

Q1 2022

# Somerset County Market Report

COMPASS

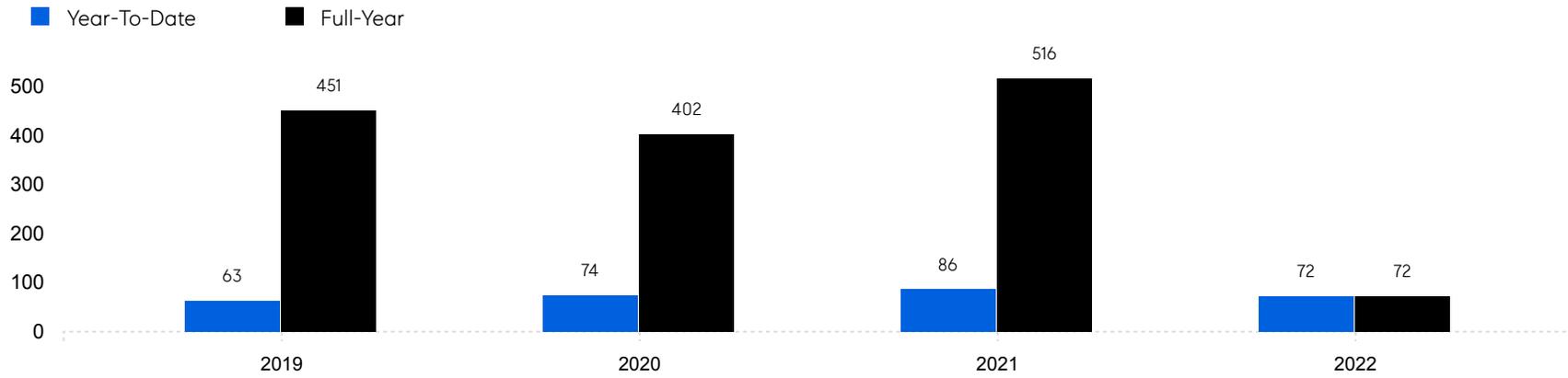


# Basking Ridge

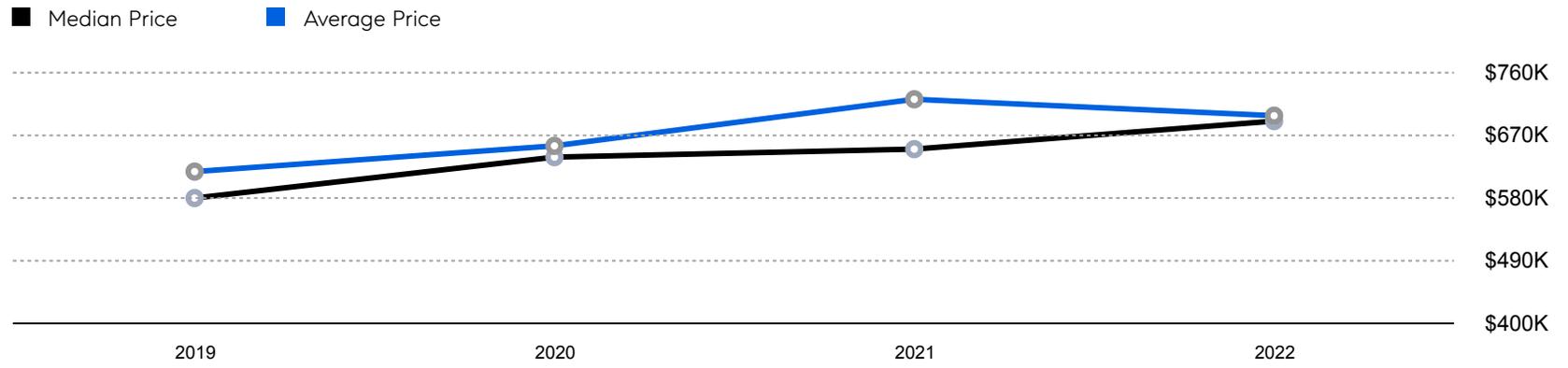
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	41	37	-9.8%
	SALES VOLUME	\$35,394,018	\$35,086,527	-0.9%
	MEDIAN PRICE	\$775,000	\$875,516	13.0%
	AVERAGE PRICE	\$863,269	\$948,285	9.8%
	AVERAGE DOM	52	34	-34.6%
	# OF CONTRACTS	57	56	-1.8%
	# NEW LISTINGS	76	63	-17.1%
Condo/Co-op/Townhouse	# OF SALES	45	35	-22.2%
	SALES VOLUME	\$17,356,053	\$15,190,900	-12.5%
	MEDIAN PRICE	\$378,000	\$340,000	-10.1%
	AVERAGE PRICE	\$385,690	\$434,026	12.5%
	AVERAGE DOM	40	25	-37.5%
	# OF CONTRACTS	56	50	-10.7%
	# NEW LISTINGS	57	52	-8.8%

# Basking Ridge

## Historic Sales



## Historic Sales Prices

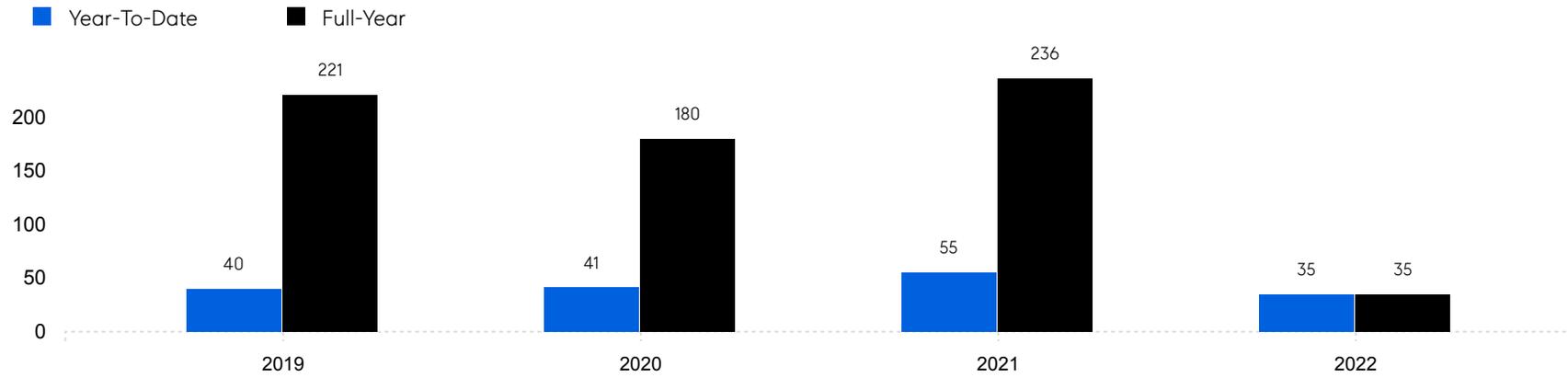


# Bedminster

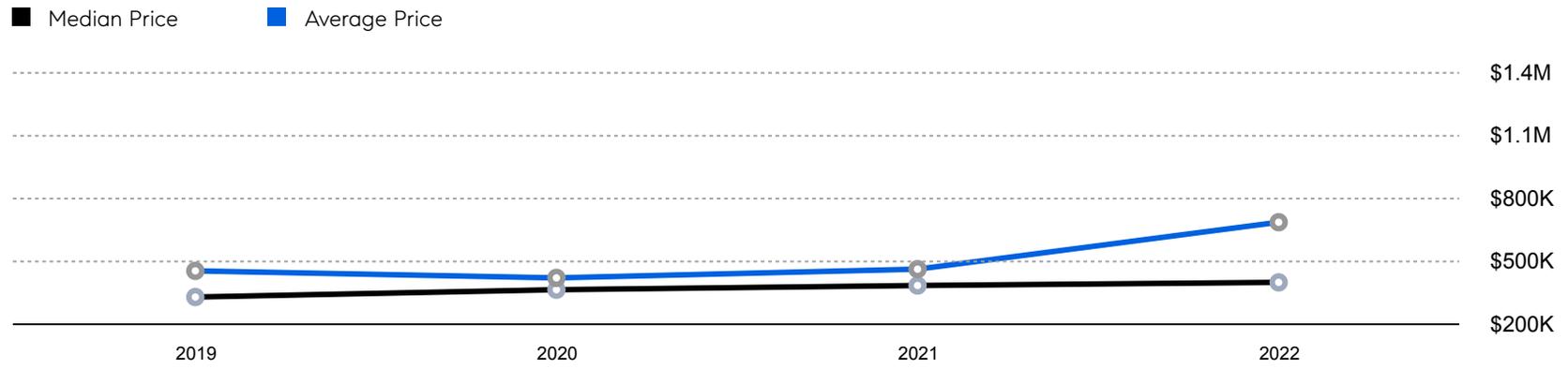
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	16	9	-43.7%
	SALES VOLUME	\$12,786,000	\$14,735,500	15.2%
	MEDIAN PRICE	\$681,250	\$1,725,000	153.2%
	AVERAGE PRICE	\$799,125	\$1,637,278	104.9%
	AVERAGE DOM	88	70	-20.5%
	# OF CONTRACTS	22	6	-72.7%
	# NEW LISTINGS	22	13	-40.9%
Condo/Co-op/Townhouse	# OF SALES	39	26	-33.3%
	SALES VOLUME	\$13,214,038	\$9,315,799	-29.5%
	MEDIAN PRICE	\$310,000	\$332,500	7.3%
	AVERAGE PRICE	\$338,821	\$358,300	5.7%
	AVERAGE DOM	44	37	-15.9%
	# OF CONTRACTS	44	24	-45.5%
	# NEW LISTINGS	37	21	-43.2%

# Bedminster

## Historic Sales



## Historic Sales Prices

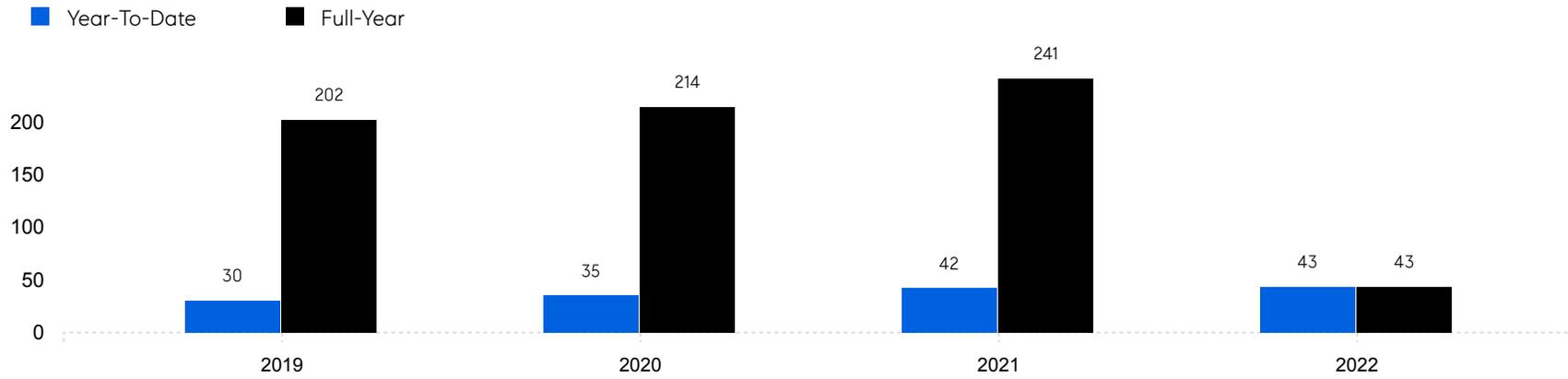


# Branchburg

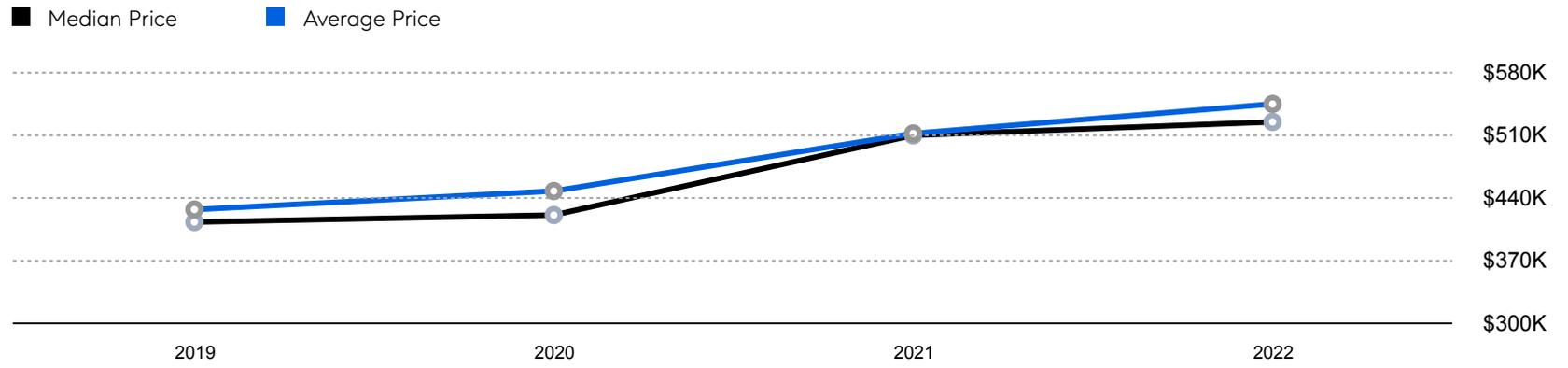
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	27	28	3.7%
	SALES VOLUME	\$16,627,500	\$16,040,500	-3.5%
	MEDIAN PRICE	\$585,000	\$540,000	-7.7%
	AVERAGE PRICE	\$615,833	\$572,875	-7.0%
	AVERAGE DOM	55	27	-50.9%
	# OF CONTRACTS	34	31	-8.8%
	# NEW LISTINGS	47	37	-21.3%
Condo/Co-op/Townhouse	# OF SALES	15	15	0.0%
	SALES VOLUME	\$4,496,300	\$7,397,048	64.5%
	MEDIAN PRICE	\$275,900	\$519,000	88.1%
	AVERAGE PRICE	\$299,753	\$493,137	64.5%
	AVERAGE DOM	64	89	39.1%
	# OF CONTRACTS	16	24	50.0%
	# NEW LISTINGS	14	30	114.3%

# Branchburg

## Historic Sales



## Historic Sales Prices

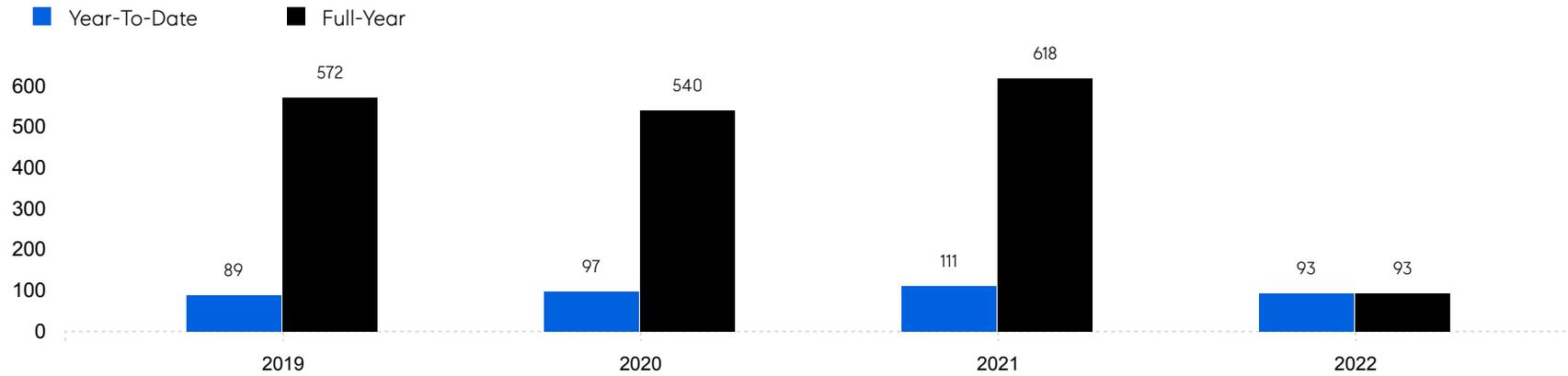


# Bridgewater

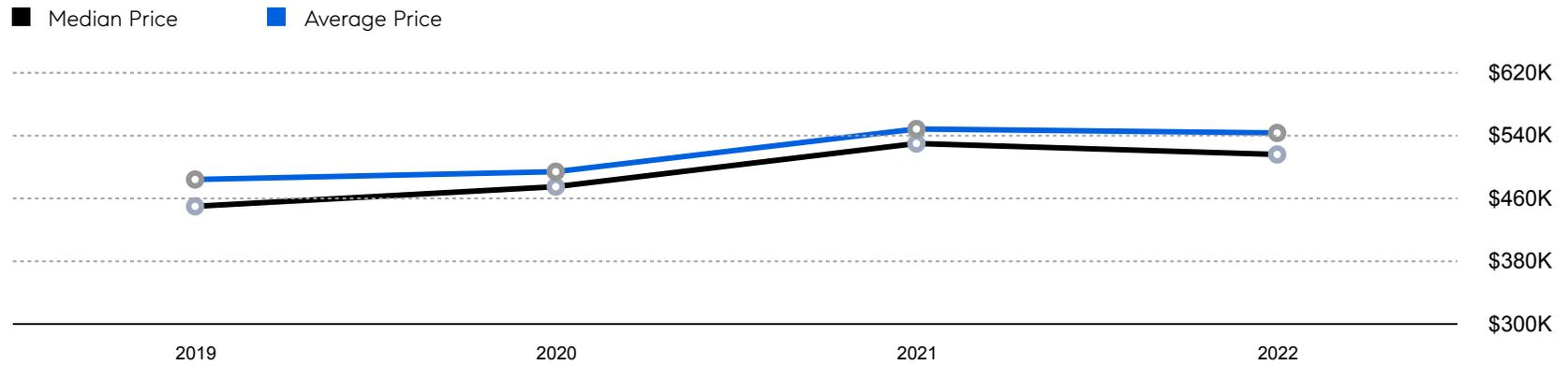
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	80	65	-18.7%
	SALES VOLUME	\$49,355,758	\$40,081,887	-18.8%
	MEDIAN PRICE	\$586,500	\$600,000	2.3%
	AVERAGE PRICE	\$616,947	\$616,644	0.0%
	AVERAGE DOM	52	27	-48.1%
	# OF CONTRACTS	101	72	-28.7%
	# NEW LISTINGS	120	94	-21.7%
Condo/Co-op/Townhouse	# OF SALES	31	28	-9.7%
	SALES VOLUME	\$10,214,508	\$10,457,850	2.4%
	MEDIAN PRICE	\$338,000	\$335,500	-0.7%
	AVERAGE PRICE	\$329,500	\$373,495	13.4%
	AVERAGE DOM	48	20	-58.3%
	# OF CONTRACTS	39	27	-30.8%
	# NEW LISTINGS	46	30	-34.8%

# Bridgewater

## Historic Sales



## Historic Sales Prices

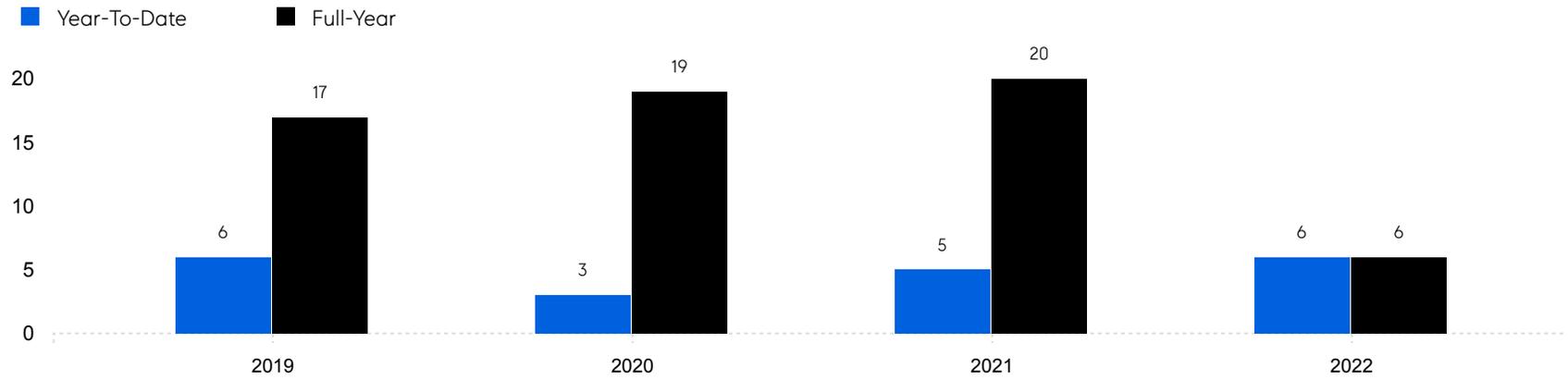


# Far Hills

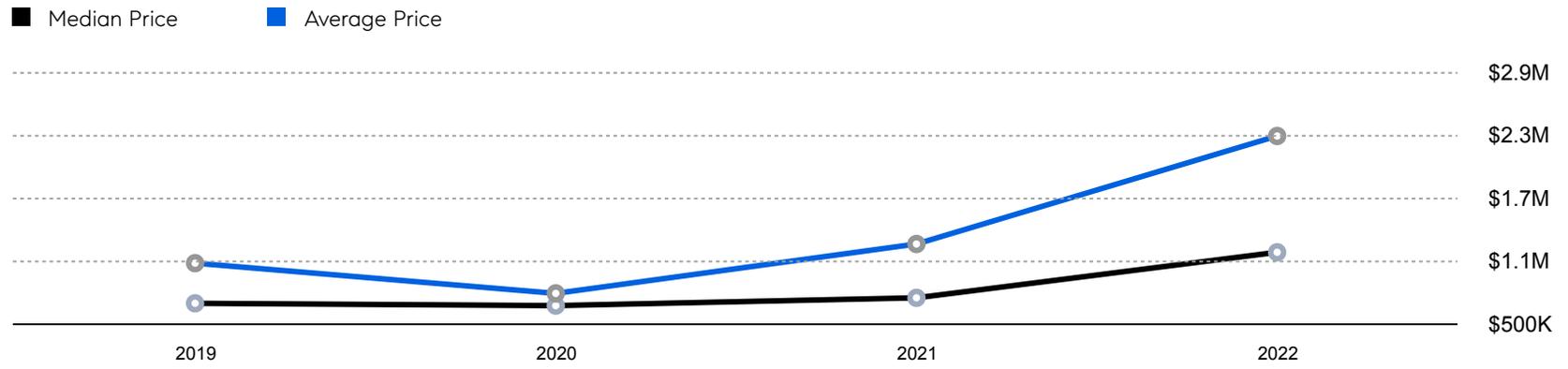
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	3	4	33.3%
	SALES VOLUME	\$4,255,000	\$12,160,000	185.8%
	MEDIAN PRICE	\$1,700,000	\$2,815,000	65.6%
	AVERAGE PRICE	\$1,418,333	\$3,040,000	114.3%
	AVERAGE DOM	108	124	14.8%
	# OF CONTRACTS	3	2	-33.3%
	# NEW LISTINGS	7	1	-85.7%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$848,497	\$1,625,000	91.5%
	MEDIAN PRICE	\$424,249	\$812,500	91.5%
	AVERAGE PRICE	\$424,249	\$812,500	91.5%
	AVERAGE DOM	69	48	-30.4%
	# OF CONTRACTS	4	2	-50.0%
	# NEW LISTINGS	5	2	-60.0%

# Far Hills

## Historic Sales



## Historic Sales Prices

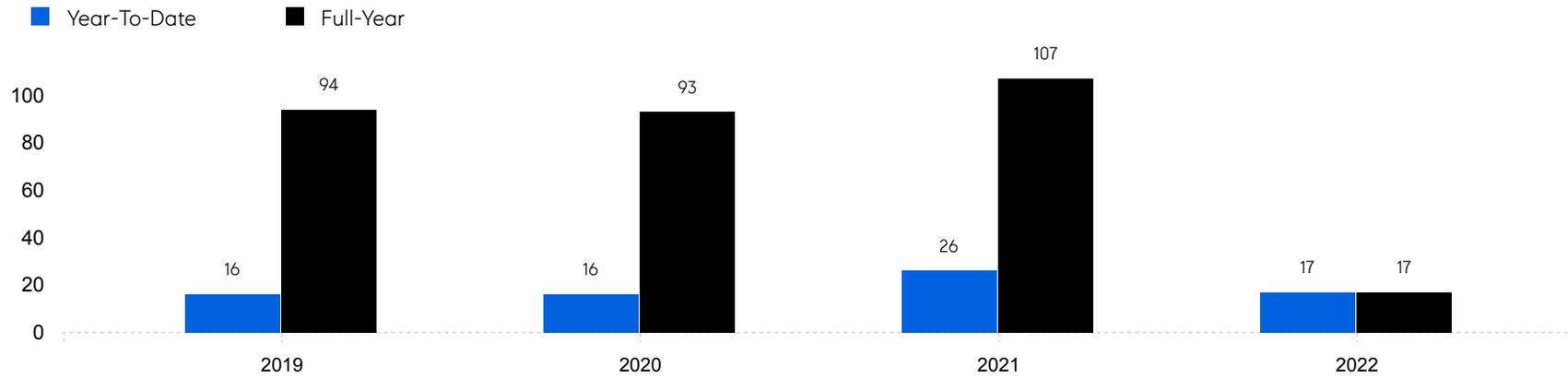


# Green Brook

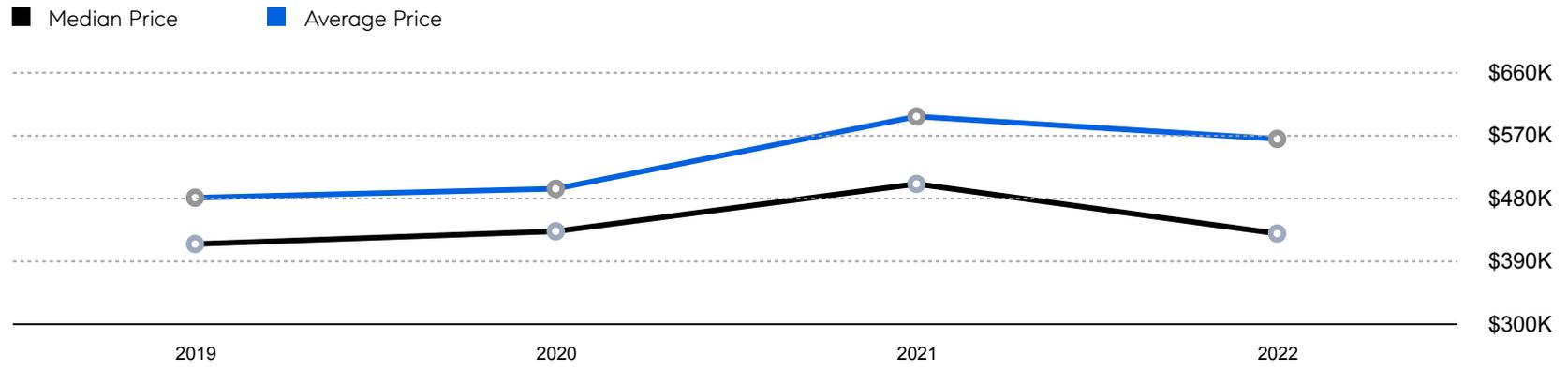
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	16	13	-18.7%
	SALES VOLUME	\$7,849,800	\$8,203,000	4.5%
	MEDIAN PRICE	\$436,200	\$500,000	14.6%
	AVERAGE PRICE	\$490,613	\$631,000	28.6%
	AVERAGE DOM	79	43	-45.6%
	# OF CONTRACTS	21	16	-23.8%
	# NEW LISTINGS	29	24	-17.2%
Condo/Co-op/Townhouse	# OF SALES	10	4	-60.0%
	SALES VOLUME	\$3,549,400	\$1,409,000	-60.3%
	MEDIAN PRICE	\$351,500	\$352,000	0.1%
	AVERAGE PRICE	\$354,940	\$352,250	-0.8%
	AVERAGE DOM	43	31	-27.9%
	# OF CONTRACTS	8	5	-37.5%
	# NEW LISTINGS	7	6	-14.3%

# Green Brook

## Historic Sales



## Historic Sales Prices

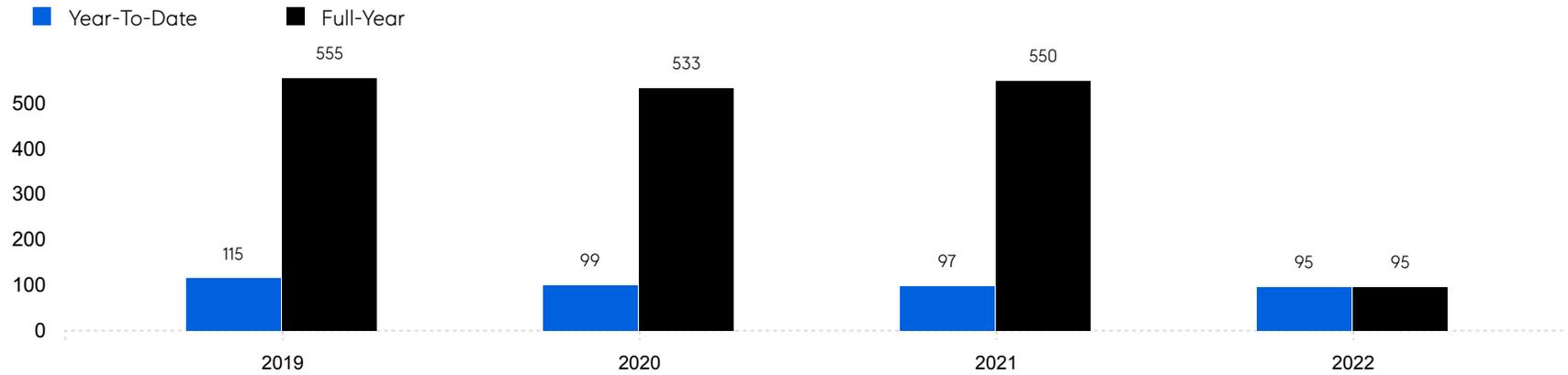


# Hillsborough

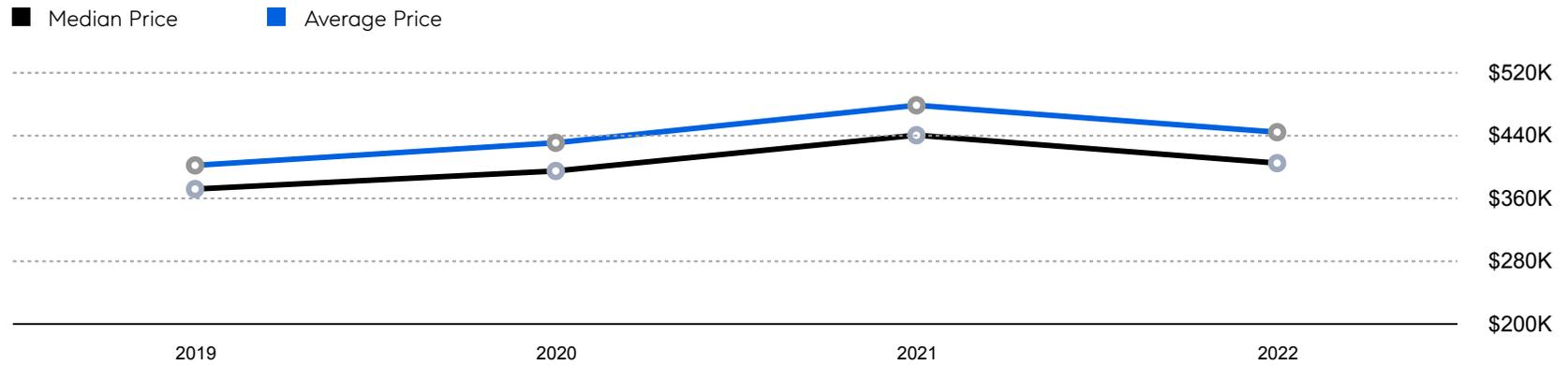
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	55	48	-12.7%
	SALES VOLUME	\$34,594,451	\$27,734,449	-19.8%
	MEDIAN PRICE	\$580,000	\$572,500	-1.3%
	AVERAGE PRICE	\$628,990	\$577,801	-8.1%
	AVERAGE DOM	34	25	-26.5%
	# OF CONTRACTS	63	51	-19.0%
	# NEW LISTINGS	87	70	-19.5%
Condo/Co-op/Townhouse	# OF SALES	42	47	11.9%
	SALES VOLUME	\$10,962,099	\$14,485,400	32.1%
	MEDIAN PRICE	\$275,000	\$300,000	9.1%
	AVERAGE PRICE	\$261,002	\$308,200	18.1%
	AVERAGE DOM	28	30	7.1%
	# OF CONTRACTS	43	55	27.9%
	# NEW LISTINGS	52	61	17.3%

# Hillsborough

## Historic Sales



## Historic Sales Prices

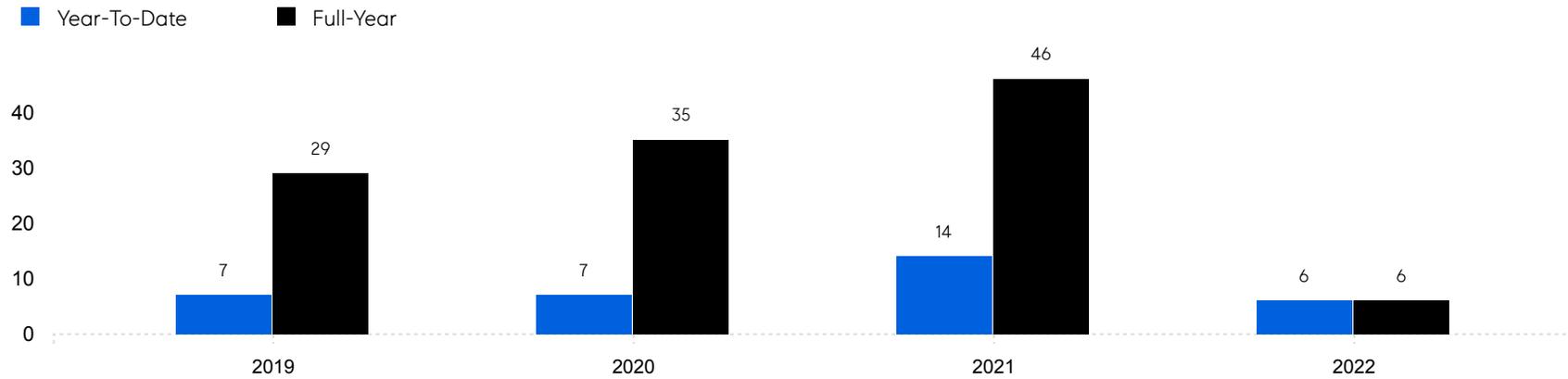


# Peapack Gladstone

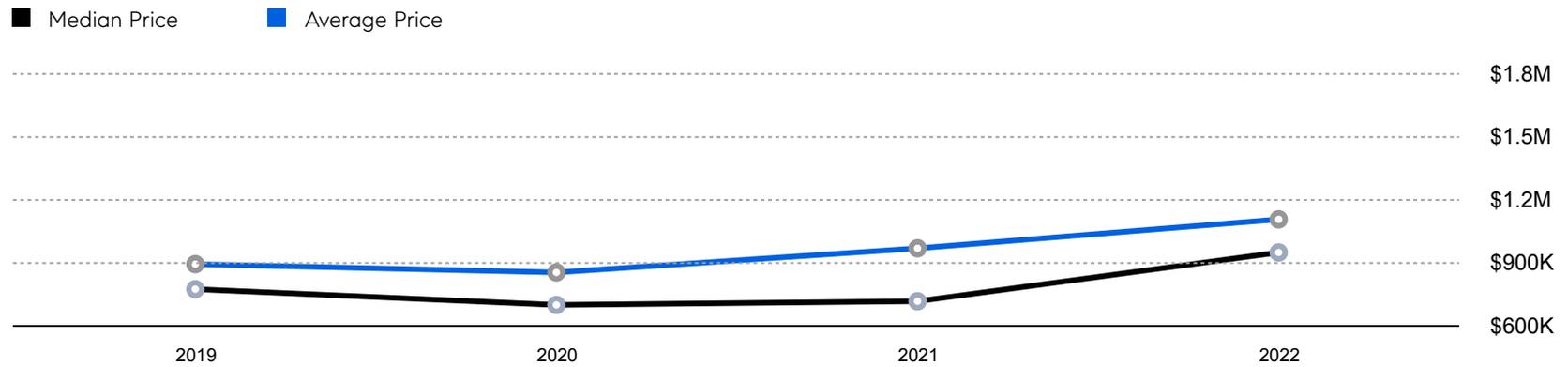
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	13	6	-53.8%
	SALES VOLUME	\$12,318,125	\$6,646,849	-46.0%
	MEDIAN PRICE	\$710,000	\$950,000	33.8%
	AVERAGE PRICE	\$947,548	\$1,107,808	16.9%
	AVERAGE DOM	92	38	-58.7%
	# OF CONTRACTS	12	8	-33.3%
	# NEW LISTINGS	12	18	50.0%
Condo/Co-op/Townhouse	# OF 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

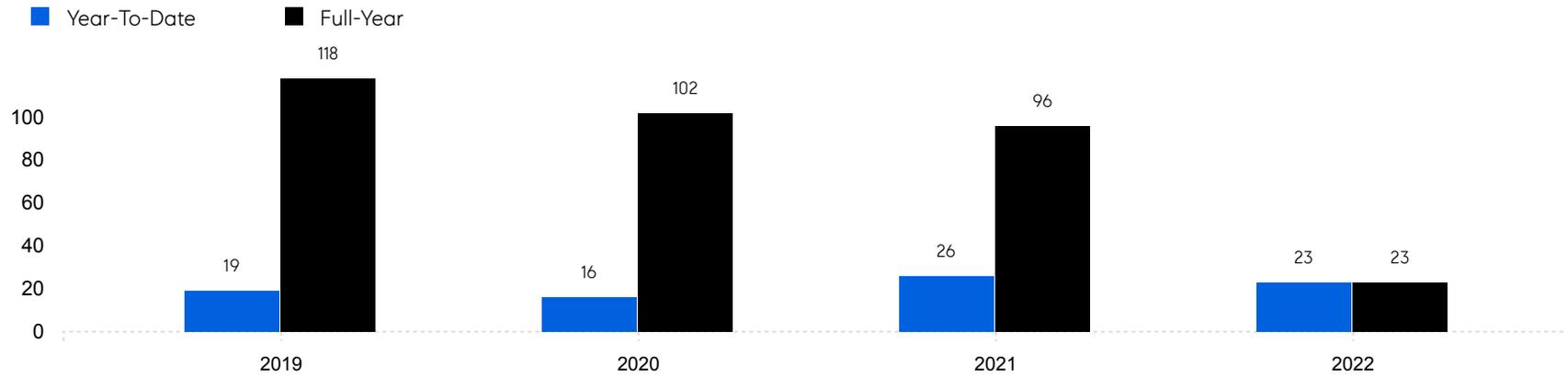


# Somerville

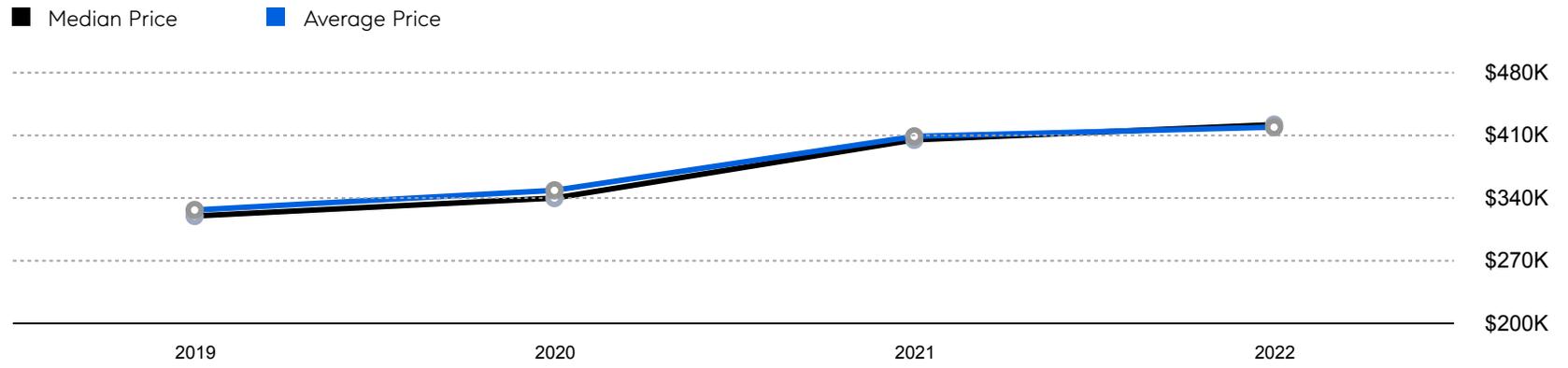
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	25	23	-8.0%
	SALES VOLUME	\$10,560,600	\$9,640,900	-8.7%
	MEDIAN PRICE	\$425,000	\$422,000	-0.7%
	AVERAGE PRICE	\$422,424	\$419,170	-0.8%
	AVERAGE DOM	26	31	19.2%
	# OF CONTRACTS	25	21	-16.0%
	# NEW LISTINGS	23	24	4.3%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$320,000	-	-
	MEDIAN PRICE	\$320,000	-	-
	AVERAGE PRICE	\$320,000	-	-
	AVERAGE DOM	12	-	-
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	1	2	100.0%

# Somerville

## Historic Sales



## Historic Sales Prices

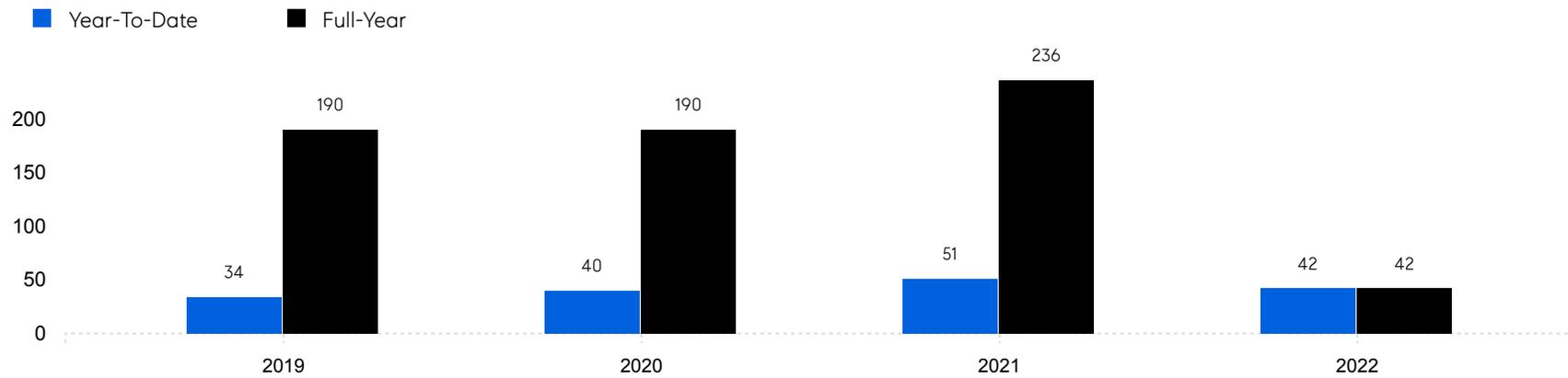


# Warren

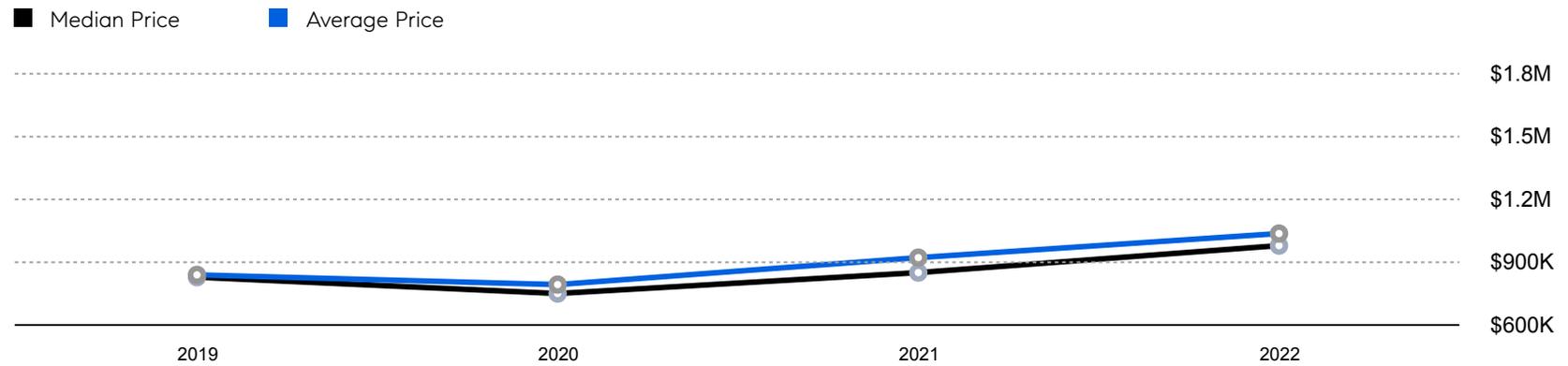
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	50	41	-18.0%
	SALES VOLUME	\$43,657,400	\$42,320,074	-3.1%
	MEDIAN PRICE	\$697,500	\$960,000	37.6%
	AVERAGE PRICE	\$873,148	\$1,032,197	18.2%
	AVERAGE DOM	51	54	5.9%
	# OF CONTRACTS	62	37	-40.3%
	# NEW LISTINGS	75	55	-26.7%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$1,155,000	\$1,239,815	7.3%
	MEDIAN PRICE	\$1,155,000	\$1,239,815	7.3%
	AVERAGE PRICE	\$1,155,000	\$1,239,815	7.3%
	AVERAGE DOM	514	36	-93.0%
	# OF CONTRACTS	2	8	300.0%
	# NEW LISTINGS	5	7	40.0%

# Warren

## Historic Sales



## Historic Sales Prices

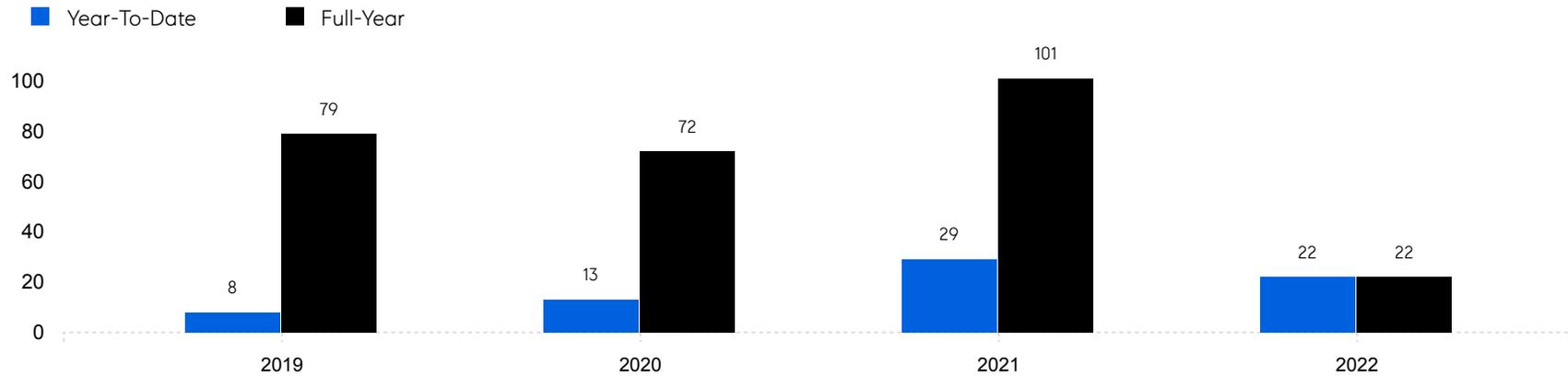


# Watchung

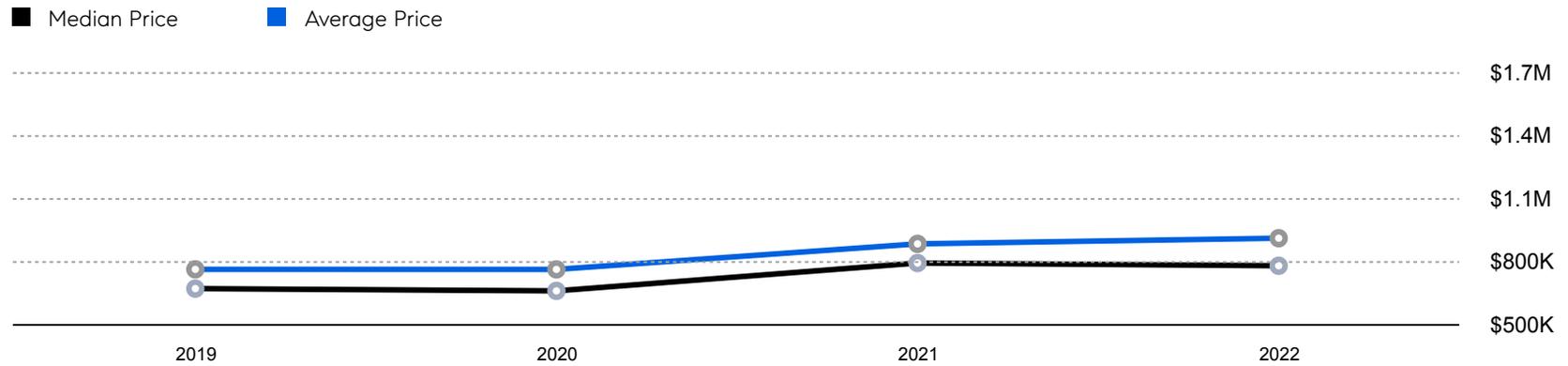
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	24	19	-20.8%
	SALES VOLUME	\$21,510,924	\$18,506,940	-14.0%
	MEDIAN PRICE	\$750,000	\$806,000	7.5%
	AVERAGE PRICE	\$896,289	\$974,049	8.7%
	AVERAGE DOM	49	54	10.2%
	# OF CONTRACTS	25	21	-16.0%
	# NEW LISTINGS	31	27	-12.9%
Condo/Co-op/Townhouse	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$2,361,000	\$1,585,000	-32.9%
	MEDIAN PRICE	\$450,000	\$490,000	8.9%
	AVERAGE PRICE	\$472,200	\$528,333	11.9%
	AVERAGE DOM	114	87	-23.7%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	1	5	400.0%

# Watchung

## Historic Sales



## Historic Sales Prices



# COMPASS

Source: Garden State MLS, 01/01/2019 to 03/31/2022  
Source: NJMLS, 01/01/2019 to 03/31/2022  
Source: Hudson MLS, 01/01/2019 to 03/31/2022

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