

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Somerset County

Somerset County

Single Family

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	81	86	+ 6.2%	2,586	2,667	+ 3.1%
Closed Sales	173	180	+ 4.0%	2,083	2,041	- 2.0%
Days on Market Until Sale	41	39	- 4.9%	31	32	+ 3.2%
Median Sales Price*	\$722,000	\$722,500	+ 0.1%	\$750,000	\$770,000	+ 2.7%
Percent of List Price Received*	101.9%	100.4%	- 1.5%	104.2%	103.0%	- 1.2%
Inventory of Homes for Sale	224	218	- 2.7%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

Townhouse-Condo

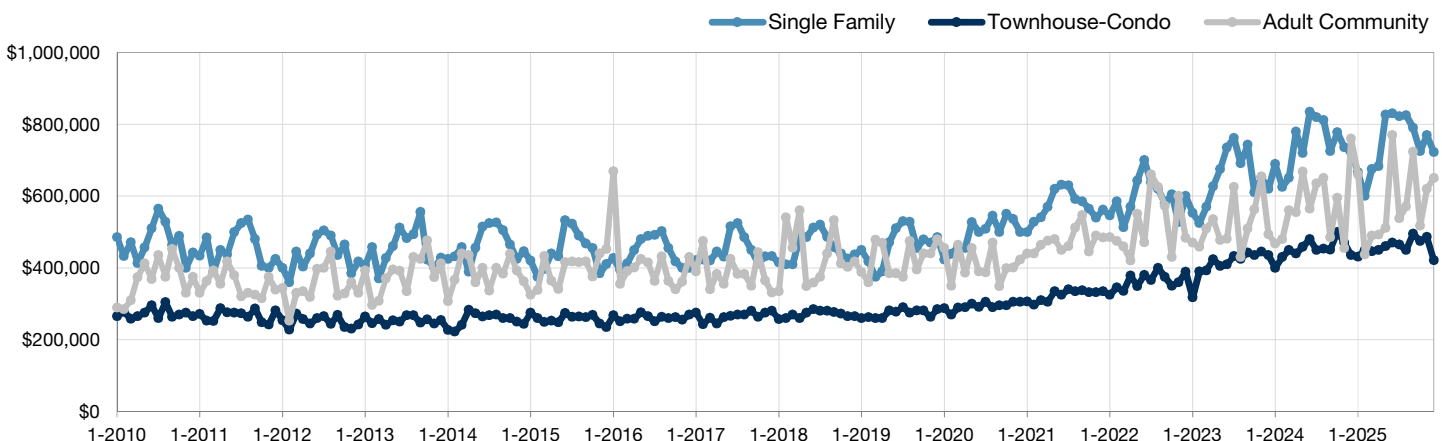
	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	55	43	- 21.8%	1,177	1,170	- 0.6%
Closed Sales	101	67	- 33.7%	1,015	954	- 6.0%
Days on Market Until Sale	27	38	+ 40.7%	26	30	+ 15.4%
Median Sales Price*	\$435,000	\$421,000	- 3.2%	\$450,000	\$460,000	+ 2.2%
Percent of List Price Received*	102.8%	100.6%	- 2.1%	104.9%	102.5%	- 2.3%
Inventory of Homes for Sale	94	94	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

Adult Community

	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	8	8	0.0%	210	239	+ 13.8%
Closed Sales	12	23	+ 91.7%	177	179	+ 1.1%
Days on Market Until Sale	21	56	+ 166.7%	29	43	+ 48.3%
Median Sales Price*	\$759,950	\$650,000	- 14.5%	\$560,000	\$585,000	+ 4.5%
Percent of List Price Received*	99.6%	97.3%	- 2.3%	101.9%	99.9%	- 2.0%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

* 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 January 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.