

Local Market Update for September 2026

Provided by New Jersey REALTORS®



Somerset County

Somerset County

Single Family

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	256	279	+ 9.0%	2,229	2,250	+ 0.9%
Closed Sales	202	179	- 11.4%	1,561	1,496	- 4.2%
Days on Market Until Sale	35	37	+ 5.7%	30	35	+ 16.7%
Median Sales Price*	\$790,000	\$750,000	- 5.1%	\$780,000	\$760,000	- 2.6%
Percent of List Price Received*	102.5%	101.5%	- 1.0%	103.8%	102.9%	- 0.9%
Inventory of Homes for Sale	431	484	+ 12.3%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

Townhouse-Condo

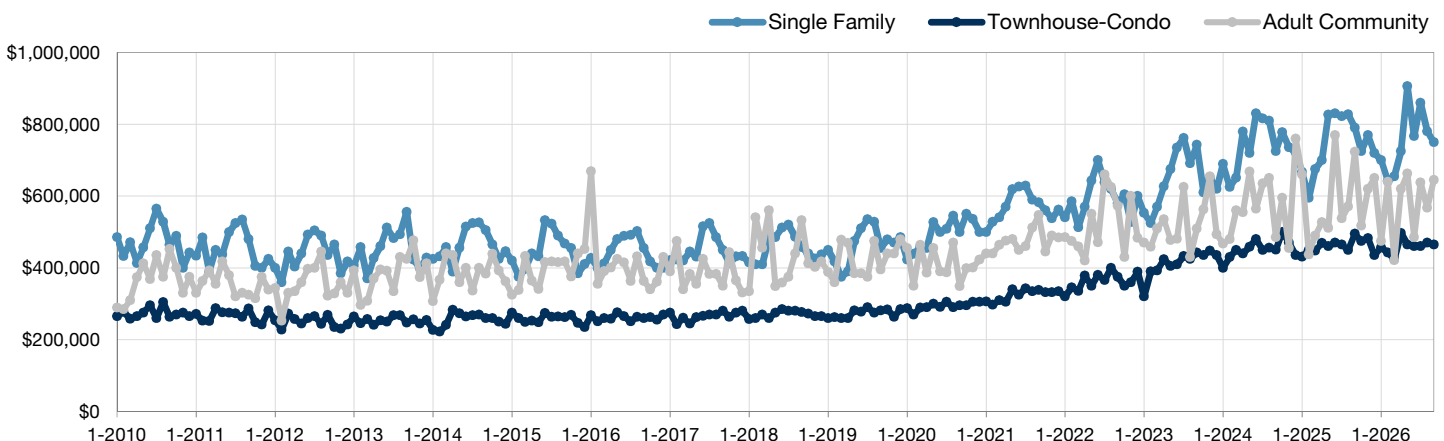
	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	110	117	+ 6.4%	941	984	+ 4.6%
Closed Sales	82	71	- 13.4%	742	690	- 7.0%
Days on Market Until Sale	30	39	+ 30.0%	29	32	+ 10.3%
Median Sales Price*	\$495,000	\$465,000	- 6.1%	\$460,000	\$460,000	0.0%
Percent of List Price Received*	102.0%	100.0%	- 2.0%	102.9%	101.6%	- 1.3%
Inventory of Homes for Sale	133	215	+ 61.7%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	25	20	- 20.0%	194	171	- 11.9%
Closed Sales	12	16	+ 33.3%	126	126	0.0%
Days on Market Until Sale	32	36	+ 12.5%	44	42	- 4.5%
Median Sales Price*	\$723,000	\$645,000	- 10.8%	\$542,500	\$607,500	+ 12.0%
Percent of List Price Received*	101.4%	100.6%	- 0.8%	100.0%	100.3%	+ 0.3%
Inventory of Homes for Sale	40	34	- 15.0%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--

* 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 October 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.