

# Local Market Update for July 2025

Provided by New Jersey REALTORS®



## Somerset County

Somerset County

### Single Family

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	259	263	+ 1.5%	1,696	1,722	+ 1.5%
Closed Sales	240	256	+ 6.7%	1,113	1,073	- 3.6%
Days on Market Until Sale	24	25	+ 4.2%	30	29	- 3.3%
Median Sales Price*	\$820,000	\$820,000	0.0%	\$750,000	\$770,000	+ 2.7%
Percent of List Price Received*	105.2%	103.8%	- 1.3%	104.7%	104.0%	- 0.7%
Inventory of Homes for Sale	387	413	+ 6.7%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

### Townhouse-Condo

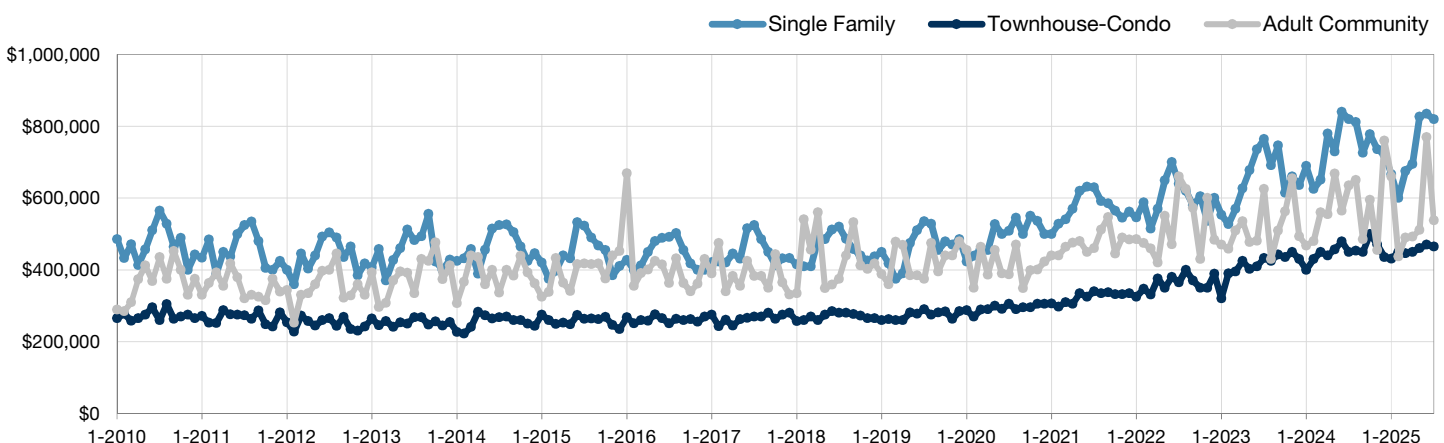
	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	128	122	- 4.7%	725	760	+ 4.8%
Closed Sales	107	113	+ 5.6%	561	545	- 2.9%
Days on Market Until Sale	19	30	+ 57.9%	26	28	+ 7.7%
Median Sales Price*	\$450,000	\$465,000	+ 3.3%	\$450,000	\$455,000	+ 1.1%
Percent of List Price Received*	106.1%	102.3%	- 3.6%	105.8%	103.3%	- 2.4%
Inventory of Homes for Sale	135	154	+ 14.1%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

### Adult Community

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	25	15	- 40.0%	132	144	+ 9.1%
Closed Sales	15	20	+ 33.3%	101	90	- 10.9%
Days on Market Until Sale	18	38	+ 111.1%	29	44	+ 51.7%
Median Sales Price*	\$635,000	\$537,500	- 15.4%	\$559,900	\$520,000	- 7.1%
Percent of List Price Received*	103.2%	99.9%	- 3.2%	102.3%	99.9%	- 2.3%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	2.3	2.3	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 August 20, 2025. 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 © 2025 ShowingTime Plus, LLC.