

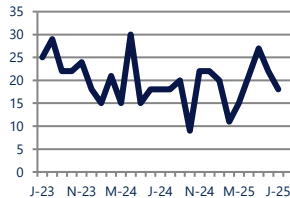
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOMERSET COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

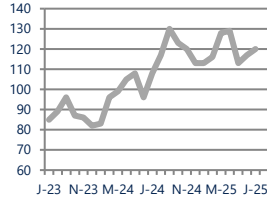
18



**No Change**  
Vs. Year Ago

## Active Inventory

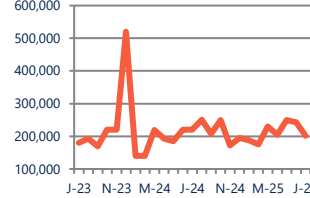
120



**Up 11%**  
Vs. Year Ago

## Median Sale Price

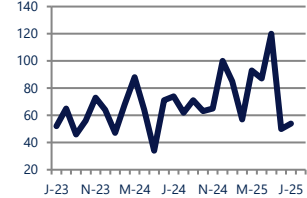
\$201,250



**Down -9%**  
Vs. Year Ago

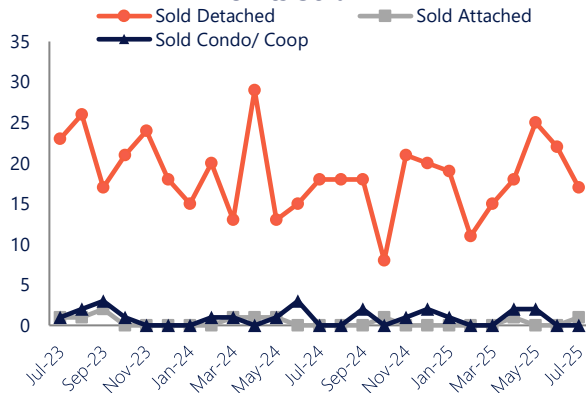
## Days On Market

54



**Down -27%**  
Vs. Year Ago

## Units Sold\*



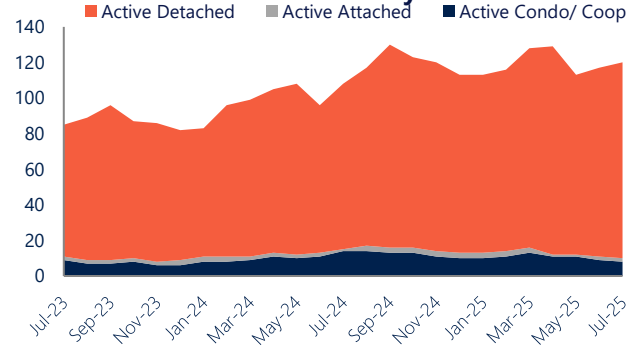
## Units Sold

There was a decrease in total units sold in July, with 18 sold this month in Somerset County, a decrease of 18%. This month's total units sold is similar compared to a year ago.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 11%. The total number of active inventory this July was 120 compared to 108 in July 2024. This month's total of 120 is higher than the previous month's total supply of available inventory of 117, an increase of 3%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Somerset County Homes was \$220,000. This July, the median sale price was \$201,250, a decrease of 9% or \$18,750 compared to last year. The current median sold price is 17% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

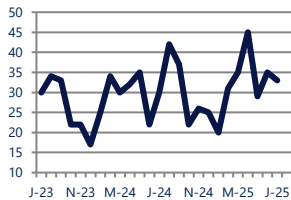
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOMERSET COUNTY HOUSING MARKET**

JULY 2025

## New Listings

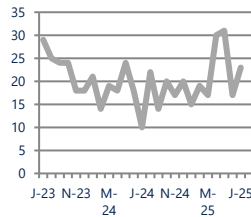
33



**Up 10%**  
Vs. Year Ago

## Current Contracts

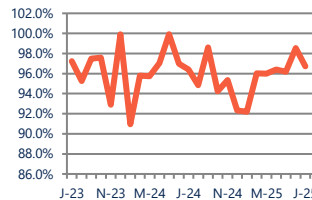
23



**Up 130%**  
Vs. Year Ago

## Sold Vs. List Price

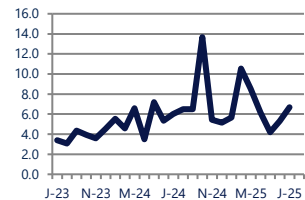
96.7%



**No Change**  
Vs. Year Ago

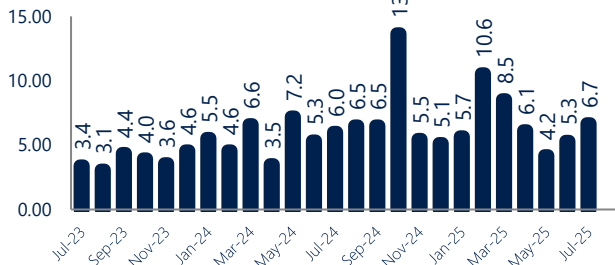
## Months of Supply

6.7



**Up 11%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

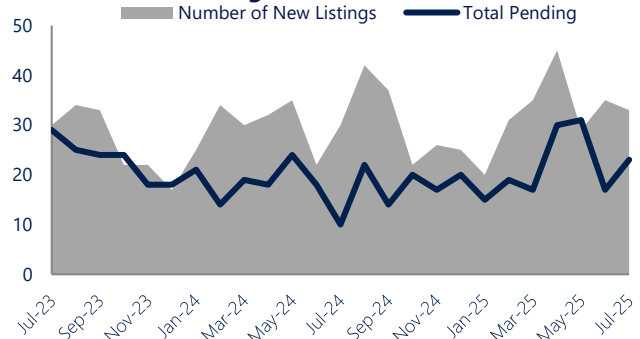
In July, there was 6.7 months of supply available in Somerset County, compared to 6.0 in July 2024. That is an increase of 11% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

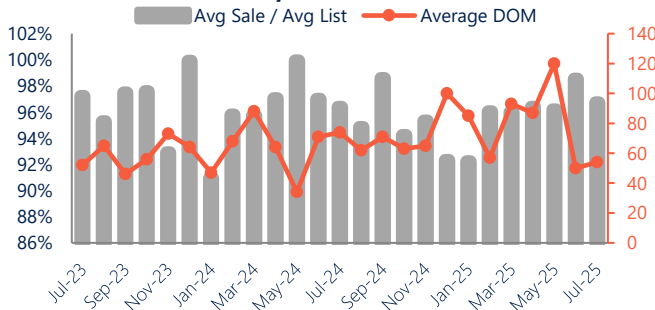
## New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Somerset County compared to 30 in July 2024, an increase of 10%. There were 23 current contracts pending sale this July compared to 10 a year ago. The number of current contracts is 130% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Somerset County was 96.7% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 54, lower than the average last year, which was 74, a decrease of 27%.