

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Somerset County

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Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	318	316	- 0.6%	875	830	- 5.1%
Closed Sales	141	117	- 17.0%	462	465	+ 0.6%
Days on Market Until Sale	31	30	- 3.2%	35	45	+ 28.6%
Median Sales Price*	\$700,000	\$727,500	+ 3.9%	\$670,500	\$678,000	+ 1.1%
Percent of List Price Received*	105.0%	103.7%	- 1.2%	103.7%	102.1%	- 1.5%
Inventory of Homes for Sale	395	392	- 0.8%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	122	130	+ 6.6%	379	377	- 0.5%
Closed Sales	85	68	- 20.0%	290	246	- 15.2%
Days on Market Until Sale	29	30	+ 3.4%	32	36	+ 12.5%
Median Sales Price*	\$469,000	\$497,000	+ 6.0%	\$450,000	\$458,250	+ 1.8%
Percent of List Price Received*	103.6%	102.3%	- 1.3%	103.0%	100.9%	- 2.0%
Inventory of Homes for Sale	117	141	+ 20.5%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	25	27	+ 8.0%	84	75	- 10.7%
Closed Sales	18	14	- 22.2%	46	41	- 10.9%
Days on Market Until Sale	48	64	+ 33.3%	52	59	+ 13.5%
Median Sales Price*	\$527,500	\$620,000	+ 17.5%	\$499,500	\$610,000	+ 22.1%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	41	33	- 19.5%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--

* 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

