

Q2 2022

Somerset County Market Report

COMPASS

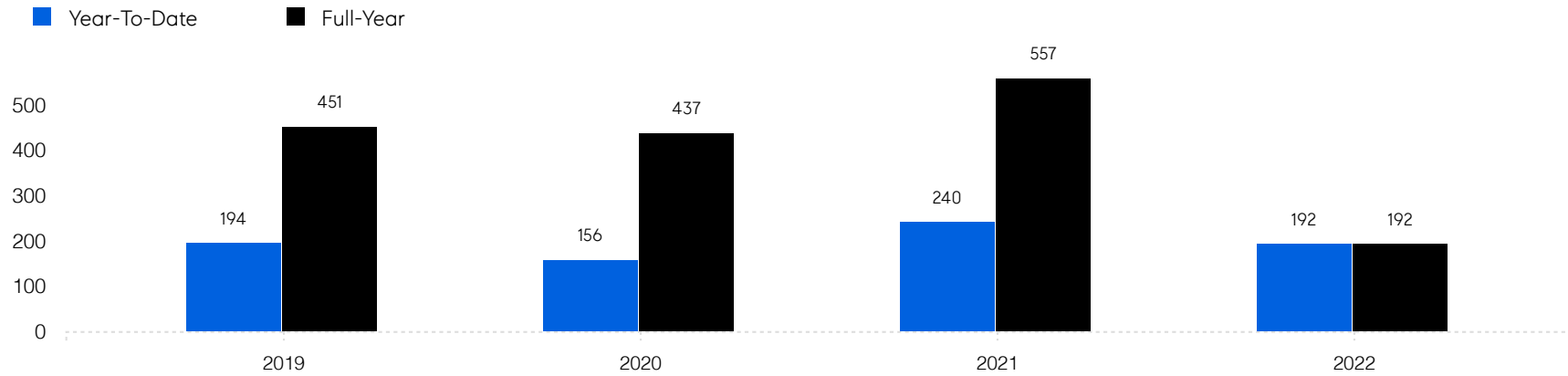


Basking Ridge

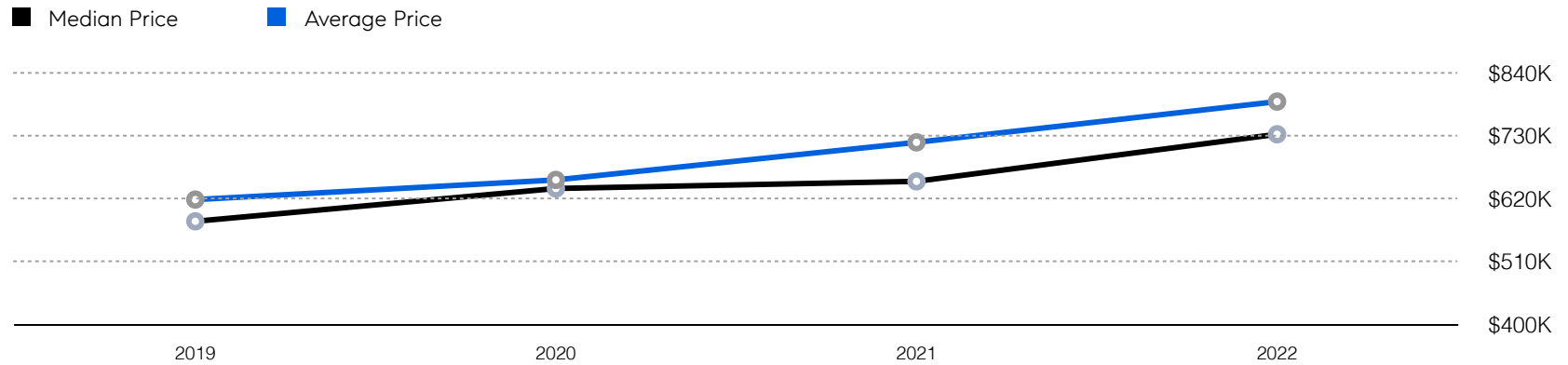
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	127	106	-16.5%
	SALES VOLUME	\$121,545,069	\$114,936,050	-5.4%
	MEDIAN PRICE	\$905,000	\$997,000	10.2%
	AVERAGE PRICE	\$957,048	\$1,084,302	13.3%
	AVERAGE DOM	35	30	-14.3%
	# OF CONTRACTS	175	130	-25.7%
	# NEW LISTINGS	242	160	-33.9%
Condo/Co-op/Townhouse	# OF SALES	113	86	-23.9%
	SALES VOLUME	\$47,686,453	\$36,696,726	-23.0%
	MEDIAN PRICE	\$378,000	\$360,000	-4.8%
	AVERAGE PRICE	\$422,004	\$426,706	1.1%
	AVERAGE DOM	34	19	-44.1%
	# OF CONTRACTS	133	106	-20.3%
	# NEW LISTINGS	150	121	-19.3%

Basking Ridge

Historic Sales



Historic Sales Prices

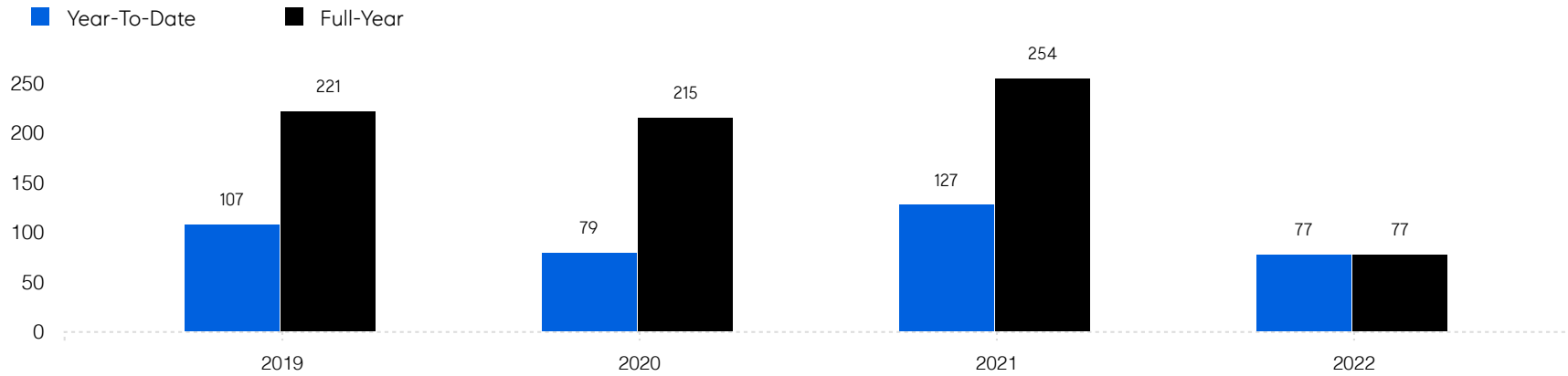


Bedminster

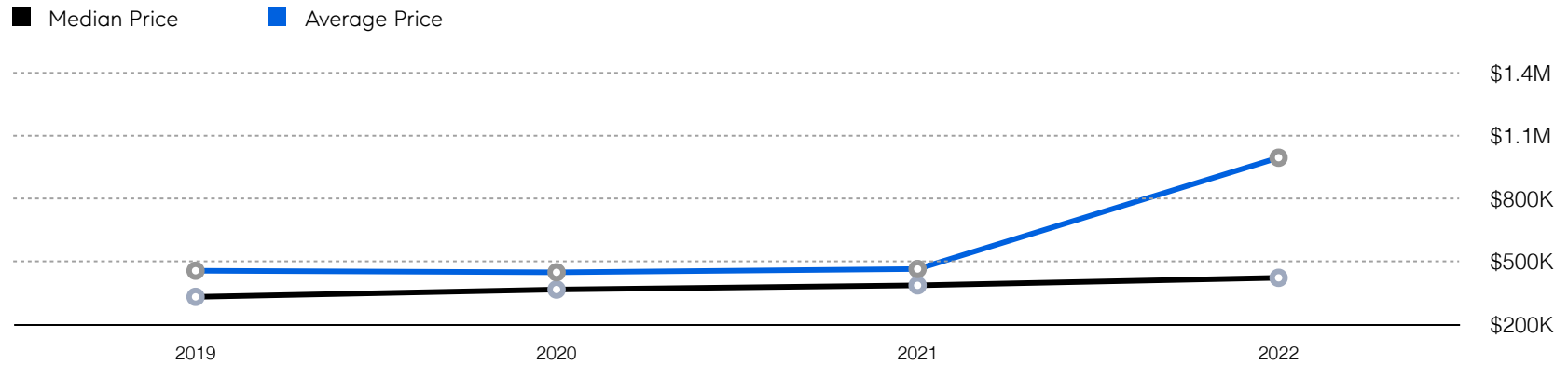
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	43	21	-51.2%
	SALES VOLUME	\$34,982,700	\$55,302,650	58.1%
	MEDIAN PRICE	\$729,000	\$1,700,000	133.2%
	AVERAGE PRICE	\$813,551	\$2,633,460	223.7%
	AVERAGE DOM	64	105	64.1%
	# OF CONTRACTS	42	15	-64.3%
	# NEW LISTINGS	56	29	-48.2%
Condo/Co-op/Townhouse	# OF SALES	84	56	-33.3%
	SALES VOLUME	\$28,737,438	\$21,295,119	-25.9%
	MEDIAN PRICE	\$315,000	\$369,950	17.4%
	AVERAGE PRICE	\$342,112	\$380,270	11.2%
	AVERAGE DOM	34	32	-5.9%
	# OF CONTRACTS	95	62	-34.7%
	# NEW LISTINGS	102	72	-29.4%

Bedminster

Historic Sales



Historic Sales Prices

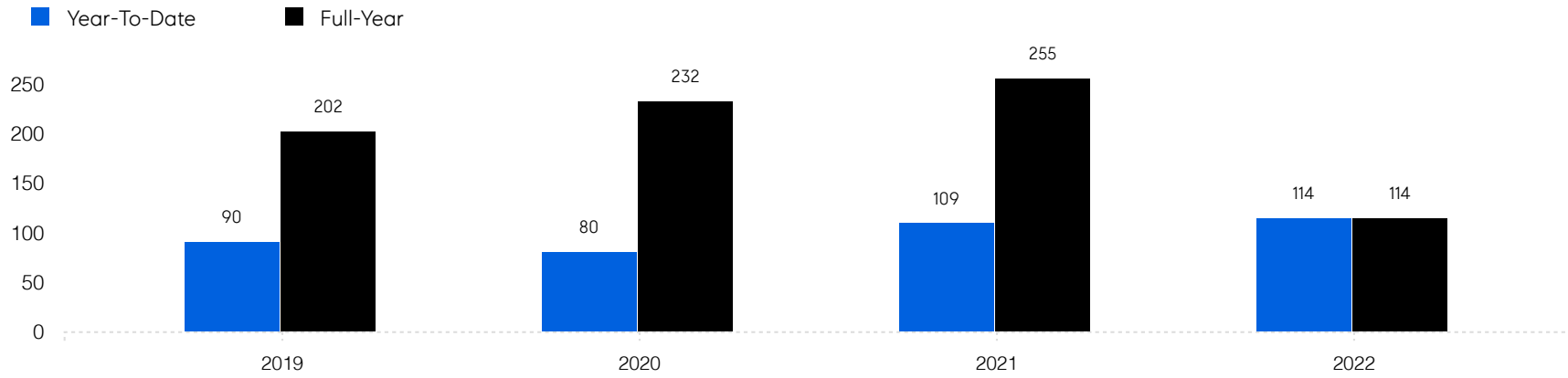


Branchburg

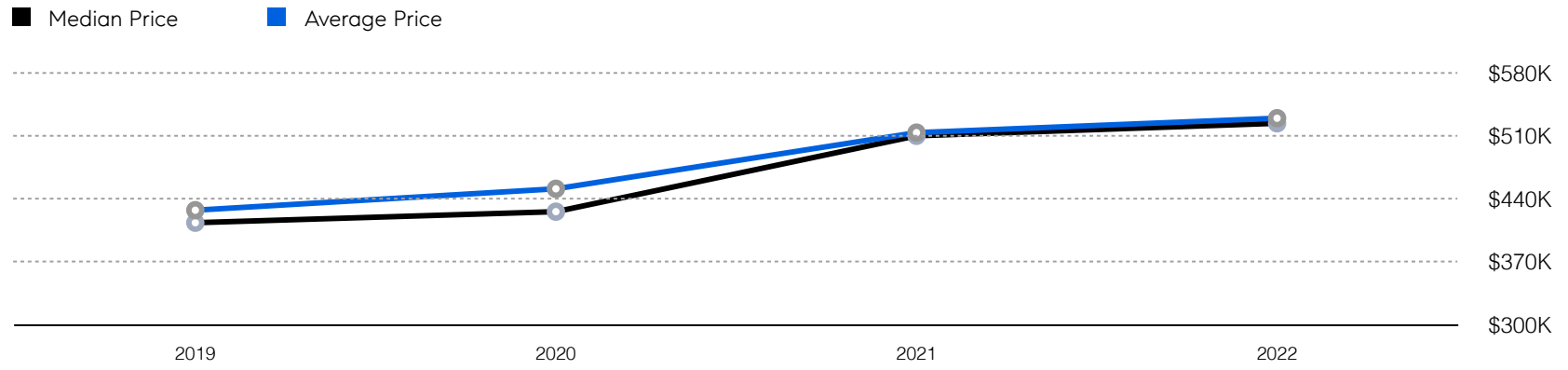
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	77	64	-16.9%
	SALES VOLUME	\$46,469,013	\$37,720,925	-18.8%
	MEDIAN PRICE	\$585,000	\$597,000	2.1%
	AVERAGE PRICE	\$603,494	\$589,389	-2.3%
	AVERAGE DOM	41	26	-36.6%
	# OF CONTRACTS	92	73	-20.7%
	# NEW LISTINGS	110	85	-22.7%
Condo/Co-op/Townhouse	# OF SALES	32	50	56.3%
	SALES VOLUME	\$9,933,000	\$22,652,948	128.1%
	MEDIAN PRICE	\$283,500	\$428,000	51.0%
	AVERAGE PRICE	\$310,406	\$453,059	46.0%
	AVERAGE DOM	152	75	-50.7%
	# OF CONTRACTS	35	51	45.7%
	# NEW LISTINGS	38	53	39.5%

Branchburg

Historic Sales



Historic Sales Prices

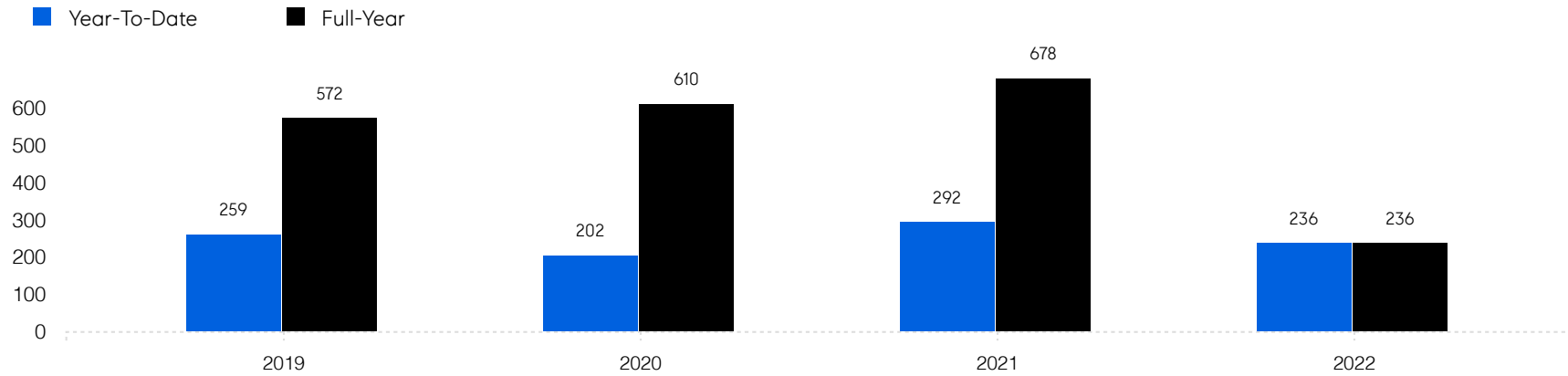


Bridgewater

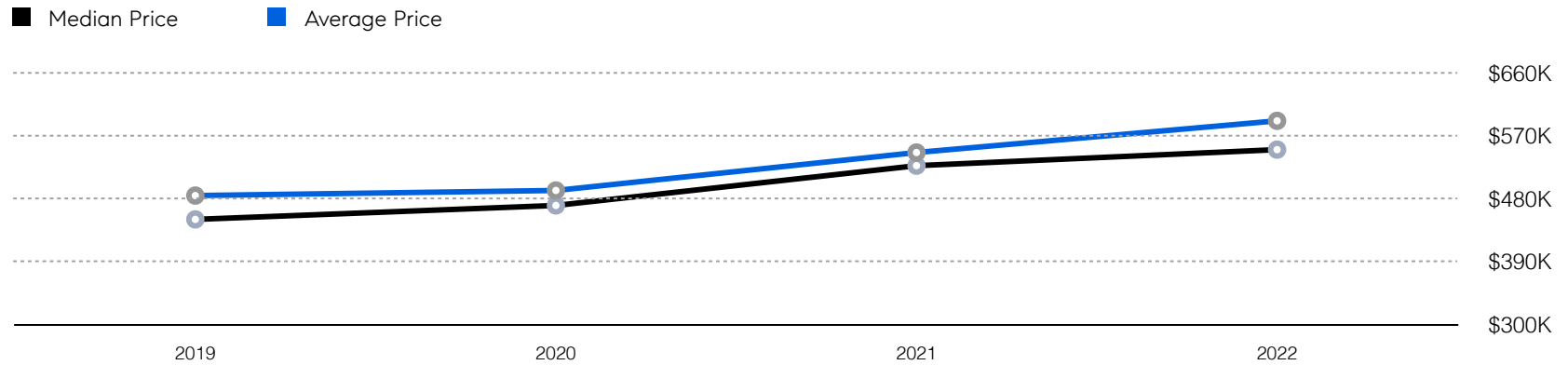
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	210	177	-15.7%
	SALES VOLUME	\$130,086,578	\$116,855,825	-10.2%
	MEDIAN PRICE	\$600,000	\$615,000	2.5%
	AVERAGE PRICE	\$619,460	\$660,202	6.6%
	AVERAGE DOM	36	31	-13.9%
	# OF CONTRACTS	247	195	-21.1%
	# NEW LISTINGS	303	239	-21.1%
Condo/Co-op/Townhouse	# OF SALES	82	59	-28.0%
	SALES VOLUME	\$30,007,757	\$22,691,750	-24.4%
	MEDIAN PRICE	\$367,500	\$355,000	-3.4%
	AVERAGE PRICE	\$365,948	\$384,606	5.1%
	AVERAGE DOM	31	21	-32.3%
	# OF CONTRACTS	95	66	-30.5%
	# NEW LISTINGS	115	83	-27.8%

Bridgewater

Historic Sales



Historic Sales Prices

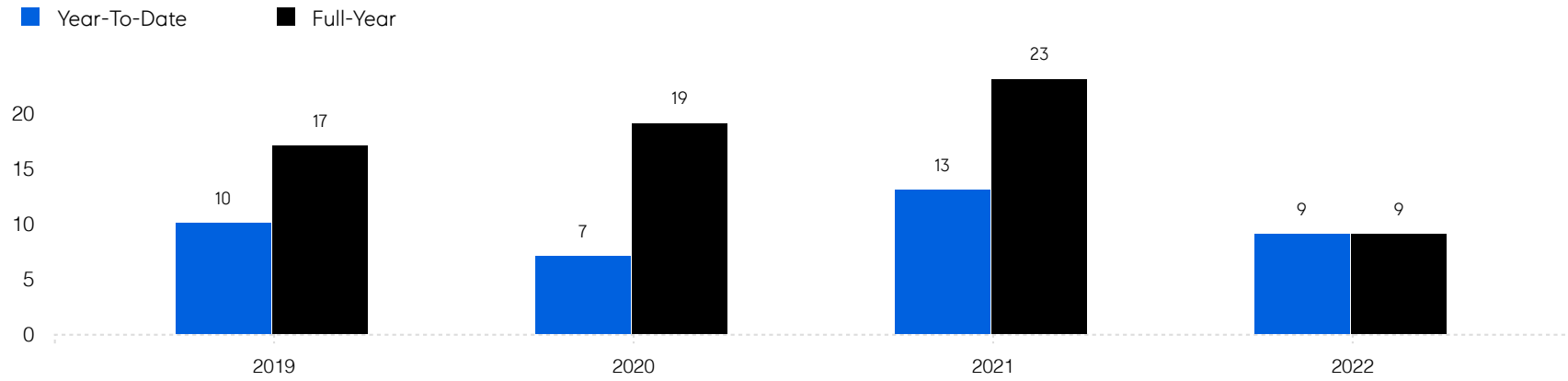


Far Hills

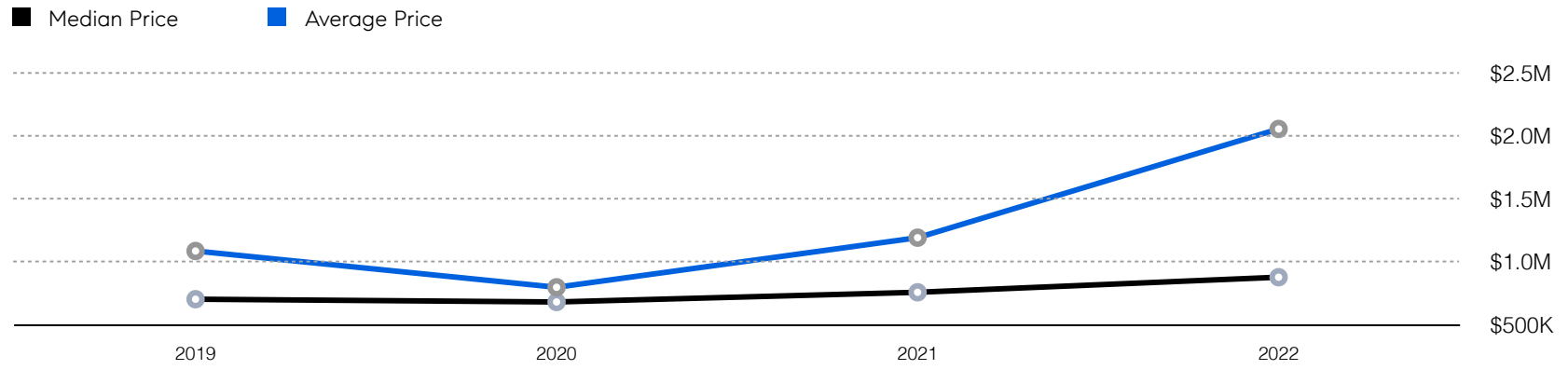
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	6	6	0.0%
	SALES VOLUME	\$10,845,000	\$16,245,000	49.8%
	MEDIAN PRICE	\$1,750,000	\$2,525,000	44.3%
	AVERAGE PRICE	\$1,807,500	\$2,707,500	49.8%
	AVERAGE DOM	153	106	-30.7%
	# OF CONTRACTS	9	3	-66.7%
	# NEW LISTINGS	11	6	-45.5%
Condo/Co-op/Townhouse	# OF SALES	7	3	-57.1%
	SALES VOLUME	\$4,025,497	\$2,245,000	-44.2%
	MEDIAN PRICE	\$640,000	\$750,000	17.2%
	AVERAGE PRICE	\$575,071	\$748,333	30.1%
	AVERAGE DOM	46	41	-10.9%
	# OF CONTRACTS	5	3	-40.0%
	# NEW LISTINGS	9	2	-77.8%

Far Hills

Historic Sales



Historic Sales Prices

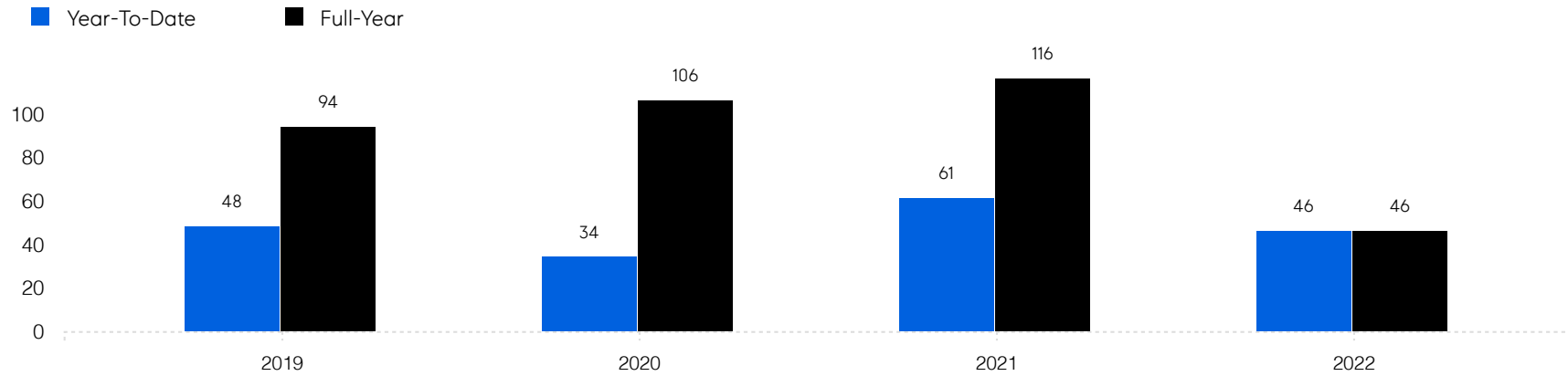


Green Brook

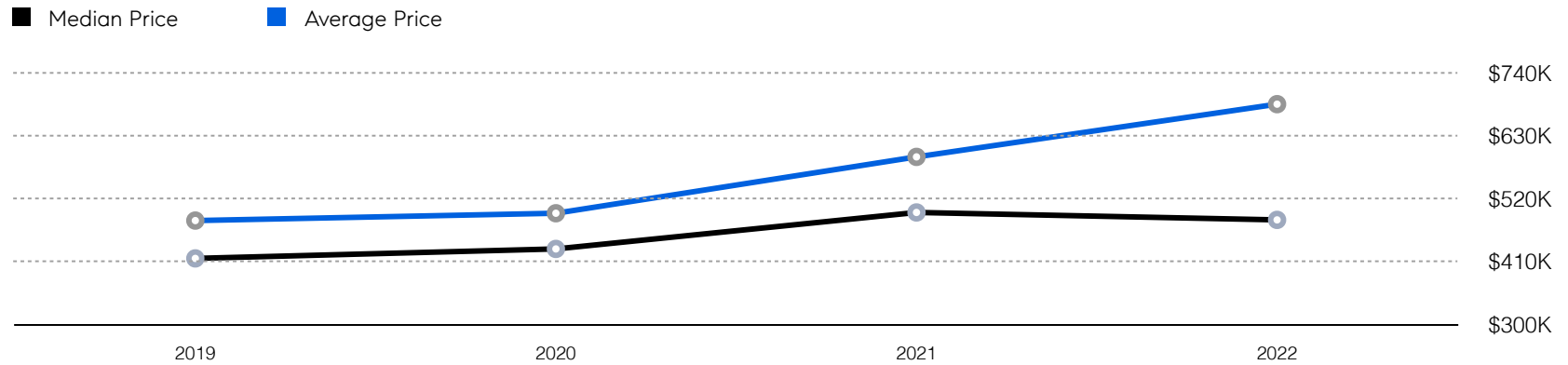
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	48	34	-29.2%
	SALES VOLUME	\$31,630,159	\$26,646,500	-15.8%
	MEDIAN PRICE	\$594,000	\$628,750	5.9%
	AVERAGE PRICE	\$658,962	\$783,721	18.9%
	AVERAGE DOM	49	33	-32.7%
	# OF CONTRACTS	50	37	-26.0%
	# NEW LISTINGS	65	50	-23.1%
Condo/Co-op/Townhouse	# OF SALES	13	12	-7.7%
	SALES VOLUME	\$4,749,400	\$4,874,000	2.6%
	MEDIAN PRICE	\$355,000	\$404,500	13.9%
	AVERAGE PRICE	\$365,338	\$406,167	11.2%
	AVERAGE DOM	40	21	-47.5%
	# OF CONTRACTS	13	9	-30.8%
	# NEW LISTINGS	15	14	-6.7%

Green Brook

Historic Sales



Historic Sales Prices

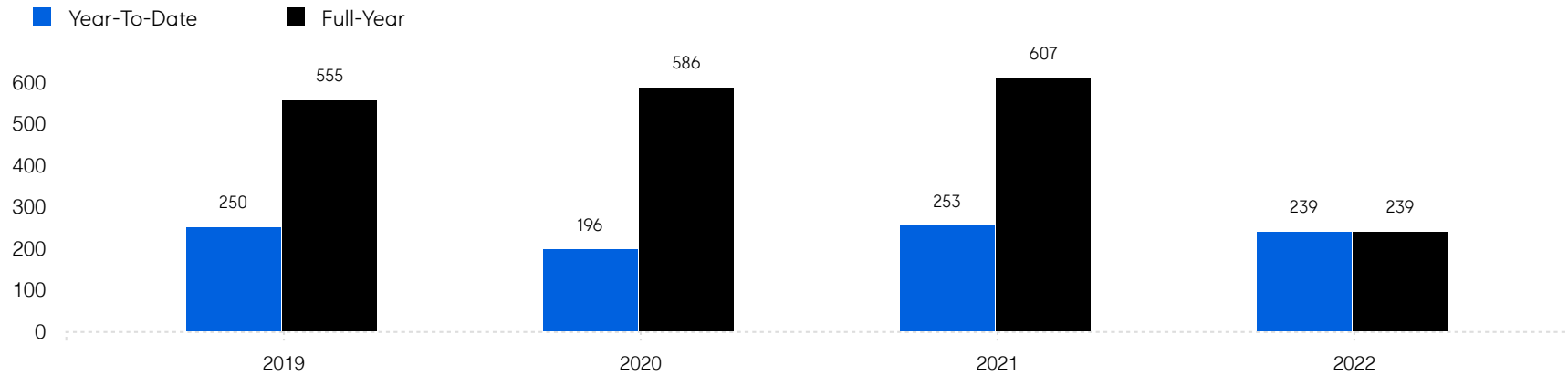


Hillsborough

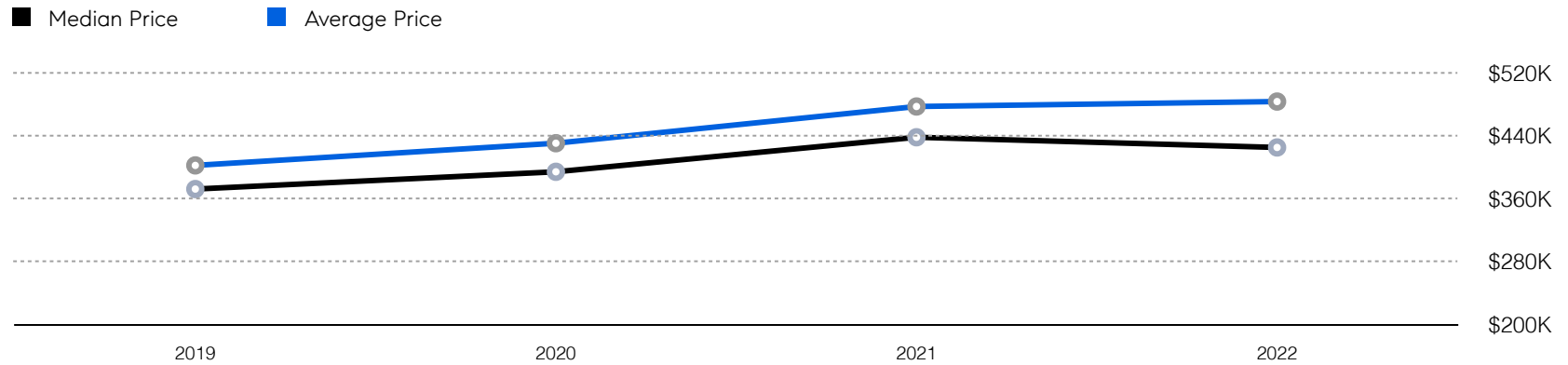
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	139	125	-10.1%
	SALES VOLUME	\$85,997,044	\$78,956,900	-8.2%
	MEDIAN PRICE	\$580,000	\$615,000	6.0%
	AVERAGE PRICE	\$618,684	\$631,655	2.1%
	AVERAGE DOM	28	26	-7.1%
	# OF CONTRACTS	169	152	-10.1%
	# NEW LISTINGS	216	194	-10.2%
Condo/Co-op/Townhouse	# OF SALES	114	114	0.0%
	SALES VOLUME	\$29,993,499	\$36,596,563	22.0%
	MEDIAN PRICE	\$275,000	\$333,100	21.1%
	AVERAGE PRICE	\$263,101	\$321,022	22.0%
	AVERAGE DOM	23	24	4.3%
	# OF CONTRACTS	135	133	-1.5%
	# NEW LISTINGS	149	144	-3.4%

Hillsborough

Historic Sales



Historic Sales Prices

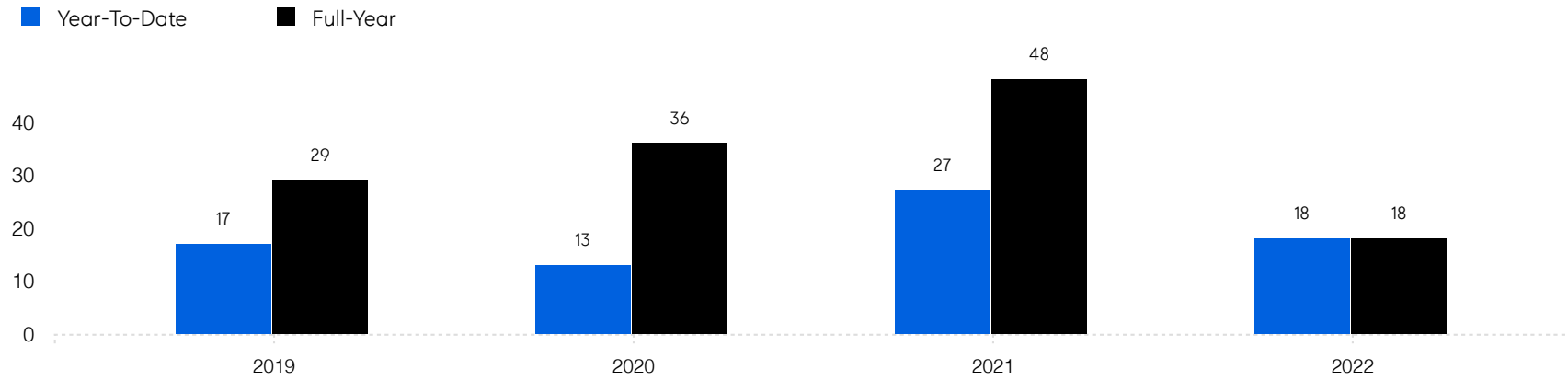


Peapack Gladstone

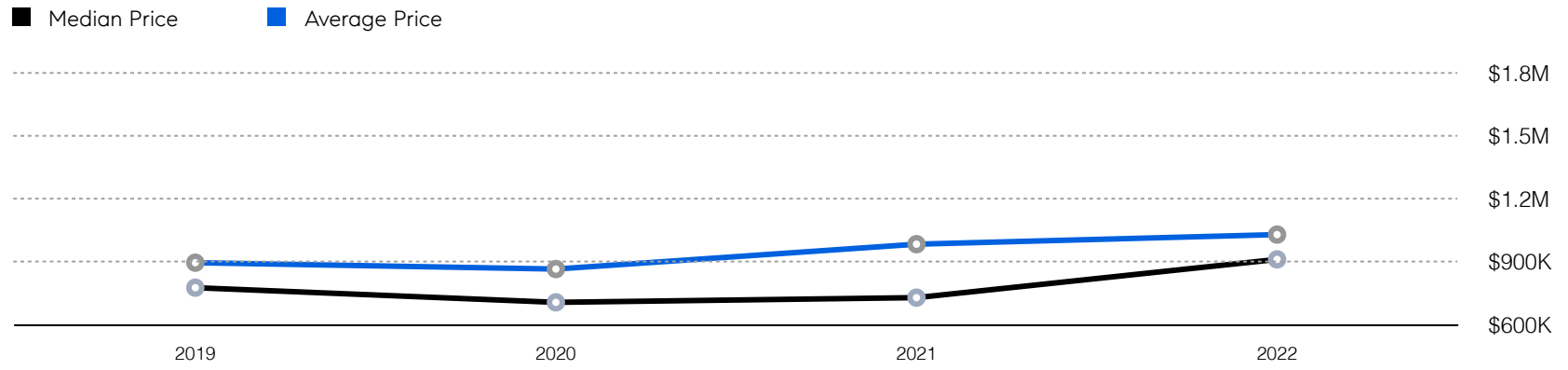
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	26	18	-30.8%
	SALES VOLUME	\$28,102,625	\$18,511,849	-34.1%
	MEDIAN PRICE	\$739,500	\$910,000	23.1%
	AVERAGE PRICE	\$1,080,870	\$1,028,436	-4.9%
	AVERAGE DOM	65	25	-61.5%
	# OF CONTRACTS	22	20	-9.1%
	# NEW LISTINGS	37	29	-21.6%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$285,000	-	-
	MEDIAN PRICE	\$285,000	-	-
	AVERAGE PRICE	\$285,000	-	-
	AVERAGE DOM	15	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Peapack Gladstone

Historic Sales



Historic Sales Prices

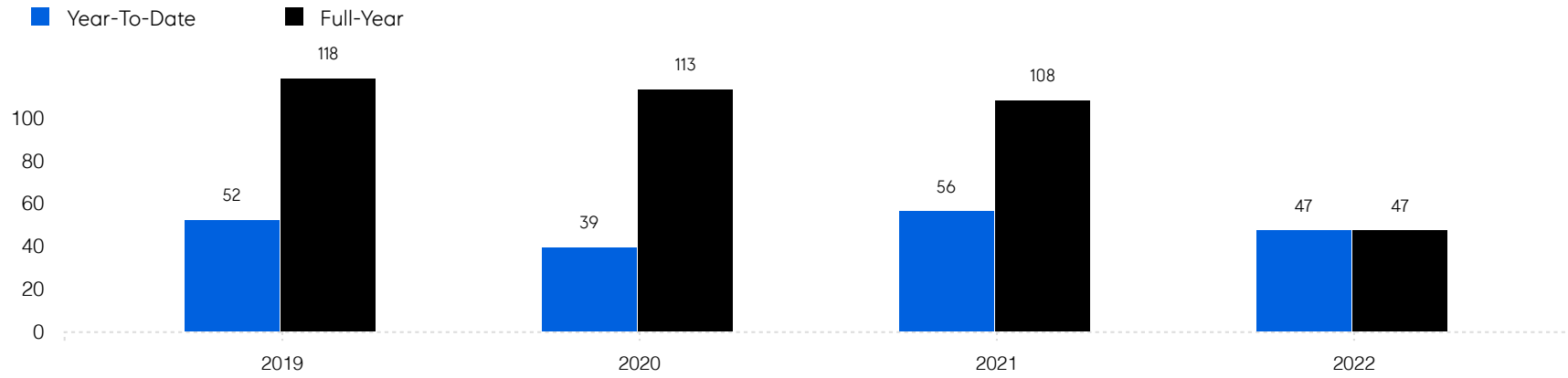


Somerville

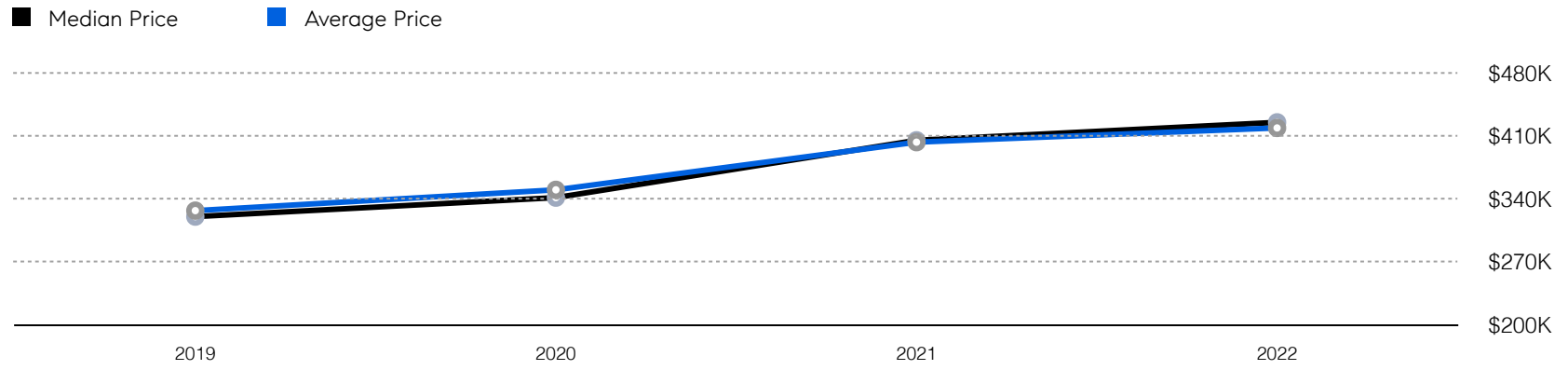
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	55	44	-20.0%
	SALES VOLUME	\$23,145,667	\$18,856,988	-18.5%
	MEDIAN PRICE	\$415,000	\$427,500	3.0%
	AVERAGE PRICE	\$420,830	\$428,568	1.8%
	AVERAGE DOM	29	30	3.4%
	# OF CONTRACTS	50	58	16.0%
	# NEW LISTINGS	60	77	28.3%
Condo/Co-op/Townhouse	# OF SALES	1	3	200.0%
	SALES VOLUME	\$320,000	\$825,000	157.8%
	MEDIAN PRICE	\$320,000	\$275,000	-14.1%
	AVERAGE PRICE	\$320,000	\$275,000	-14.1%
	AVERAGE DOM	12	19	58.3%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	5	6	20.0%

Somerville

Historic Sales



Historic Sales Prices

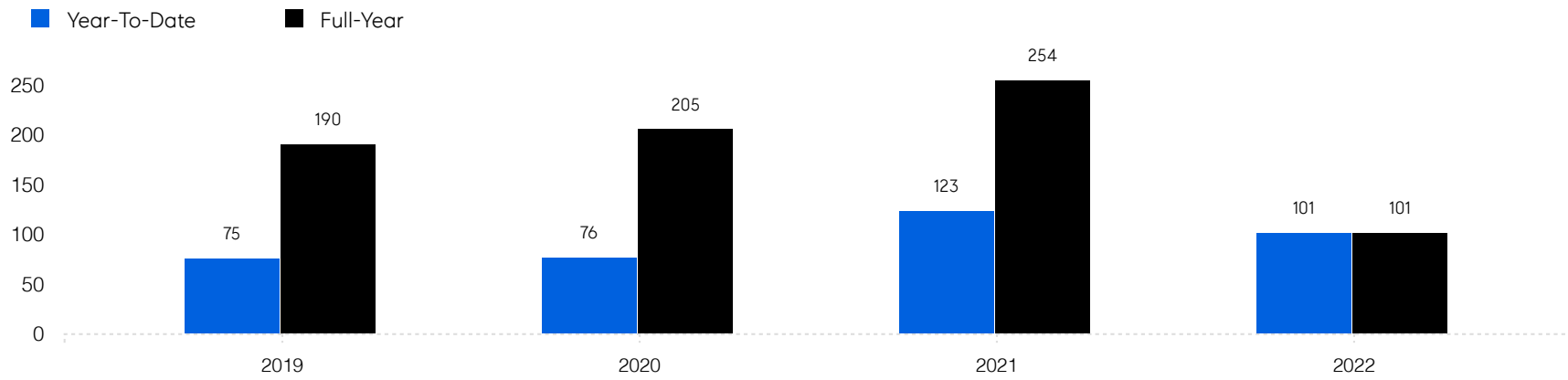


Warren

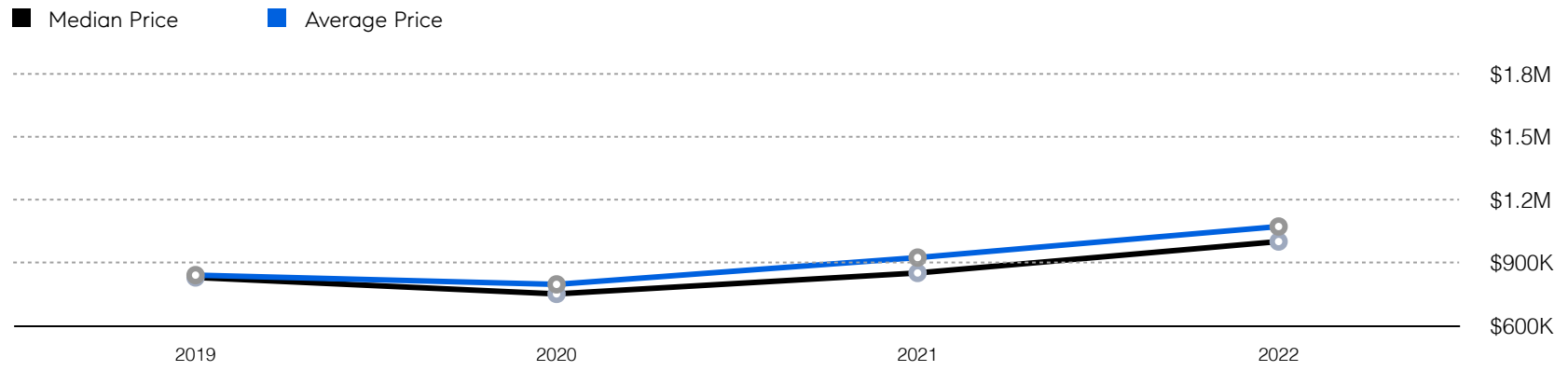
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	120	97	-19.2%
	SALES VOLUME	\$107,209,116	\$103,409,493	-3.5%
	MEDIAN PRICE	\$828,500	\$985,000	18.9%
	AVERAGE PRICE	\$893,409	\$1,066,077	19.3%
	AVERAGE DOM	47	44	-6.4%
	# OF CONTRACTS	150	96	-36.0%
	# NEW LISTINGS	187	156	-16.6%
Condo/Co-op/Townhouse	# OF SALES	3	4	33.3%
	SALES VOLUME	\$2,491,999	\$4,833,330	94.0%
	MEDIAN PRICE	\$999,999	\$1,211,182	21.1%
	AVERAGE PRICE	\$830,666	\$1,208,333	45.5%
	AVERAGE DOM	250	60	-76.0%
	# OF CONTRACTS	8	14	75.0%
	# NEW LISTINGS	11	15	36.4%

Warren

Historic Sales



Historic Sales Prices

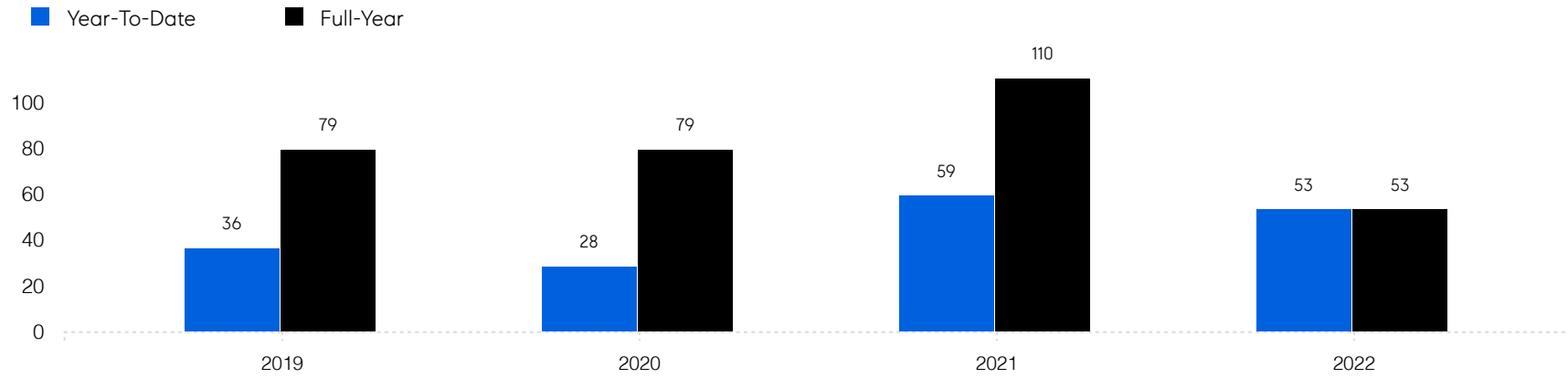


Watchung

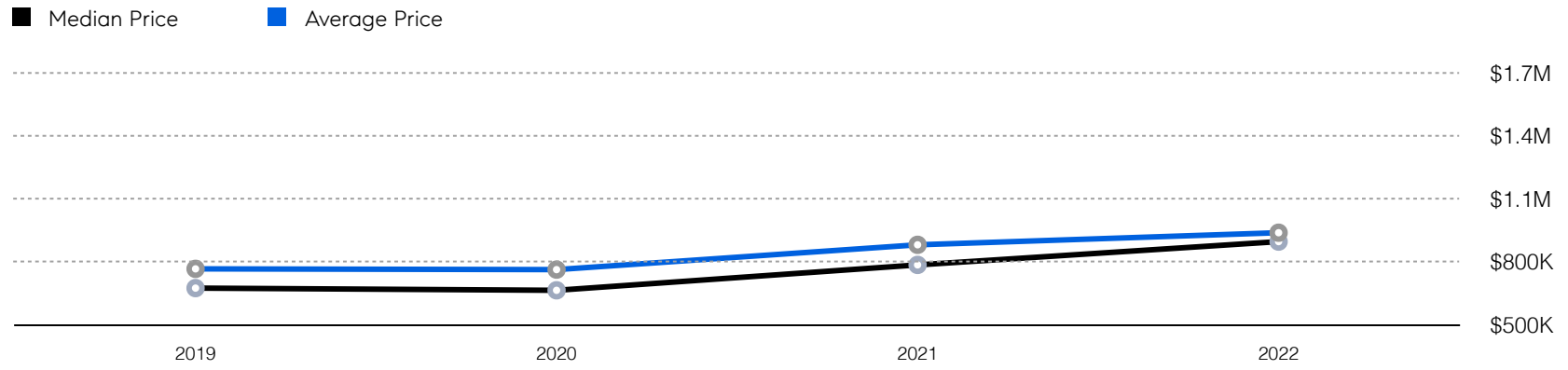
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	53	45	-15.1%
	SALES VOLUME	\$47,637,923	\$44,504,342	-6.6%
	MEDIAN PRICE	\$849,900	\$900,000	5.9%
	AVERAGE PRICE	\$898,829	\$988,985	10.0%
	AVERAGE DOM	53	44	-17.0%
	# OF CONTRACTS	55	46	-16.4%
	# NEW LISTINGS	70	63	-10.0%
Condo/Co-op/Townhouse	# OF SALES	6	8	33.3%
	SALES VOLUME	\$2,821,000	\$5,178,000	83.6%
	MEDIAN PRICE	\$455,000	\$577,000	26.8%
	AVERAGE PRICE	\$470,167	\$647,250	37.7%
	AVERAGE DOM	96	87	-9.4%
	# OF CONTRACTS	4	5	25.0%
	# NEW LISTINGS	4	7	75.0%

Watchung

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 06/30/2022
Source: NJMLS, 01/01/2020 to 06/30/2022
Source: Hudson MLS, 01/01/2020 to 06/30/2022

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