

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Somerset County

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Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	149	121	- 18.8%	149	121	- 18.8%
Closed Sales	121	131	+ 8.3%	121	131	+ 8.3%
Days on Market Until Sale	33	46	+ 39.4%	33	46	+ 39.4%
Median Sales Price*	\$667,000	\$700,000	+ 4.9%	\$667,000	\$700,000	+ 4.9%
Percent of List Price Received*	102.9%	101.4%	- 1.5%	102.9%	101.4%	- 1.5%
Inventory of Homes for Sale	234	210	- 10.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	86	61	- 29.1%	86	61	- 29.1%
Closed Sales	66	57	- 13.6%	66	57	- 13.6%
Days on Market Until Sale	38	40	+ 5.3%	38	40	+ 5.3%
Median Sales Price*	\$431,000	\$457,000	+ 6.0%	\$431,000	\$457,000	+ 6.0%
Percent of List Price Received*	102.0%	100.3%	- 1.7%	102.0%	100.3%	- 1.7%
Inventory of Homes for Sale	106	99	- 6.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	22	11	- 50.0%	22	11	- 50.0%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Days on Market Until Sale	35	40	+ 14.3%	35	40	+ 14.3%
Median Sales Price*	\$660,000	\$475,000	- 28.0%	\$660,000	\$475,000	- 28.0%
Percent of List Price Received*	100.6%	98.9%	- 1.7%	100.6%	98.9%	- 1.7%
Inventory of Homes for Sale	36	24	- 33.3%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

* 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

