

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Somerset County

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Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	170	148	- 12.9%	319	270	- 15.4%
Closed Sales	87	88	+ 1.1%	208	220	+ 5.8%
Days on Market Until Sale	44	50	+ 13.6%	38	48	+ 26.3%
Median Sales Price*	\$600,000	\$642,500	+ 7.1%	\$650,500	\$678,000	+ 4.2%
Percent of List Price Received*	102.2%	100.8%	- 1.4%	102.6%	101.2%	- 1.4%
Inventory of Homes for Sale	263	223	- 15.2%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	84	77	- 8.3%	170	138	- 18.8%
Closed Sales	53	48	- 9.4%	119	111	- 6.7%
Days on Market Until Sale	30	38	+ 26.7%	34	41	+ 20.6%
Median Sales Price*	\$450,000	\$442,500	- 1.7%	\$445,000	\$450,000	+ 1.1%
Percent of List Price Received*	102.9%	100.4%	- 2.4%	102.4%	99.9%	- 2.4%
Inventory of Homes for Sale	102	99	- 2.9%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	17	11	- 35.3%	39	22	- 43.6%
Closed Sales	12	12	0.0%	21	20	- 4.8%
Days on Market Until Sale	52	46	- 11.5%	45	44	- 2.2%
Median Sales Price*	\$437,500	\$640,000	+ 46.3%	\$494,000	\$582,500	+ 17.9%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

* 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

