

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Somerset County

Somerset County

Single Family

	January			Year to Date		
Key Metrics	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

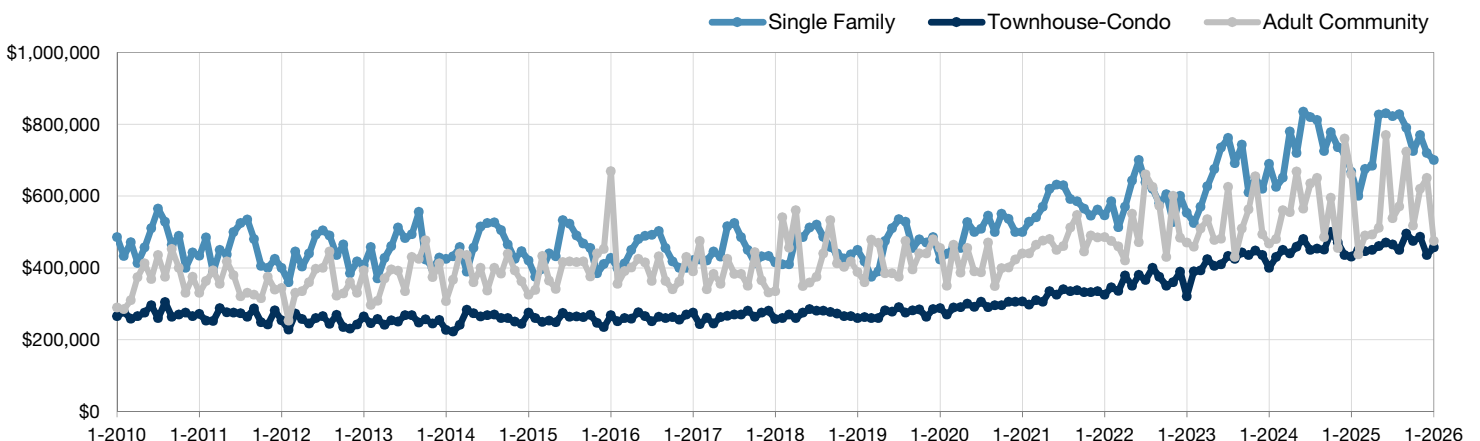
	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	86	61	- 29.1%	86	61	- 29.1%
Closed Sales	66	57	- 13.6%	66	57	- 13.6%
Days on Market Until Sale	38	40	+ 5.3%	38	40	+ 5.3%
Median Sales Price*	\$431,000	\$457,000	+ 6.0%	\$431,000	\$457,000	+ 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

	January			Year to Date		
Key Metrics	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



Current as of February 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.