

- 14.3%

+ 14.3%

+ 39.4%

Change in
New Listings

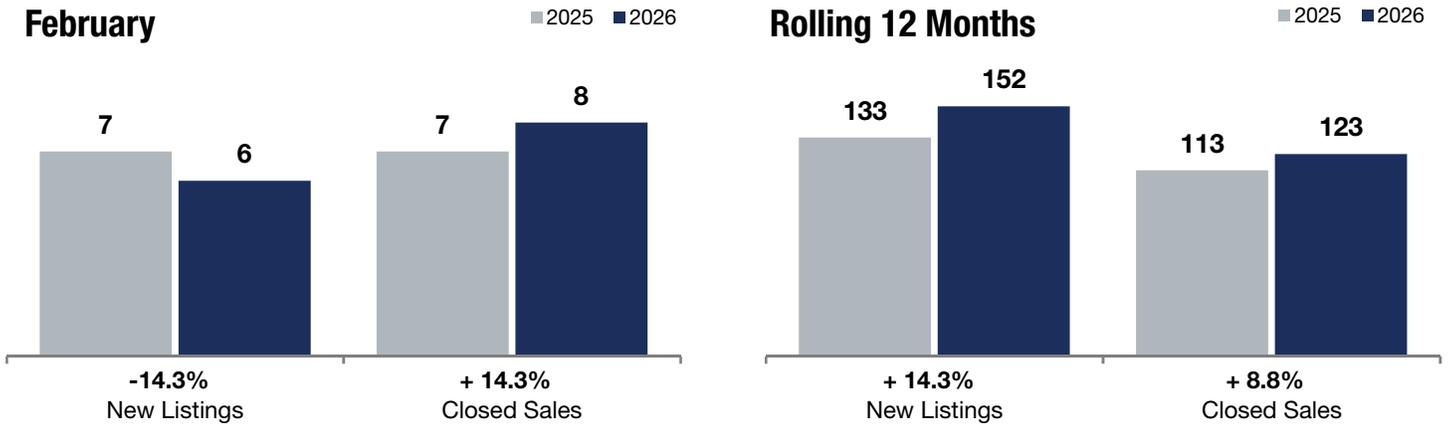
Change in
Closed Sales

Change in
Median Sales Price

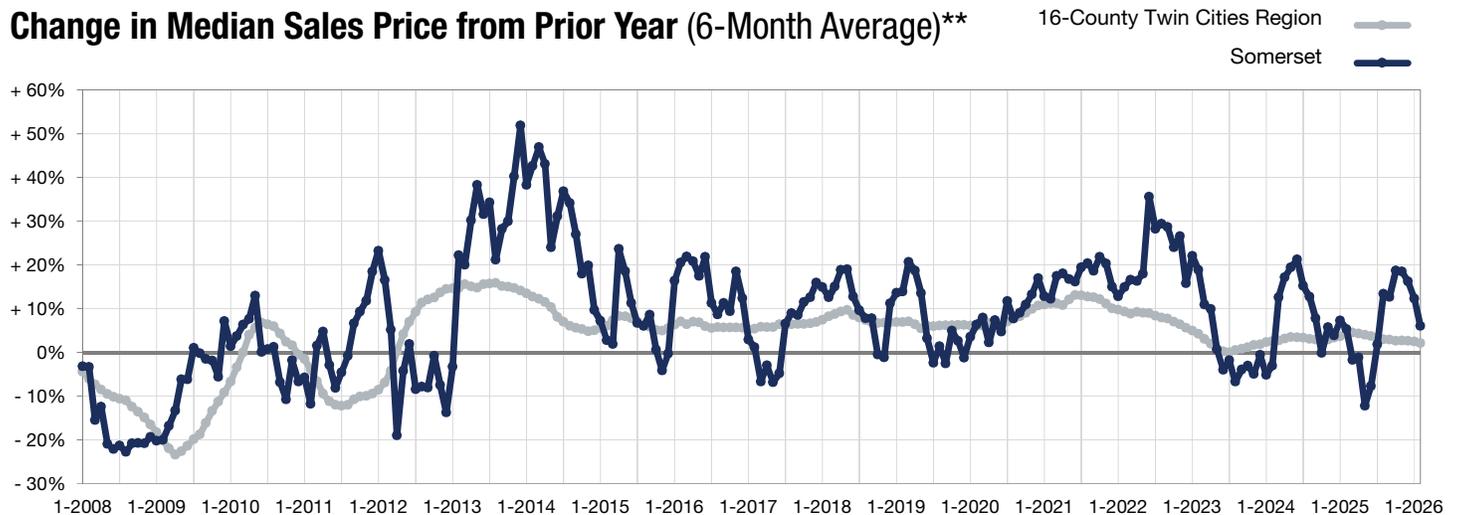
Somerset

	February			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	6	-14.3%	133	152	+ 14.3%
Closed Sales	7	8	+ 14.3%	113	123	+ 8.8%
Median Sales Price*	\$330,000	\$459,950	+ 39.4%	\$379,900	\$409,900	+ 7.9%
Average Sales Price*	\$353,664	\$492,022	+ 39.1%	\$413,943	\$457,305	+ 10.5%
Price Per Square Foot*	\$179	\$215	+ 20.0%	\$197	\$199	+ 1.1%
Percent of Original List Price Received*	97.7%	97.2%	-0.5%	98.3%	98.4%	+ 0.1%
Days on Market Until Sale	47	49	+ 4.3%	63	50	-20.6%
Inventory of Homes for Sale	25	15	-40.0%	--	--	--
Months Supply of Inventory	2.8	1.4	-50.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.