

Local Market Update for June 2025

Provided by New Jersey REALTORS®



Somerset County

Somerset County

Single Family

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	293	273	- 6.8%	1,438	1,461	+ 1.6%
Closed Sales	236	217	- 8.1%	873	817	- 6.4%
Days on Market Until Sale	28	24	- 14.3%	31	31	0.0%
Median Sales Price*	\$840,000	\$840,358	+ 0.0%	\$725,000	\$751,500	+ 3.7%
Percent of List Price Received*	105.9%	103.9%	- 1.9%	104.6%	104.1%	- 0.5%
Inventory of Homes for Sale	389	413	+ 6.2%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Townhouse-Condo

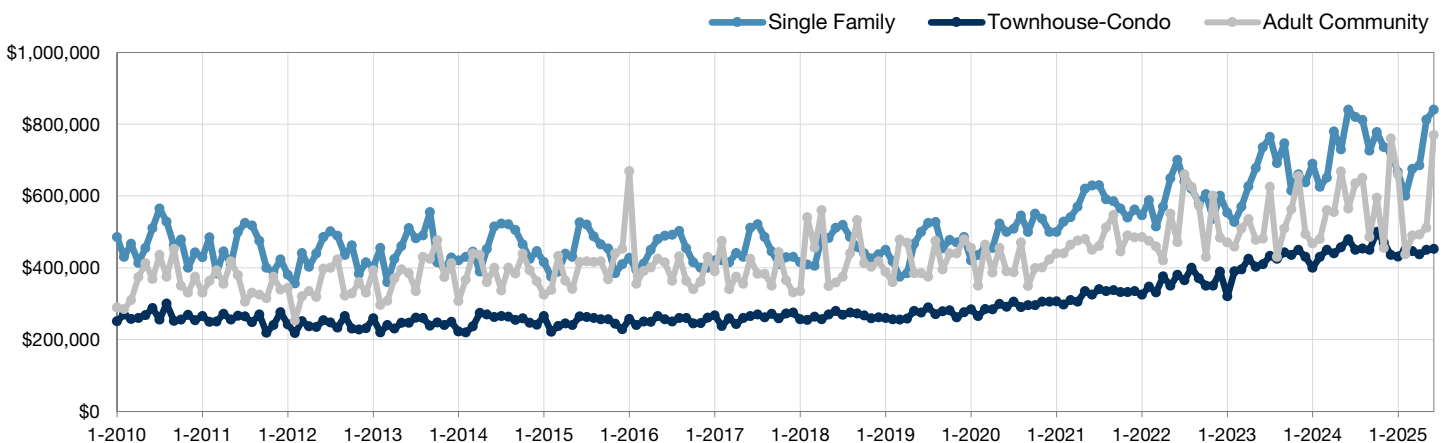
	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	131	136	+ 3.8%	597	674	+ 12.9%
Closed Sales	102	102	0.0%	454	450	- 0.9%
Days on Market Until Sale	23	22	- 4.3%	28	28	0.0%
Median Sales Price*	\$478,889	\$452,500	- 5.5%	\$449,500	\$449,950	+ 0.1%
Percent of List Price Received*	106.2%	103.8%	- 2.3%	105.7%	103.4%	- 2.2%
Inventory of Homes for Sale	112	159	+ 42.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

Adult Community

	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	17	24	+ 41.2%	107	129	+ 20.6%
Closed Sales	15	16	+ 6.7%	86	70	- 18.6%
Days on Market Until Sale	40	46	+ 15.0%	31	45	+ 45.2%
Median Sales Price*	\$565,000	\$769,500	+ 36.2%	\$557,450	\$520,000	- 6.7%
Percent of List Price Received*	101.6%	99.4%	- 2.2%	102.2%	99.9%	- 2.3%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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 July 20, 2025. 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 © 2025 ShowingTime Plus, LLC.