

# Somerset

**+ 46.2%**      **+ 133.3%**      **+ 65.7%**

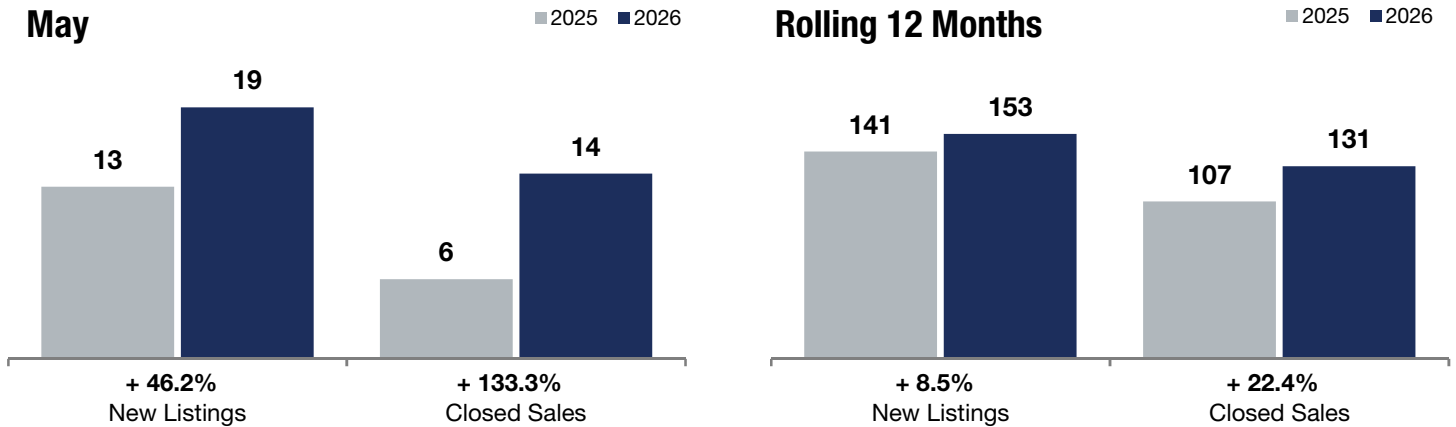
Change in  
New Listings

Change in  
Closed Sales

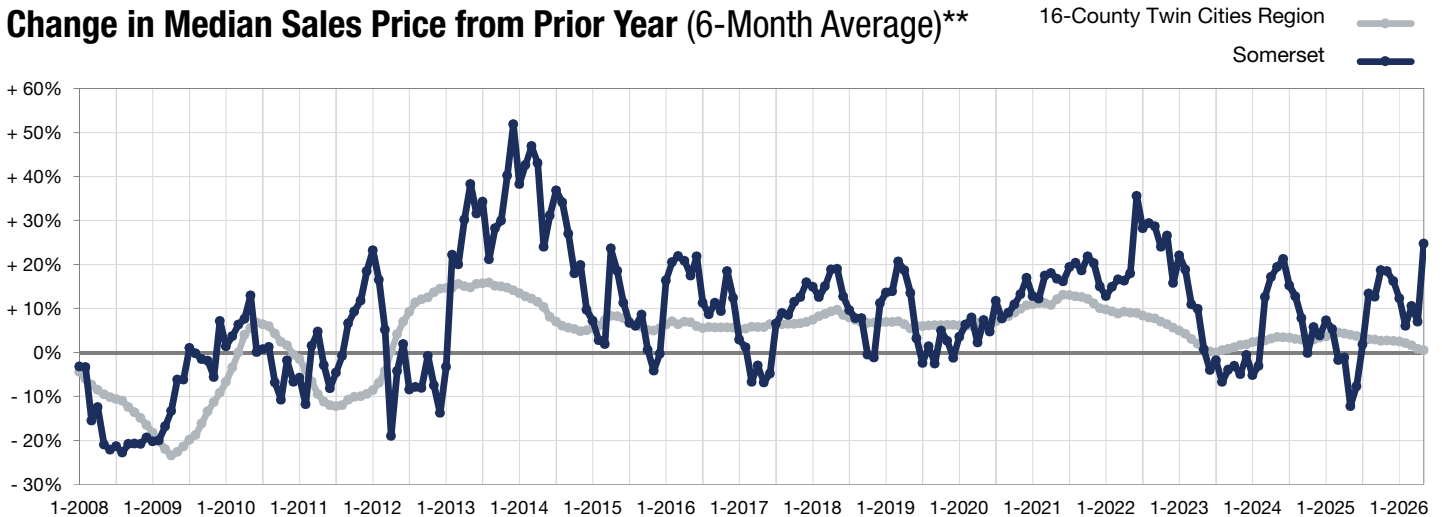
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	13	19	+ 46.2%	141	153	+ 8.5%
Closed Sales	6	14	+ 133.3%	107	131	+ 22.4%
Median Sales Price*	\$255,000	<b>\$422,500</b>	+ 65.7%	\$379,900	<b>\$424,900</b>	+ 11.8%
Average Sales Price*	\$299,367	<b>\$510,496</b>	+ 70.5%	\$403,062	<b>\$486,575</b>	+ 20.7%
Price Per Square Foot*	\$207	<b>\$188</b>	-9.2%	\$198	<b>\$196</b>	-1.0%
Percent of Original List Price Received*	98.6%	<b>99.6%</b>	+ 1.0%	98.2%	<b>98.4%</b>	+ 0.2%
Days on Market Until Sale	64	21	-67.2%	61	49	-19.7%
Inventory of Homes for Sale	32	25	-21.9%	--	--	--
Months Supply of Inventory	3.5	2.3	-34.3%	--	--	--

\* 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.