Local Market Update for June 2026

Provided by New Jersey REALTORS®

Somerset County

Somerset County

Single Family

Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	279	**316**	+ 13.3%	1,469	**1,470**	+ 0.1%
Closed Sales	219	**215**	- 1.8%	858	**832**	- 3.0%
Days on Market Until Sale	25	**28**	+ 12.0%	31	**37**	+ 19.4%
Median Sales Price*	$830,000	**$760,700**	- 8.3%	$748,750	**$725,000**	- 3.2%
Percent of List Price Received*	103.9%	**104.5%**	+ 0.6%	104.1%	**103.1%**	- 1.0%
Inventory of Homes for Sale	432	**462**	+ 6.9%	--	**--**	--
Months Supply of Inventory	2.5	**2.7**	+ 8.0%	--	**--**	--

Townhouse-Condo

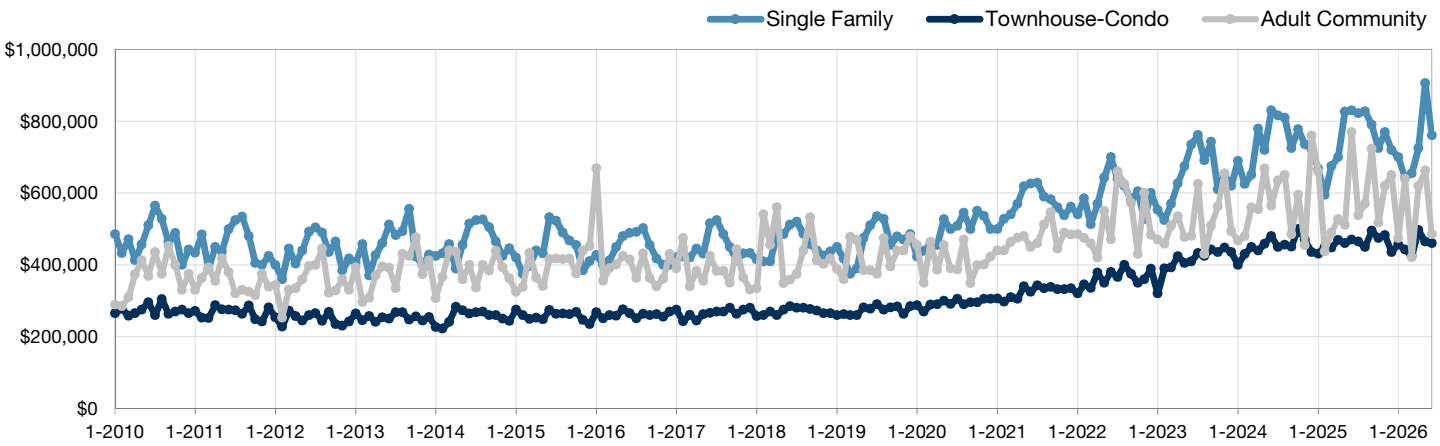
Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	118	**121**	+ 2.5%	628	**630**	+ 0.3%
Closed Sales	95	**104**	+ 9.5%	462	**437**	- 5.4%
Days on Market Until Sale	21	**26**	+ 23.8%	29	**31**	+ 6.9%
Median Sales Price*	$470,000	**$460,500**	- 2.0%	$455,000	**$460,000**	+ 1.1%
Percent of List Price Received*	104.1%	**103.0%**	- 1.1%	103.5%	**101.8%**	- 1.6%
Inventory of Homes for Sale	145	**175**	+ 20.7%	--	**--**	--
Months Supply of Inventory	1.7	**2.3**	+ 35.3%	--	**--**	--

Adult Community

Key Metrics	June 2025	June 2026	Percent Change	Year to Date Thru 6-2025	Year to Date Thru 6-2026	Percent Change
New Listings	25	**23**	- 8.0%	130	**114**	- 12.3%
Closed Sales	16	**21**	+ 31.3%	78	**74**	- 5.1%
Days on Market Until Sale	46	**33**	- 28.3%	46	**48**	+ 4.3%
Median Sales Price*	$769,500	**$485,000**	- 37.0%	$525,000	**$604,500**	+ 15.1%
Percent of List Price Received*	99.4%	**101.1%**	+ 1.7%	99.9%	**100.1%**	+ 0.2%
Inventory of Homes for Sale	39	**36**	- 7.7%	--	**--**	--
Months Supply of Inventory	2.7	**2.3**	- 14.8%	--	**--**	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month



Current as of July 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/– 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.