# Local Market Update – October 2026

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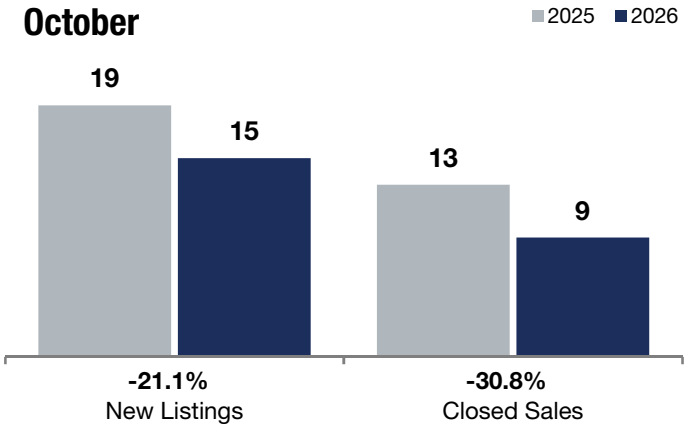
# Somerset

| - 21.1% | - 30.8% | + 2.1% |
|---|---|---|
| Change in **New Listings** | Change in **Closed Sales** | Change in **Median Sales Price** |

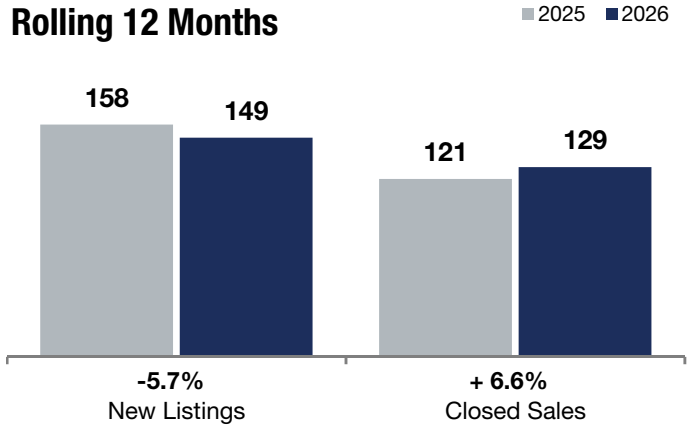
| | October | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2025 | 2026 | + / – | 2025 | 2026 | + / – |
| New Listings | 19 | **15** | -21.1% | 158 | **149** | -5.7% |
| Closed Sales | 13 | **9** | -30.8% | 121 | **129** | + 6.6% |
| Median Sales Price* | $420,885 | **$429,900** | + 2.1% | $405,900 | **$429,900** | + 5.9% |
| Average Sales Price* | $514,831 | **$583,207** | + 13.3% | $470,222 | **$508,591** | + 8.2% |
| Price Per Square Foot* | $197 | **$190** | -3.5% | $203 | **$200** | -1.1% |
| Percent of Original List Price Received* | 97.6% | **96.8%** | -0.8% | 97.9% | **99.3%** | + 1.4% |
| Days on Market Until Sale | 46 | **36** | -21.7% | 57 | **43** | -24.6% |
| Inventory of Homes for Sale | 28 | **28** | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | **2.7** | 0.0% | -- | -- | -- |

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

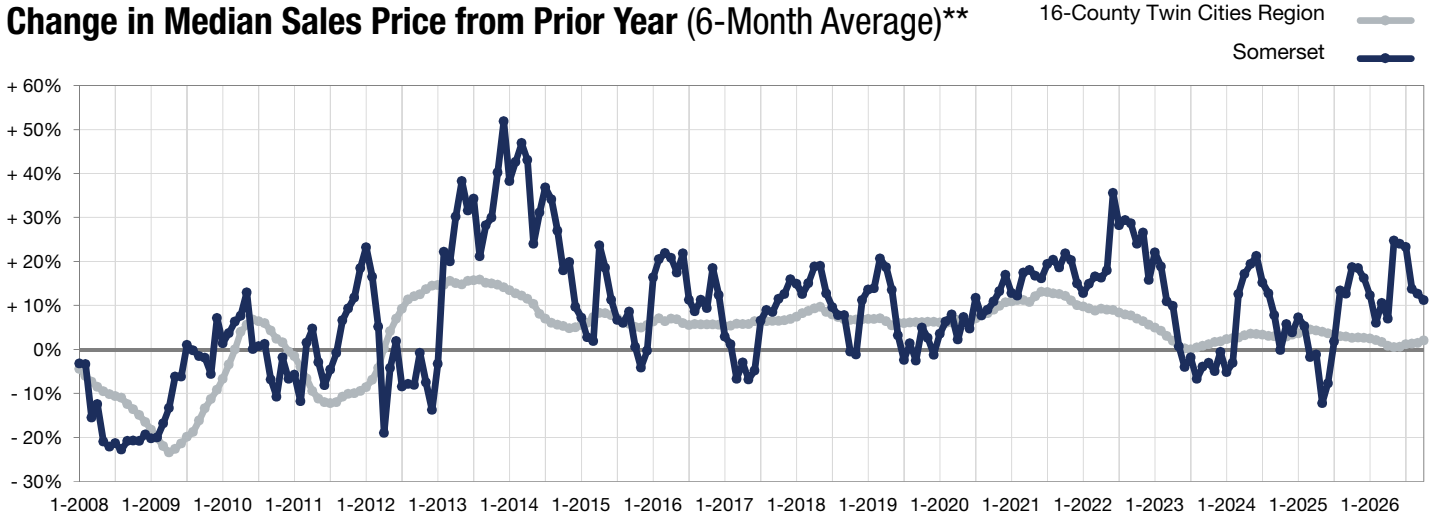
## October




## Rolling 12 Months




## 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.

Current as of November 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.