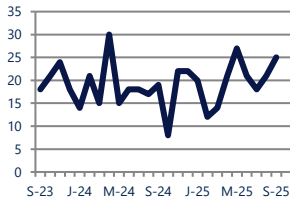


# THE LONG & FOSTER MARKET MINUTE™

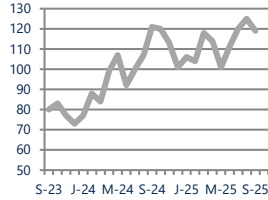
FOCUS ON: **SOMERSET COUNTY HOUSING MARKET** SEPTEMBER 2025

## Units Sold 25



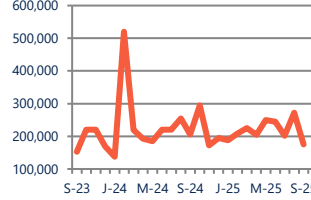
**Up 32%**  
Vs. Year Ago

## Active Inventory 119



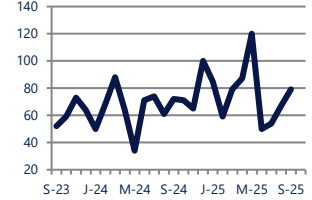
**Down -2%**  
Vs. Year Ago

## Median Sale Price \$175,000



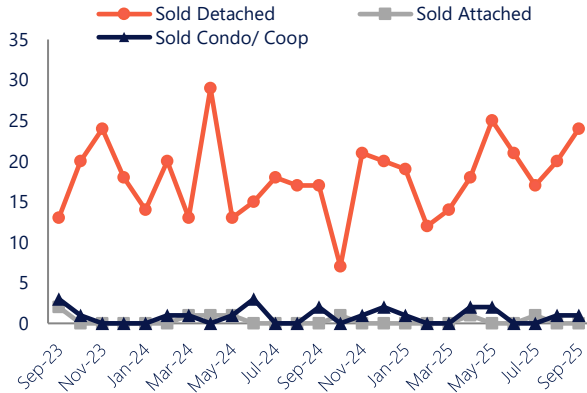
**Down**  
Vs. Year Ago

## Days On Market 79



**Up 10%**  
Vs. Year Ago

### Units Sold\*



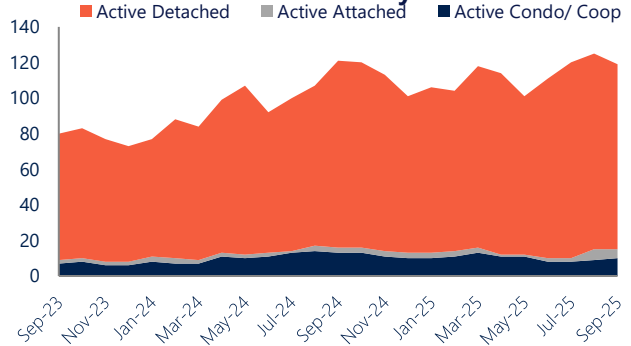
### Units Sold

There was an increase in total units sold in September, with 25 sold this month in Somerset County versus 21 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 32% versus September 2024.

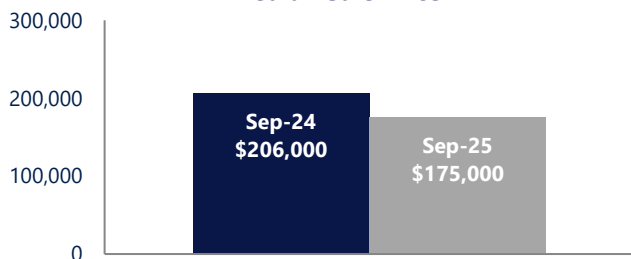
### Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 2%. The total number of active inventory this September was 119 compared to 121 in September 2024. This month's total of 119 is lower than the previous month's total supply of available inventory of 125, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Somerset County Homes was \$206,000. This September, the median sale price was \$175,000, a decrease of \$31,000 compared to last year. The current median sold price is lower than in August.

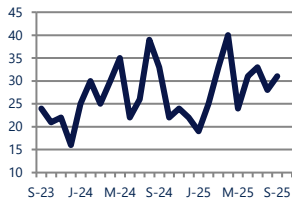
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOMERSET COUNTY HOUSING MARKET** SEPTEMBER 2025

## New Listings

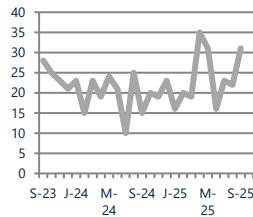
31



**Down -6%**  
Vs. Year Ago

## Current Contracts

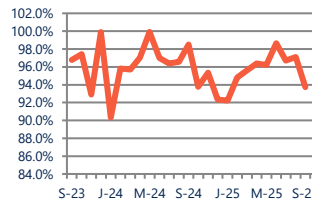
31



**Up 107%**  
Vs. Year Ago

## Sold Vs. List Price

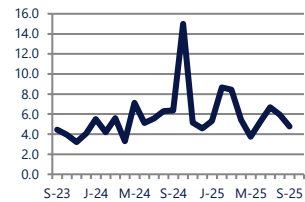
93.7%



**Down -4.8%**  
Vs. Year Ago

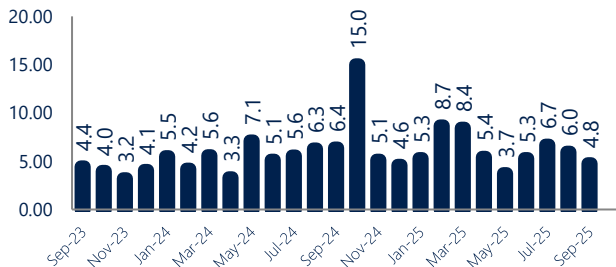
## Months of Supply

4.8



**Down -25%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

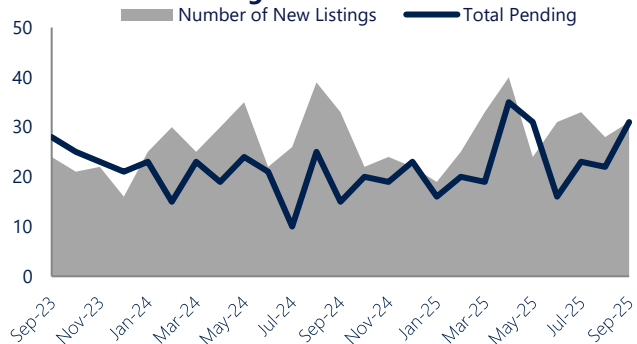
In September, there was 4.8 months of supply available in Somerset County, compared to 6.4 in September 2024. That is a decrease of 25% versus a year ago.

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.

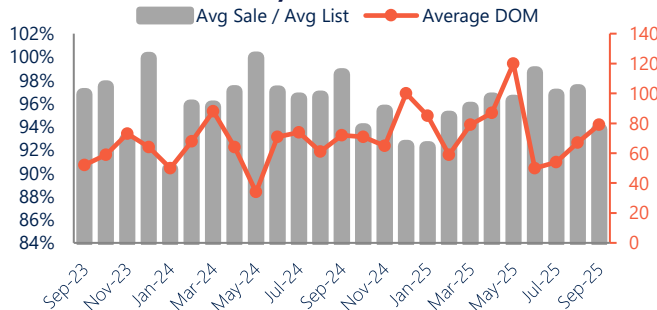
## New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Somerset County compared to 33 in September 2024, a decrease of 6%. There were 31 current contracts pending sale this September compared to 15 a year ago. The number of current contracts is 107% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Somerset County was 93.7% of the average list price, which is 4.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 79, higher than the average last year, which was 72, an increase of 10%.