

Local Market Update for March 2026

Provided by New Jersey REALTORS®



Somerset County

Somerset County

Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	238	238	0.0%	557	510	- 8.4%
Closed Sales	112	126	+ 12.5%	320	346	+ 8.1%
Days on Market Until Sale	36	54	+ 50.0%	37	50	+ 35.1%
Median Sales Price*	\$675,000	\$655,000	- 3.0%	\$662,500	\$667,000	+ 0.7%
Percent of List Price Received*	104.3%	102.6%	- 1.6%	103.2%	101.7%	- 1.5%
Inventory of Homes for Sale	308	294	- 4.5%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	87	108	+ 24.1%	257	247	- 3.9%
Closed Sales	86	66	- 23.3%	205	177	- 13.7%
Days on Market Until Sale	33	34	+ 3.0%	33	39	+ 18.2%
Median Sales Price*	\$448,000	\$427,500	- 4.6%	\$446,000	\$445,000	- 0.2%
Percent of List Price Received*	103.2%	101.4%	- 1.7%	102.7%	100.5%	- 2.1%
Inventory of Homes for Sale	101	115	+ 13.9%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	20	26	+ 30.0%	59	48	- 18.6%
Closed Sales	7	7	0.0%	28	27	- 3.6%
Days on Market Until Sale	87	90	+ 3.4%	55	56	+ 1.8%
Median Sales Price*	\$490,000	\$421,500	- 14.0%	\$492,000	\$529,000	+ 7.5%
Percent of List Price Received*	100.3%	97.8%	- 2.5%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	35	26	- 25.7%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

* 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

