

Local Market Update for November 2025

Provided by New Jersey REALTORS®



Somerset County

Somerset County

Single Family

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	138	117	- 15.2%	2,505	2,583	+ 3.1%
Closed Sales	164	148	- 9.8%	1,910	1,858	- 2.7%
Days on Market Until Sale	36	37	+ 2.8%	30	31	+ 3.3%
Median Sales Price*	\$736,000	\$772,500	+ 5.0%	\$751,000	\$775,000	+ 3.2%
Percent of List Price Received*	103.4%	101.3%	- 2.0%	104.4%	103.2%	- 1.1%
Inventory of Homes for Sale	275	303	+ 10.2%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

Townhouse-Condo

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	81	70	- 13.6%	1,122	1,124	+ 0.2%
Closed Sales	77	71	- 7.8%	914	885	- 3.2%
Days on Market Until Sale	27	33	+ 22.2%	26	30	+ 15.4%
Median Sales Price*	\$470,000	\$495,000	+ 5.3%	\$452,000	\$460,500	+ 1.9%
Percent of List Price Received*	103.1%	101.1%	- 1.9%	105.1%	102.6%	- 2.4%
Inventory of Homes for Sale	107	129	+ 20.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

Adult Community

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	10	+ 11.1%	202	230	+ 13.9%
Closed Sales	12	18	+ 50.0%	165	156	- 5.5%
Days on Market Until Sale	21	41	+ 95.2%	29	41	+ 41.4%
Median Sales Price*	\$455,000	\$619,950	+ 36.3%	\$555,000	\$562,100	+ 1.3%
Percent of List Price Received*	102.1%	101.5%	- 0.6%	102.1%	100.3%	- 1.8%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

* 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

