

## April 2024

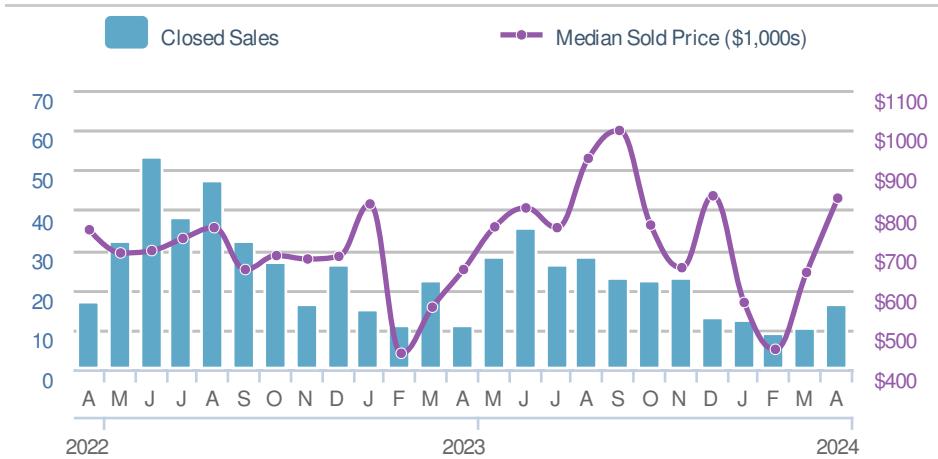
Somerset County, NJ

<b>New Listings</b>	<b>27</b>
▲ <b>28.6%</b> from Mar 2024: <b>21</b>	▼ <b>-27.0%</b> from Apr 2023: <b>37</b>
YTD 2024 <b>87</b>	2023 <b>110</b> +/- <b>-20.9%</b>
5-year Apr average: <b>43</b>	

<b>New Pendencies</b>	<b>23</b>
▲ <b>21.1%</b> from Mar 2024: <b>19</b>	▼ <b>-25.8%</b> from Apr 2023: <b>31</b>
YTD 2024 <b>69</b>	2023 <b>85</b> +/- <b>-18.8%</b>
5-year Apr average: <b>34</b>	

<b>Closed Sales</b>	<b>16</b>
▲ <b>60.0%</b> from Mar 2024: <b>10</b>	▲ <b>45.5%</b> from Apr 2023: <b>11</b>
YTD 2024 <b>47</b>	2023 <b>62</b> +/- <b>-24.2%</b>
5-year Apr average: <b>18</b>	

<b>Median Sold Price</b>	<b>\$829,000</b>
▲ <b>28.9%</b> from Mar 2024: <b>\$643,000</b>	▲ <b>27.5%</b> from Apr 2023: <b>\$650,000</b>
YTD 2024 <b>\$615,000</b>	2023 <b>\$637,500</b> +/- <b>-3.5%</b>
5-year Apr average: <b>\$676,200</b>	



<b>Active Listings</b>	<b>26</b>
26	48
Min 26	Max 109
5-year Apr average	
Mar 2024 22	Apr 2023 34

<b>Avg DOM</b>	<b>14</b>
14	28
Min 14	Max 41
5-year Apr average	
Mar 2024 11	Apr 2023 33
YTD 23	

<b>Avg Sold to OLP Ratio</b>	<b>104.6%</b>
104.6%	104.6%
Min 99.7%	Max 104.6%
5-year Apr average	
Mar 2024 104.4%	Apr 2023 104.3%
YTD 102.5%	

