

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Somerset County

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Single Family

Key Metrics	December			Year to Date		
	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

Key Metrics	December			Year to Date		
	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

Key Metrics	December			Year to Date		
	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

