Local Market Update for October 2026

Provided by New Jersey REALTORS®

Somerset County

Somerset County

Single Family

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	242	**244**	+ 0.8%	2,471	**2,489**	+ 0.7%
Closed Sales	186	**160**	- 14.0%	1,747	**1,657**	- 5.2%
Days on Market Until Sale	33	**41**	+ 24.2%	31	**36**	+ 16.1%
Median Sales Price*	$725,300	**$722,500**	- 0.4%	$775,000	**$753,750**	- 2.7%
Percent of List Price Received*	100.8%	**100.2%**	- 0.6%	103.5%	**102.6%**	- 0.9%
Inventory of Homes for Sale	423	**495**	+ 17.0%	--	**--**	--
Months Supply of Inventory	2.4	**3.0**	+ 25.0%	--	**--**	--

Townhouse-Condo

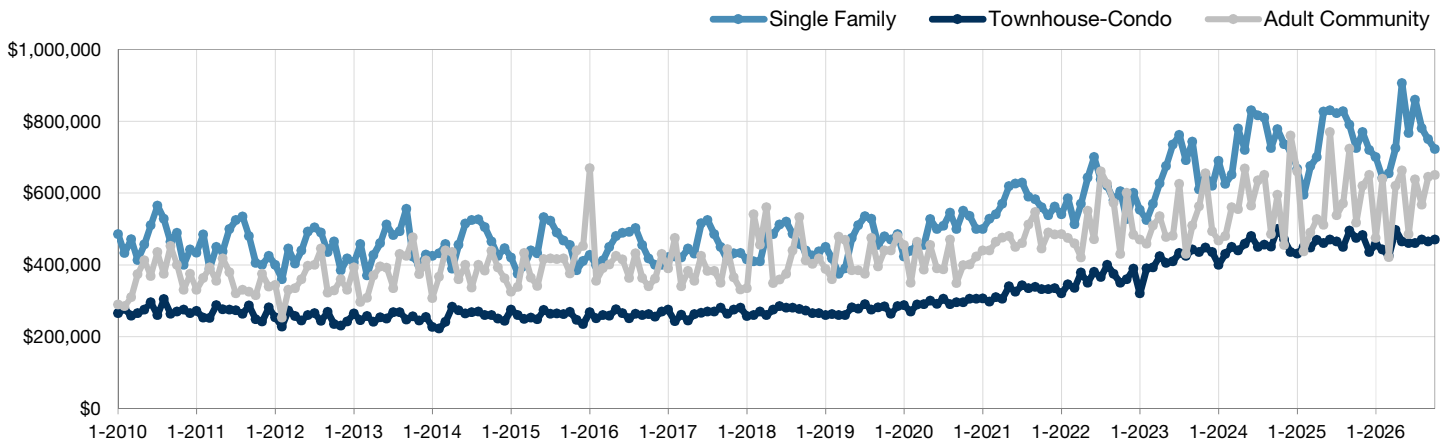
Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	106	**116**	+ 9.4%	1,047	**1,106**	+ 5.6%
Closed Sales	96	**75**	- 21.9%	838	**765**	- 8.7%
Days on Market Until Sale	34	**38**	+ 11.8%	30	**33**	+ 10.0%
Median Sales Price*	$474,862	**$470,000**	- 1.0%	$460,000	**$460,000**	0.0%
Percent of List Price Received*	101.3%	**100.8%**	- 0.5%	102.7%	**101.5%**	- 1.2%
Inventory of Homes for Sale	144	**208**	+ 44.4%	--	**--**	--
Months Supply of Inventory	1.7	**2.8**	+ 64.7%	--	**--**	--

Adult Community

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	27	**13**	- 51.9%	221	**183**	- 17.2%
Closed Sales	20	**18**	- 10.0%	146	**144**	- 1.4%
Days on Market Until Sale	28	**52**	+ 85.7%	42	**43**	+ 2.4%
Median Sales Price*	$517,100	**$650,000**	+ 25.7%	$537,100	**$615,000**	+ 14.5%
Percent of List Price Received*	101.0%	**101.3%**	+ 0.3%	100.2%	**100.4%**	+ 0.2%
Inventory of Homes for Sale	40	**38**	- 5.0%	--	**--**	--
Months Supply of Inventory	2.7	**2.7**	0.0%	--	**--**	--

* 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 November 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.