

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Somerset County

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Single Family	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	219	238	+ 8.7%	2,362	2,467	+ 4.4%
Closed Sales	185	182	- 1.6%	1,740	1,706	- 2.0%
Days on Market Until Sale	31	33	+ 6.5%	29	30	+ 3.4%
Median Sales Price*	\$778,000	\$725,800	- 6.7%	\$761,725	\$775,000	+ 1.7%
Percent of List Price Received*	104.0%	100.8%	- 3.1%	104.6%	103.4%	- 1.1%
Inventory of Homes for Sale	343	381	+ 11.1%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

Townhouse-Condo	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	120	108	- 10.0%	1,046	1,052	+ 0.6%
Closed Sales	99	94	- 5.1%	843	812	- 3.7%
Days on Market Until Sale	29	34	+ 17.2%	26	29	+ 11.5%
Median Sales Price*	\$500,000	\$474,931	- 5.0%	\$450,000	\$460,000	+ 2.2%
Percent of List Price Received*	102.8%	101.2%	- 1.6%	105.2%	102.8%	- 2.3%
Inventory of Homes for Sale	128	137	+ 7.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

Adult Community	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	25	25	0.0%	193	219	+ 13.5%
Closed Sales	15	20	+ 33.3%	153	138	- 9.8%
Days on Market Until Sale	40	28	- 30.0%	30	42	+ 40.0%
Median Sales Price*	\$595,000	\$517,100	- 13.1%	\$560,000	\$525,000	- 6.3%
Percent of List Price Received*	101.4%	101.0%	- 0.4%	102.1%	100.2%	- 1.9%
Inventory of Homes for Sale	38	41	+ 7.9%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

* 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

