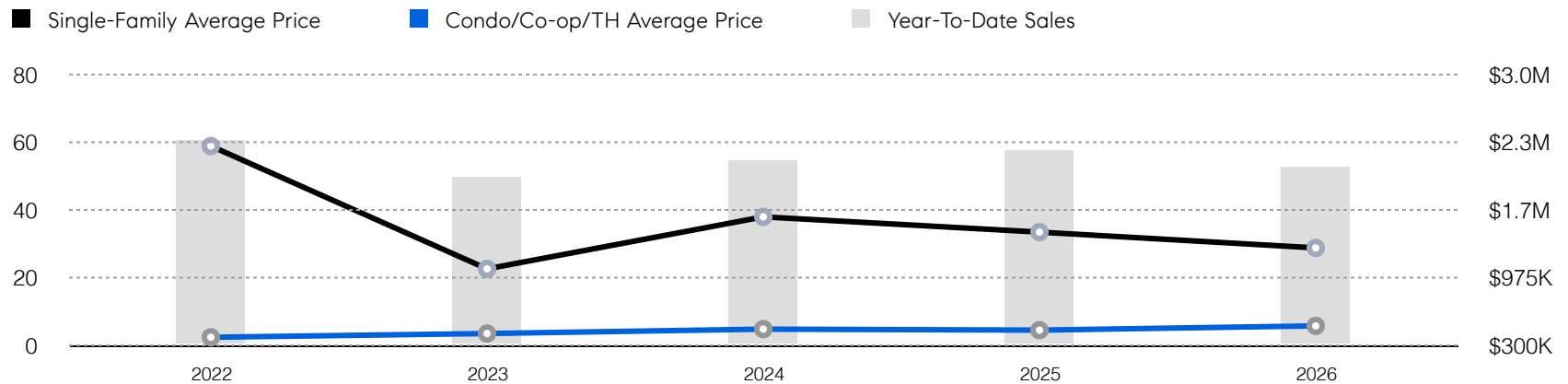


* Line graphs may be hidden due to limited sales data

Bedminster

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	15	10	-33.3%	3	4	33.3%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	14	6	-57.1%	2	1	-50.0%
	SALES VOLUME	\$20,005,999	\$7,630,000	-61.9%	\$1,721,000	\$1,315,000	-23.6%
	MEDIAN PRICE	\$1,130,000	\$1,320,000	16.8%	\$860,500	\$1,315,000	52.8%
	AVERAGE PRICE	\$1,429,000	\$1,271,667	-11.0%	\$860,500	\$1,315,000	52.8%
	AVERAGE DOM	66	44	-33.3%	21	13	-38.1%
	% OF ASKING PRICE	94.7%	100.1%	5.5%	99.3%	110.0%	10.8%
Condo/Co-op/TH	CONTRACTS SIGNED	50	60	20.0%	11	17	54.5%
	ACTIVE LISTINGS	16	22	37.5%	16	22	37.5%
	# OF SALES	43	46	7.0%	8	12	50.0%
	SALES VOLUME	\$19,418,232	\$22,718,999	17.0%	\$4,254,400	\$6,265,000	47.3%
	MEDIAN PRICE	\$410,000	\$487,500	18.9%	\$471,500	\$497,500	5.5%
	AVERAGE PRICE	\$451,587	\$493,891	9.4%	\$531,800	\$522,083	-1.8%
	AVERAGE DOM	24	22	-8.3%	15	17	13.3%
	% OF ASKING PRICE	105.0%	102.3%	-2.6%	105.3%	104.3%	-1.0%

Historic Sales Trends

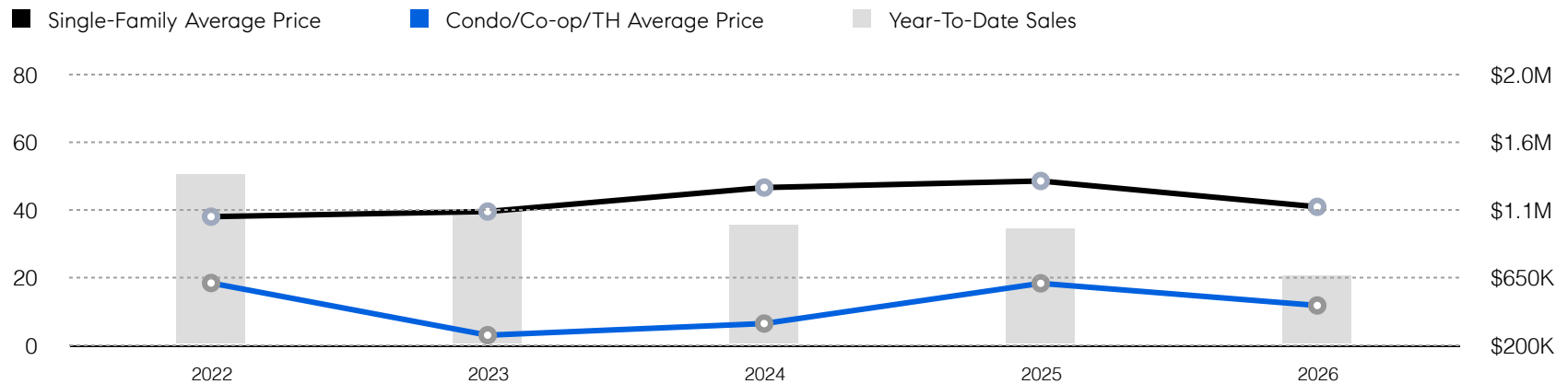


* Line graphs may be hidden due to limited sales data

Bernardsville

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	35	23	-34.3%	9	11	22.2%
	ACTIVE LISTINGS	25	26	4.0%	25	26	4.0%
	# OF SALES	31	15	-51.6%	9	3	-66.7%
	SALES VOLUME	\$40,069,177	\$16,812,099	-58.0%	\$12,207,500	\$2,808,399	-77.0%
	MEDIAN PRICE	\$1,125,000	\$975,000	-13.3%	\$1,100,000	\$950,000	-13.6%
	AVERAGE PRICE	\$1,292,554	\$1,120,807	-13.3%	\$1,356,389	\$936,133	-31.0%
	AVERAGE DOM	34	48	41.2%	23	10	-56.5%
	% OF ASKING PRICE	103.2%	103.5%	0.3%	107.0%	107.4%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	2	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	3	5	66.7%	0	1	0.0%
	SALES VOLUME	\$1,836,500	\$2,325,000	26.6%	-	\$250,000	-
	MEDIAN PRICE	\$275,000	\$485,000	76.4%	-	\$250,000	-
	AVERAGE PRICE	\$612,167	\$465,000	-24.0%	-	\$250,000	-
	AVERAGE DOM	144	9	-93.7%	-	10	-
	% OF ASKING PRICE	99.3%	118.3%	19.0%	-	113.7%	-

Historic Sales Trends

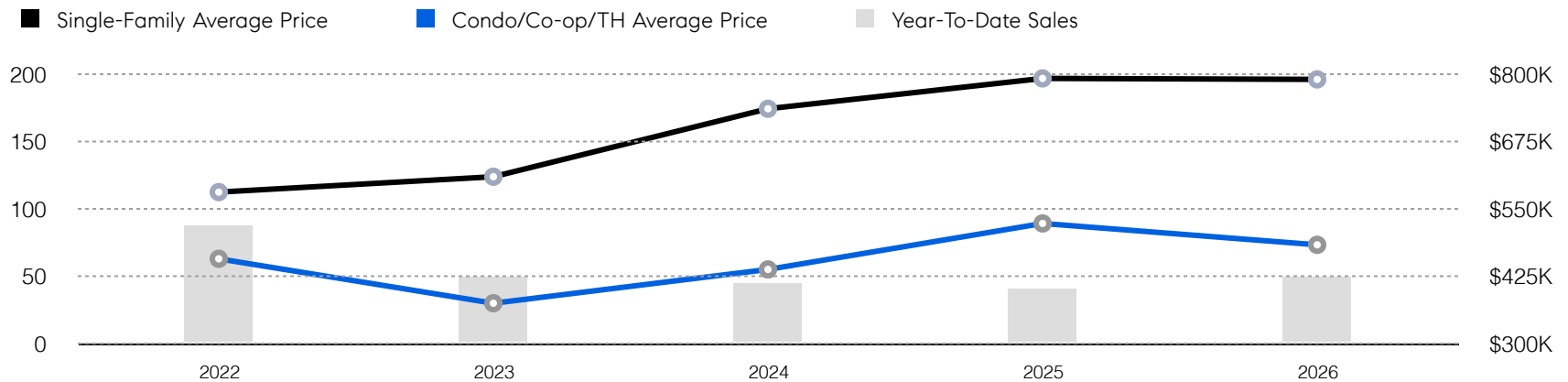


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Branchburg

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	36	36	0.0%	9	12	33.3%
	ACTIVE LISTINGS	16	15	-6.2%	16	15	-6.2%
	# OF SALES	25	28	12.0%	10	10	0.0%
	SALES VOLUME	\$19,804,350	\$22,130,400	11.7%	\$8,627,450	\$9,382,900	8.8%
	MEDIAN PRICE	\$785,000	\$790,000	0.6%	\$835,000	\$888,450	6.4%
	AVERAGE PRICE	\$792,174	\$790,371	-0.2%	\$862,745	\$938,290	8.8%
	AVERAGE DOM	35	45	28.6%	28	24	-14.3%
	% OF ASKING PRICE	103.5%	102.8%	-0.7%	105.1%	104.7%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	15	17	13.3%	4	1	-75.0%
	ACTIVE LISTINGS	3	13	333.3%	3	13	333.3%
	# OF SALES	14	20	42.9%	3	6	100.0%
	SALES VOLUME	\$7,320,800	\$9,665,000	32.0%	\$1,305,000	\$2,935,000	124.9%
	MEDIAN PRICE	\$485,000	\$417,500	-13.9%	\$430,000	\$465,000	8.1%
	AVERAGE PRICE	\$522,914	\$483,250	-7.6%	\$435,000	\$489,167	12.5%
	AVERAGE DOM	14	29	107.1%	11	22	100.0%
	% OF ASKING PRICE	105.6%	100.9%	-4.7%	105.8%	102.1%	-3.7%

Historic Sales Trends

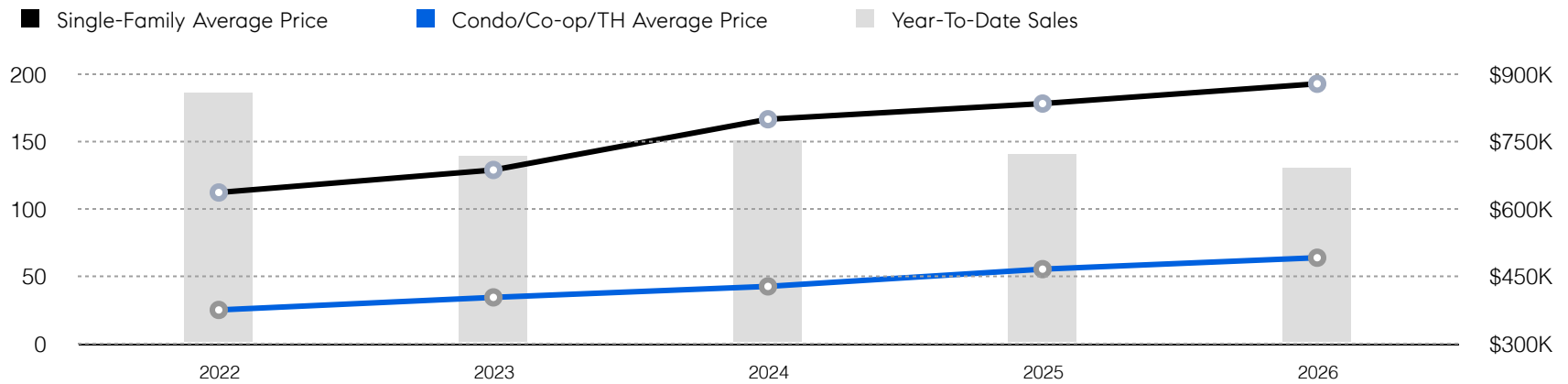


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Bridgewater

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	137	110	-19.7%	47	39	-17.0%
	ACTIVE LISTINGS	51	68	33.3%	51	68	33.3%
	# OF SALES	98	85	-13.3%	26	20	-23.1%
	SALES VOLUME	\$81,796,881	\$74,693,750	-8.7%	\$23,135,500	\$19,605,750	-15.3%
	MEDIAN PRICE	\$819,500	\$800,000	-2.4%	\$893,000	\$963,500	7.9%
	AVERAGE PRICE	\$834,662	\$878,750	5.3%	\$889,827	\$980,288	10.2%
	AVERAGE DOM	25	43	72.0%	19	29	52.6%
	% OF ASKING PRICE	105.9%	102.4%	-3.5%	106.5%	106.0%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	47	53	12.8%	10	12	20.0%
	ACTIVE LISTINGS	21	27	28.6%	21	27	28.6%
	# OF SALES	41	44	7.3%	3	12	300.0%
	SALES VOLUME	\$19,105,150	\$21,621,308	13.2%	\$1,450,000	\$5,868,408	304.7%
	MEDIAN PRICE	\$450,000	\$452,500	0.6%	\$510,000	\$475,204	-6.8%
	AVERAGE PRICE	\$465,979	\$491,393	5.5%	\$483,333	\$489,034	1.2%
	AVERAGE DOM	32	36	12.5%	16	27	68.8%
	% OF ASKING PRICE	101.5%	101.2%	-0.3%	104.0%	101.8%	-2.2%

Historic Sales Trends

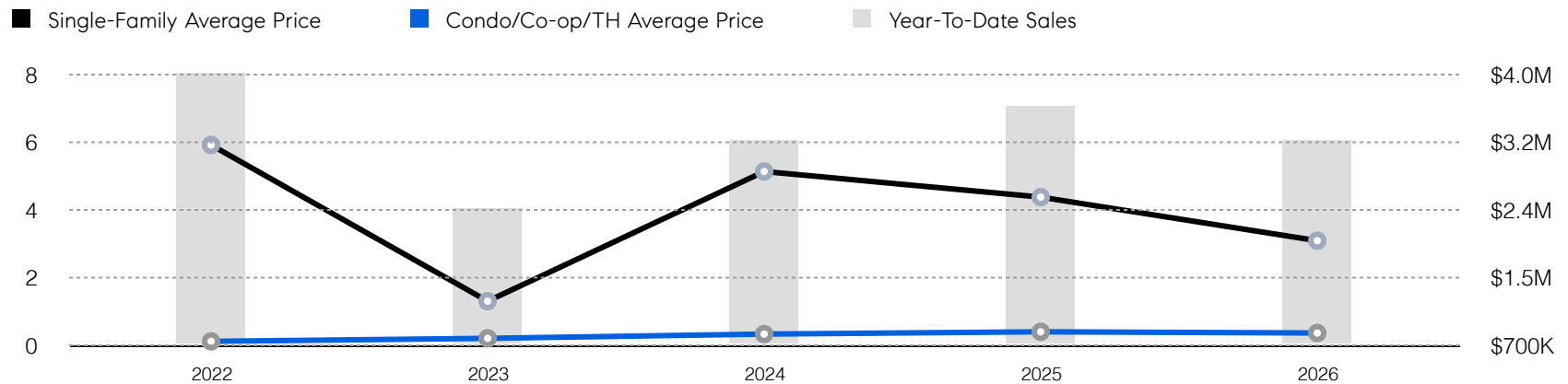


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Far Hills

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	0	1	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	2	2	0.0%	1	1	0.0%
	SALES VOLUME	\$5,013,000	\$3,950,000	-21.2%	\$2,075,000	\$3,300,000	59.0%
	MEDIAN PRICE	\$2,506,500	\$1,975,000	-21.2%	\$2,075,000	\$3,300,000	59.0%
	AVERAGE PRICE	\$2,506,500	\$1,975,000	-21.2%	\$2,075,000	\$3,300,000	59.0%
	AVERAGE DOM	198	41	-79.3%	300	58	-80.7%
	% OF ASKING PRICE	85.0%	97.8%	12.8%	83.3%	95.7%	12.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	2	0	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	5	4	-20.0%	0	0	0.0%
	SALES VOLUME	\$4,324,076	\$3,401,500	-21.3%	-	-	-
	MEDIAN PRICE	\$950,000	\$844,500	-11.1%	-	-	-
	AVERAGE PRICE	\$864,815	\$850,375	-1.7%	-	-	-
	AVERAGE DOM	38	20	-47.4%	-	-	-
	% OF ASKING PRICE	99.3%	100.5%	1.2%	-	-	-

Historic Sales Trends

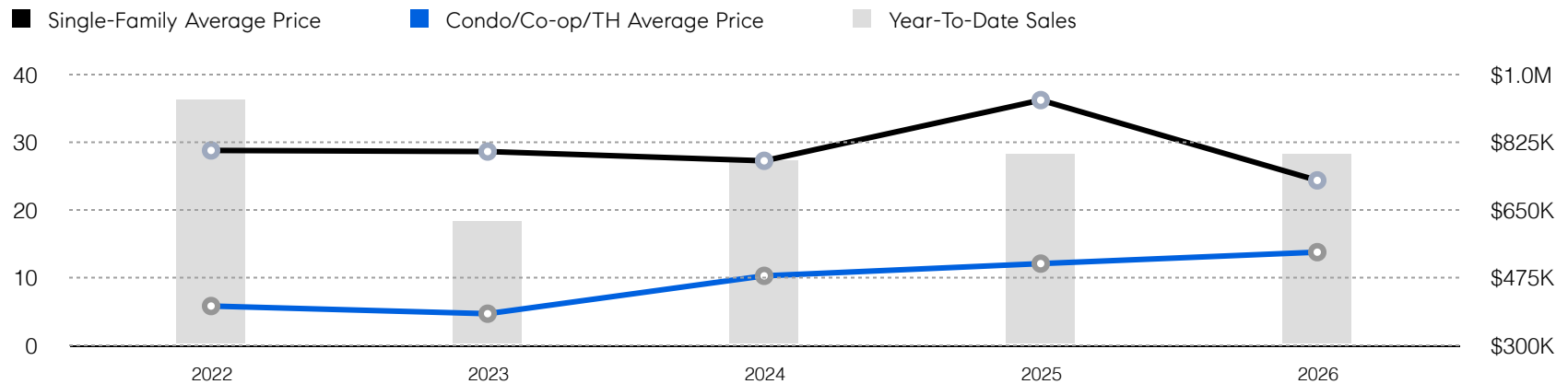


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Green Brook

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	23	25	8.7%	8	7	-12.5%
	ACTIVE LISTINGS	11	21	90.9%	11	21	90.9%
	# OF SALES	17	20	17.6%	5	4	-20.0%
	SALES VOLUME	\$15,878,149	\$14,528,500	-8.5%	\$4,520,000	\$3,315,000	-26.7%
	MEDIAN PRICE	\$800,000	\$617,500	-22.8%	\$850,000	\$757,500	-10.9%
	AVERAGE PRICE	\$934,009	\$726,425	-22.2%	\$904,000	\$828,750	-8.3%
	AVERAGE DOM	23	45	95.7%	19	20	5.3%
	% OF ASKING PRICE	102.3%	99.4%	-2.9%	95.4%	101.5%	6.1%
Condo/Co-op/TH	CONTRACTS SIGNED	9	9	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	11	8	-27.3%	4	3	-25.0%
	SALES VOLUME	\$5,623,900	\$4,327,000	-23.1%	\$2,565,000	\$1,582,000	-38.3%
	MEDIAN PRICE	\$500,000	\$500,000	-	\$667,500	\$520,000	-22.1%
	AVERAGE PRICE	\$511,264	\$540,875	5.8%	\$641,250	\$527,333	-17.8%
	AVERAGE DOM	31	20	-35.5%	46	26	-43.5%
	% OF ASKING PRICE	103.9%	100.9%	-2.9%	105.0%	100.5%	-4.5%

Historic Sales Trends

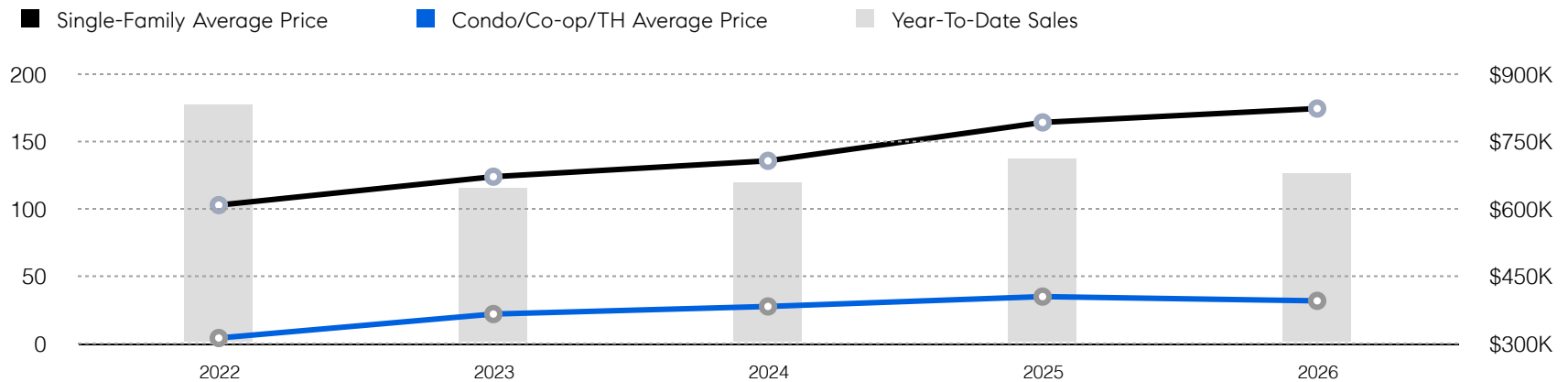


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Hillsborough

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	88	92	4.5%	27	32	18.5%
	ACTIVE LISTINGS	26	57	119.2%	26	57	119.2%
	# OF SALES	60	65	8.3%	19	18	-5.3%
	SALES VOLUME	\$47,556,854	\$53,526,500	12.6%	\$15,288,655	\$16,472,900	7.7%
	MEDIAN PRICE	\$767,000	\$775,000	1.0%	\$792,000	\$880,000	11.1%
	AVERAGE PRICE	\$792,614	\$823,485	3.9%	\$804,666	\$915,161	13.7%
	AVERAGE DOM	34	30	-11.8%	24	28	16.7%
	% OF ASKING PRICE	104.0%	103.8%	-0.2%	105.2%	102.6%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	76	77	1.3%	15	18	20.0%
	ACTIVE LISTINGS	21	59	181.0%	21	59	181.0%
	# OF SALES	76	60	-21.1%	17	10	-41.2%
	SALES VOLUME	\$30,743,284	\$23,705,500	-22.9%	\$6,579,415	\$4,041,000	-38.6%
	MEDIAN PRICE	\$425,000	\$399,500	-6.0%	\$425,000	\$403,500	-5.1%
	AVERAGE PRICE	\$404,517	\$395,092	-2.3%	\$387,024	\$404,100	4.4%
	AVERAGE DOM	23	42	82.6%	23	30	30.4%
	% OF ASKING PRICE	103.6%	100.5%	-3.1%	105.7%	100.3%	-5.5%

Historic Sales Trends

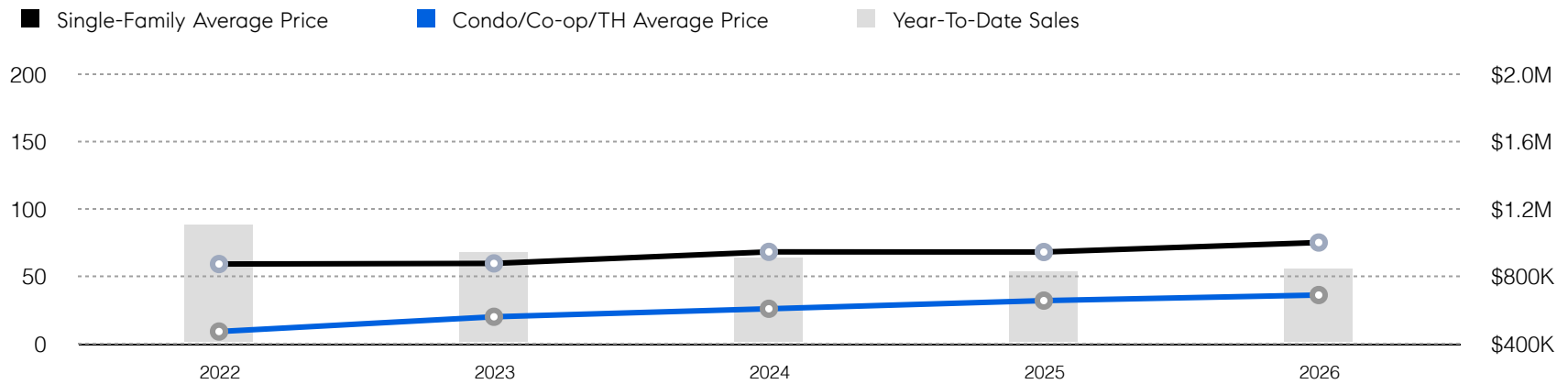


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Montgomery Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	65	57	-12.3%	28	19	-32.1%
	ACTIVE LISTINGS	36	50	38.9%	36	50	38.9%
	# OF SALES	41	37	-9.8%	12	10	-16.7%
	SALES VOLUME	\$38,714,693	\$37,023,079	-4.4%	\$10,426,973	\$9,887,500	-5.2%
	MEDIAN PRICE	\$900,000	\$959,000	6.6%	\$846,250	\$1,017,500	20.2%
	AVERAGE PRICE	\$944,261	\$1,000,624	6.0%	\$868,914	\$988,750	13.8%
	AVERAGE DOM	42	46	9.5%	38	35	-7.9%
	% OF ASKING PRICE	103.2%	100.7%	-2.5%	103.5%	103.2%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	14	21	50.0%	4	5	25.0%
	ACTIVE LISTINGS	6	17	183.3%	6	17	183.3%
	# OF SALES	11	17	54.5%	2	6	200.0%
	SALES VOLUME	\$7,213,000	\$11,710,000	62.3%	\$1,299,000	\$3,610,000	177.9%
	MEDIAN PRICE	\$565,000	\$640,000	13.3%	\$649,500	\$615,000	-5.3%
	AVERAGE PRICE	\$655,727	\$688,824	5.0%	\$649,500	\$601,667	-7.4%
	AVERAGE DOM	23	51	121.7%	39	53	35.9%
	% OF ASKING PRICE	103.0%	101.0%	-2.0%	104.9%	101.7%	-3.2%

Historic Sales Trends

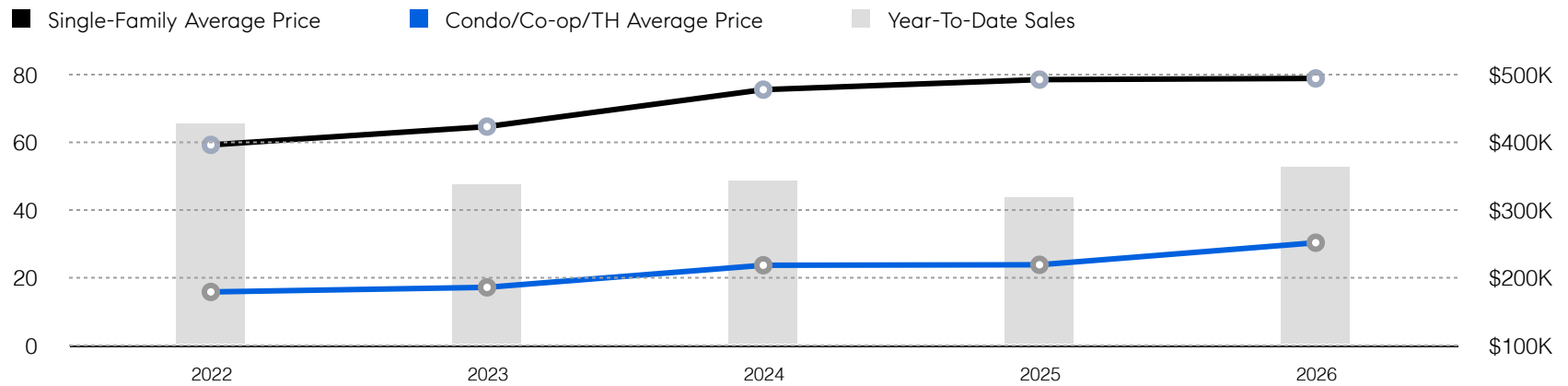


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North Plainfield

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	37	51	37.8%	9	10	11.1%
	ACTIVE LISTINGS	16	34	112.5%	16	34	112.5%
	# OF SALES	34	39	14.7%	4	9	125.0%
	SALES VOLUME	\$16,748,900	\$19,281,162	15.1%	\$2,155,000	\$4,610,162	113.9%
	MEDIAN PRICE	\$490,000	\$500,000	2.0%	\$537,500	\$525,000	-2.3%
	AVERAGE PRICE	\$492,615	\$494,389	0.4%	\$538,750	\$512,240	-4.9%
	AVERAGE DOM	26	52	100.0%	29	38	31.0%
	% OF ASKING PRICE	103.9%	104.1%	0.2%	107.0%	106.4%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	9	18	100.0%	1	3	200.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	9	13	44.4%	0	4	0.0%
	SALES VOLUME	\$1,972,400	\$3,272,400	65.9%	-	\$1,172,500	-
	MEDIAN PRICE	\$215,000	\$235,000	9.3%	-	\$290,000	-
	AVERAGE PRICE	\$219,156	\$251,723	14.9%	-	\$293,125	-
	AVERAGE DOM	39	51	30.8%	-	46	-
	% OF ASKING PRICE	98.7%	99.7%	1.0%	-	101.4%	-

Historic Sales Trends

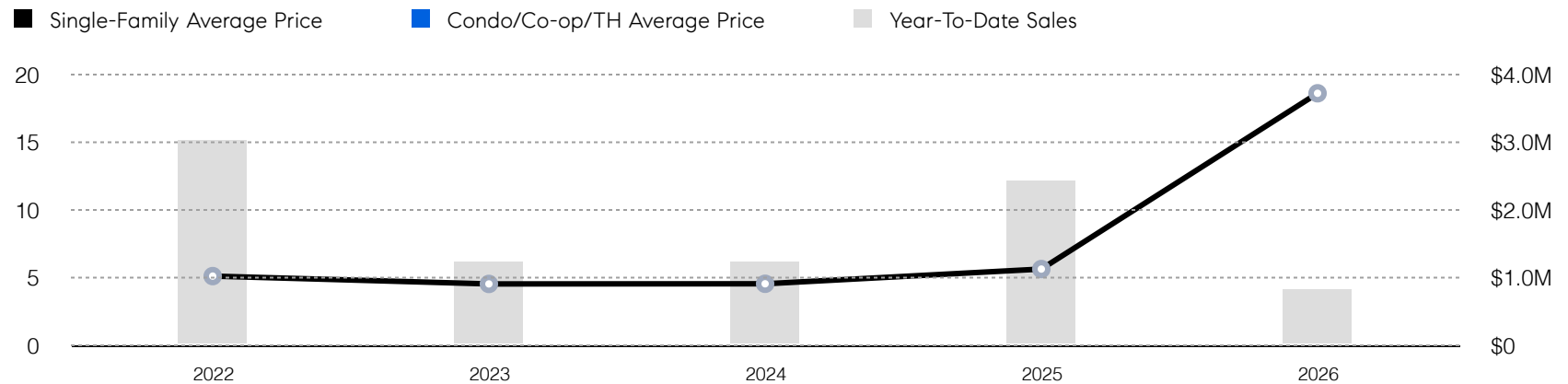


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Peapack Gladstone

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	11	4	-63.6%	3	0	0.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	12	4	-66.7%	2	0	0.0%
	SALES VOLUME	\$13,521,000	\$14,895,000	10.2%	\$3,432,000	-	-
	MEDIAN PRICE	\$1,042,000	\$1,702,500	63.4%	\$1,716,000	-	-
	AVERAGE PRICE	\$1,126,750	\$3,723,750	230.5%	\$1,716,000	-	-
	AVERAGE DOM	40	75	87.5%	29	-	-
	% OF ASKING PRICE	99.4%	93.7%	-5.7%	103.2%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

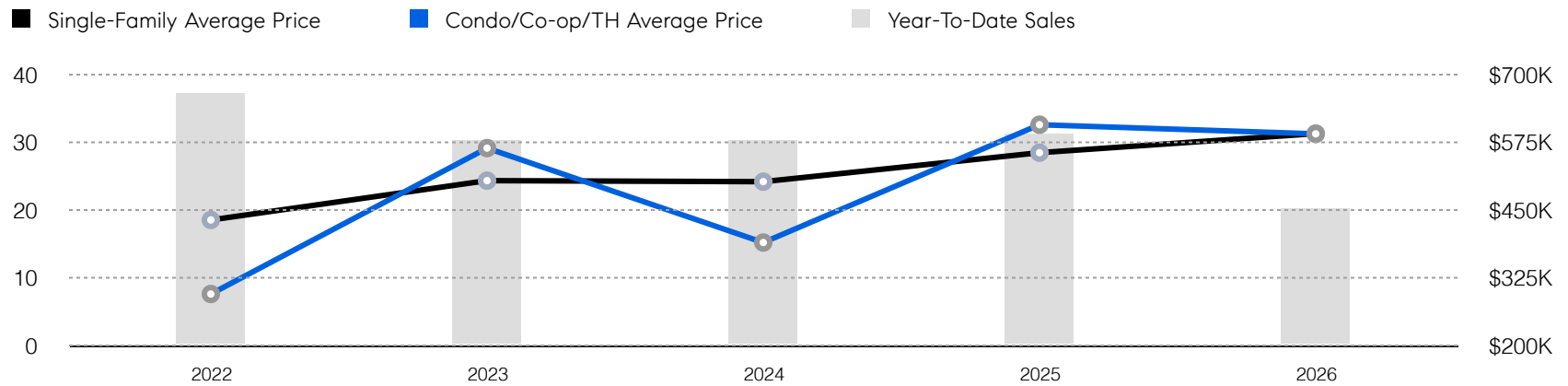


* Line graphs may be hidden due to limited sales data

Somerville

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	29	25	-13.8%	8	12	50.0%
	ACTIVE LISTINGS	10	16	60.0%	10	16	60.0%
	# OF SALES	25	17	-32.0%	6	3	-50.0%
	SALES VOLUME	\$13,897,000	\$10,049,000	-27.7%	\$3,280,000	\$1,690,000	-48.5%
	MEDIAN PRICE	\$549,000	\$525,000	-4.4%	\$534,500	\$570,000	6.6%
	AVERAGE PRICE	\$555,880	\$591,118	6.3%	\$546,667	\$563,333	3.0%
	AVERAGE DOM	31	54	74.2%	42	12	-71.4%
	% OF ASKING PRICE	104.5%	102.6%	-1.9%	105.4%	107.0%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	4	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	6	3	-50.0%	1	0	0.0%
	SALES VOLUME	\$3,645,000	\$1,772,000	-51.4%	\$700,000	-	-
	MEDIAN PRICE	\$600,000	\$675,000	12.5%	\$700,000	-	-
	AVERAGE PRICE	\$607,500	\$590,667	-2.8%	\$700,000	-	-
	AVERAGE DOM	46	34	-26.1%	23	-	-
	% OF ASKING PRICE	99.7%	100.3%	0.6%	100.1%	-	-

Historic Sales Trends

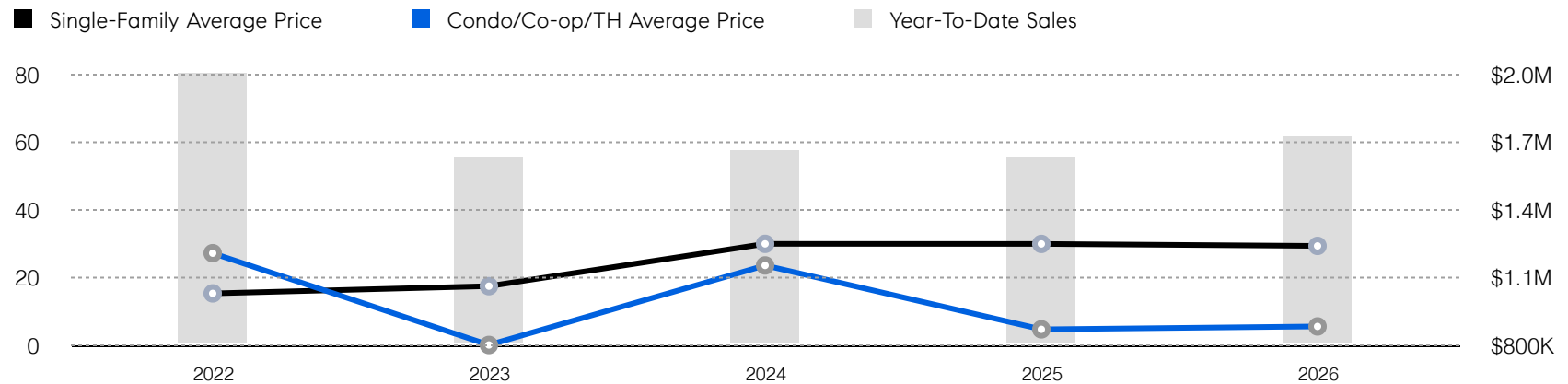


* Line graphs may be hidden due to limited sales data

Warren

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	63	50	-20.6%	24	13	-45.8%
	ACTIVE LISTINGS	46	32	-30.4%	46	32	-30.4%
	# OF SALES	42	49	16.7%	13	10	-23.1%
	SALES VOLUME	\$52,475,733	\$60,792,334	15.8%	\$18,852,500	\$13,585,898	-27.9%
	MEDIAN PRICE	\$1,167,500	\$1,180,000	1.1%	\$1,400,000	\$1,300,000	-7.1%
	AVERAGE PRICE	\$1,249,422	\$1,240,660	-0.7%	\$1,450,192	\$1,358,590	-6.3%
	AVERAGE DOM	43	43	0.0%	20	27	35.0%
	% OF ASKING PRICE	101.1%	102.6%	1.5%	100.8%	101.0%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	17	10	-41.2%	6	1	-83.3%
	ACTIVE LISTINGS	12	13	8.3%	12	13	8.3%
	# OF SALES	13	12	-7.7%	2	2	0.0%
	SALES VOLUME	\$11,322,462	\$10,605,000	-6.3%	\$1,004,150	\$2,035,000	102.7%
	MEDIAN PRICE	\$700,000	\$785,000	12.1%	\$502,075	\$1,017,500	102.7%
	AVERAGE PRICE	\$870,959	\$883,750	1.5%	\$502,075	\$1,017,500	102.7%
	AVERAGE DOM	98	59	-39.8%	17	28	64.7%
	% OF ASKING PRICE	97.1%	95.9%	-1.2%	100.0%	97.8%	-2.2%

Historic Sales Trends

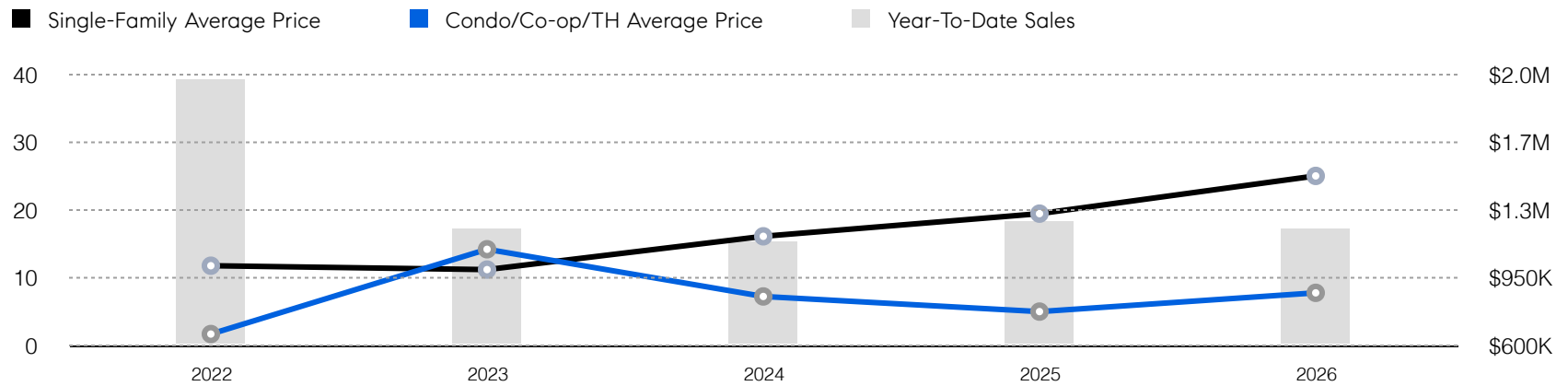


* Line graphs may be hidden due to limited sales data

Watchung

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	23	27	17.4%	4	7	75.0%
	ACTIVE LISTINGS	9	24	166.7%	9	24	166.7%
	# OF SALES	17	15	-11.8%	4	4	0.0%
	SALES VOLUME	\$21,783,312	\$22,146,800	1.7%	\$4,673,000	\$5,535,000	18.4%
	MEDIAN PRICE	\$1,160,000	\$1,425,000	22.8%	\$1,215,000	\$1,365,000	12.3%
	AVERAGE PRICE	\$1,281,371	\$1,476,453	15.2%	\$1,168,250	\$1,383,750	18.4%
	AVERAGE DOM	60	19	-68.3%	16	31	93.8%
	% OF ASKING PRICE	104.2%	105.5%	1.2%	105.2%	110.2%	5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	1	2	100.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	1	2	100.0%	1	0	0.0%
	SALES VOLUME	\$775,000	\$1,744,000	125.0%	\$775,000	-	-
	MEDIAN PRICE	\$775,000	\$872,000	12.5%	\$775,000	-	-
	AVERAGE PRICE	\$775,000	\$872,000	12.5%	\$775,000	-	-
	AVERAGE DOM	40	119	197.5%	40	-	-
	% OF ASKING PRICE	100.0%	99.5%	-0.5%	100.0%	-	-

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 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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