

CHERIE
BERGER
TEAM

July 2025

Bridgewater Market Insights

BRIDGEWATER
MARKET INSIGHTS

Market Profile & Trends Overview

The table belows shows data & statistics for July 2025 (CM), and the percentage difference of these metrics compared to data from last month (LM), the last three months (L3M), the same month last year (PYM), the entire last year (LY), prior year (PY), year-to-date (YTD), and the prior year-to-date (PYTD).

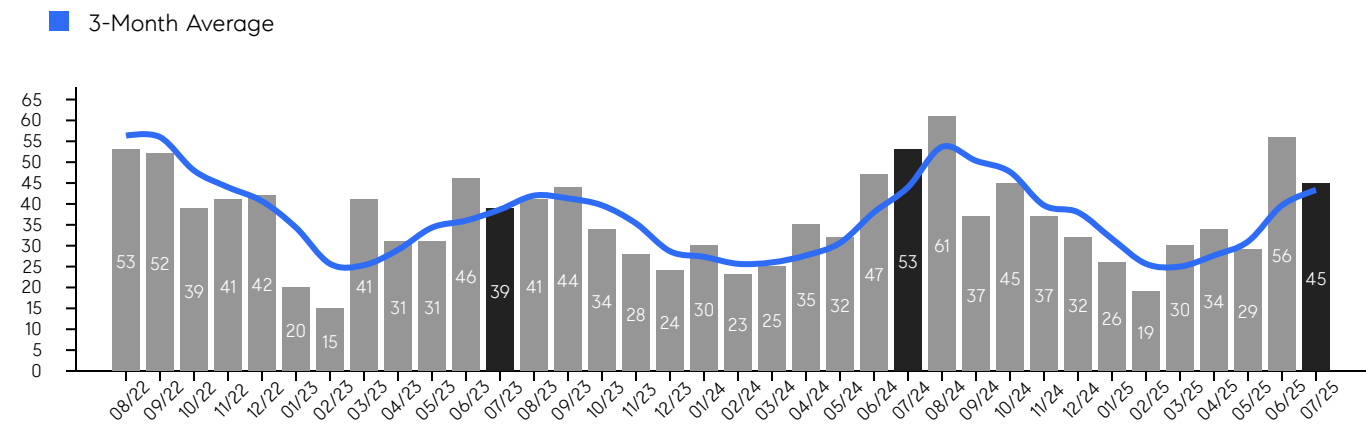
		CM	LM	L3M	PYM	LY	PY	YTD	PYTD
Inventory	# OF PROPERTIES	76	0%	-4%	17%	40%	60%	-	-
	MEDIAN PRICE	\$793,500	10%	15%	7%	21%	21%	-	-
	AVERAGE PRICE	\$854,364	6%	9%	7%	13%	11%	-	-
	PRICE PER SQFT	\$359	1%	0%	14%	9%	9%	-	-
	MONTHS OF SUPPLY	1.7	24%	-22%	38%	-26%	6%	-	-
New Listings	# OF PROPERTIES	56	-8%	-11%	2%	30%	46%	361	25.8%
	MEDIAN PRICE	\$659,500	-6%	-8%	1%	-1%	14%	\$699,999	19.7%
	AVERAGE PRICE	\$730,736	-1%	-5%	4%	1%	17%	\$760,004	19.9%
	PRICE PER SQFT	\$332	-1%	-2%	6%	2%	14%	\$336	15.5%
Sales	# OF PROPERTIES	45	-20%	13%	-15%	18%	37%	239	7.2%
	MEDIAN PRICE	\$725,000	-1%	-4%	-1%	8%	20%	\$700,000	16.7%
	AVERAGE PRICE	\$769,964	0%	0%	-3%	9%	20%	\$742,670	17.6%
	PRICE PER SQFT	\$348	3%	1%	5%	8%	16%	\$342	13.6%
	SALE-TO-LIST RATIO	105.0%	1.2%	-1%	0.8%	0.8%	1.5%	104.5%	0.7%

Bridgewater

JULY 2025

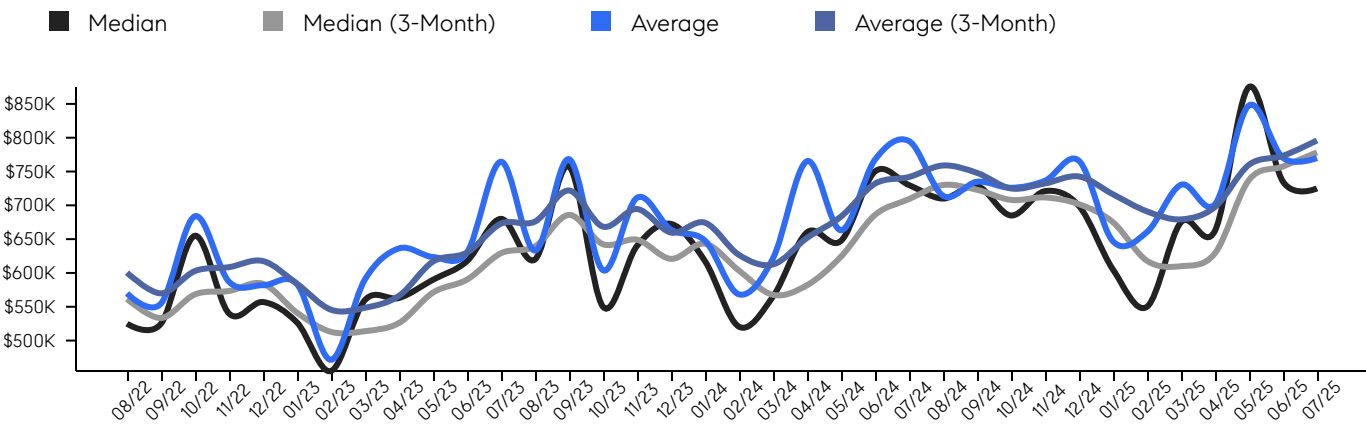
Property Sales

There were 45 sales in July 2025, a change of -15% from 53 in July 2024 and -20% from the 56 sales last month. Compared to July 2023 and 2024, sales were mid level. There have been 239 year-to-date (YTD) sales, which is 7.2% higher than last year's year-to-date sales of 223.



Property Prices

The median sales price in July 2025 was \$725,000, a change of -1% from \$730,000 in July 2024, and a change of -1% from \$735,000 last month. The average sales price in July 2025 was \$769,964, a change of -3% from \$795,036 in July 2024, and a change of 0% from \$770,137 last month, and was mid level compared to 2024 and 2023.



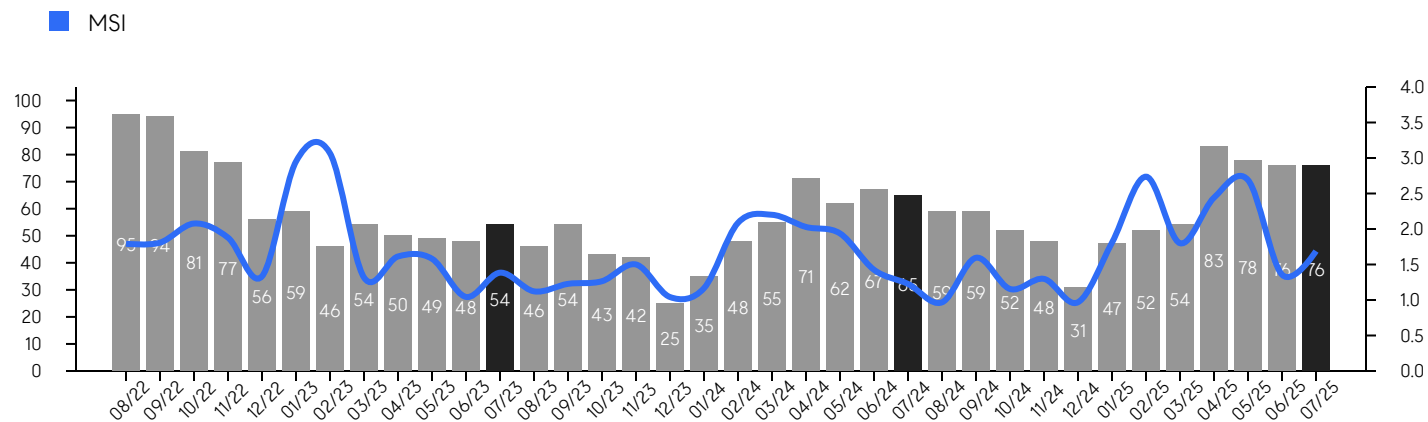
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JULY 2025

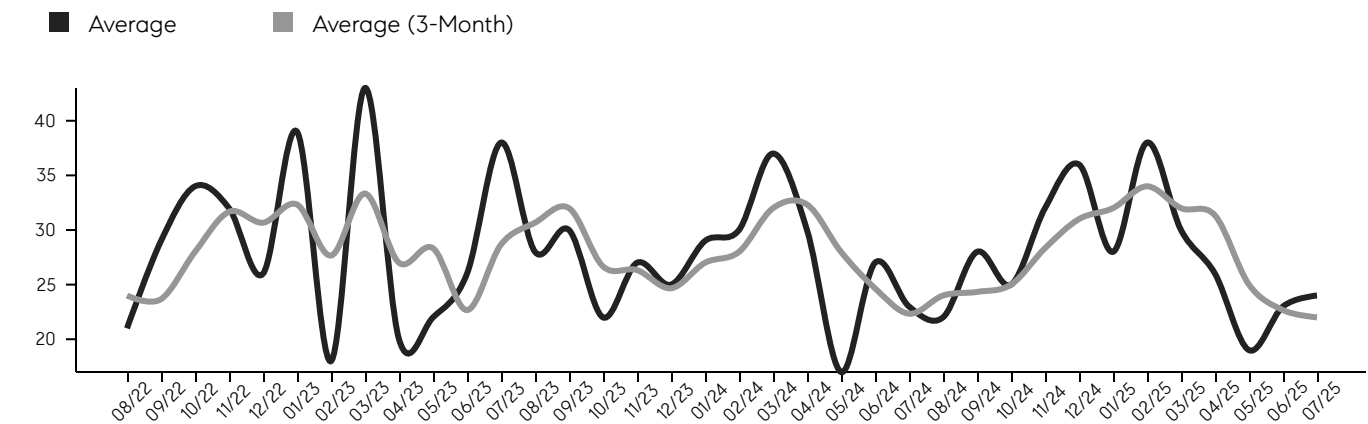
Inventory & MSI

The total inventory of properties available for sale as of July 2025 was 76, a difference of 0% from - last month, and 17% from 65 in July 2024, and was at its highest level compared to 2024 and 2023. The months of supply inventory (MSI) was at 1.7 months, a similar level compared to 2024 and 2023. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.



Market Time

The average days on market (DOM) shows the number of days the average property is on the market before selling. An upward trend tends to indicate a move towards a buyer's market, while a downward trend tends to indicate a move to a seller's market. The DOM for July 2025 was 24, a change of 4% from 23 days last month, and 4% from 23 days in July 2024, and was at its lowest level compared to 2024 and 2023.



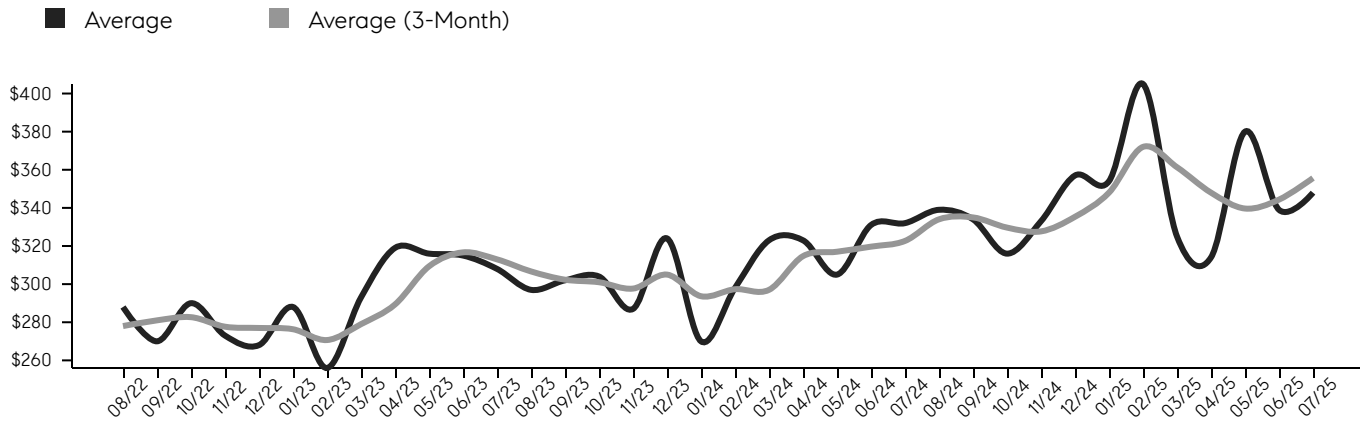
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JULY 2025

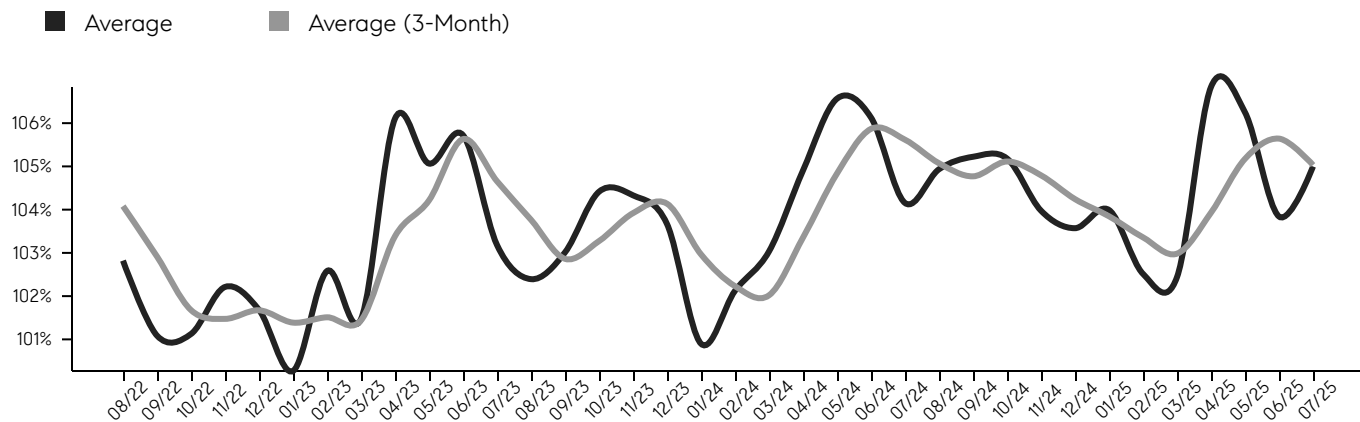
Selling Price Per Square Foot

The selling price per square foot (PPSF) is a great indicator for the direction of property values. Since median & average sales prices can be impacted by the "mix" of high or low end properties in the market, the selling price per square foot is a more normalized indicator on the direction of property values.



Selling Price vs. Listing Price

The selling price vs. listing price reveals the average amount that sellers are agreeing to come down from their list price. The lower the ratio is below 100%, the more of a buyer's market exists, while a ratio at or above 100% indicates more of a seller's market. The July 2025 selling price vs. listing price ratio was 105.0%, compared to 103.8% last month, and 104.2% in July 2024.



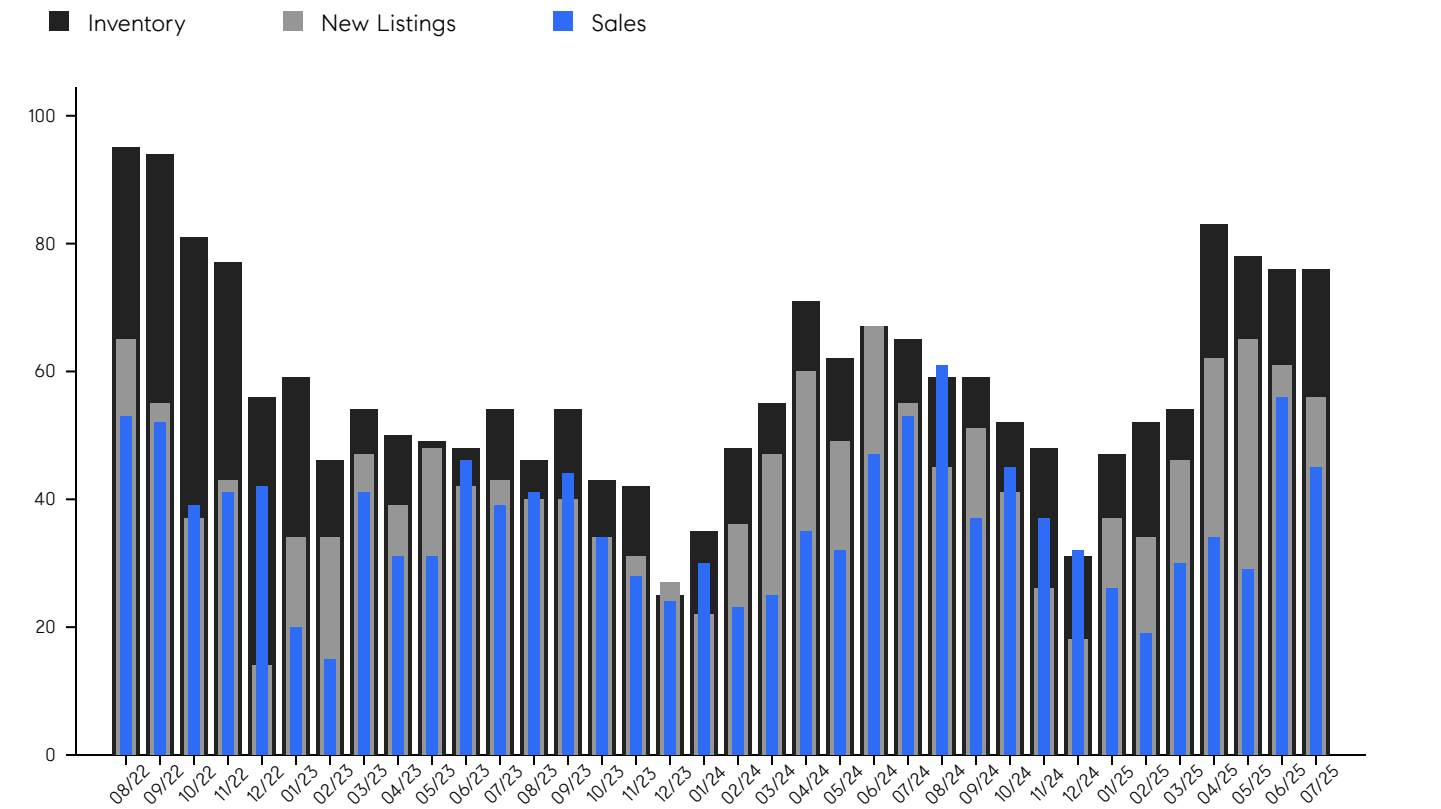
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JULY 2025

Inventory, New Listings & Sales

This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in July 2025 was 56, a change of -8% from 61 last month and 2% from 55 in July 2024.



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JULY 2025

MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE /LIST	3-MO AVG	INV	NEW LISTINGS	MSI
Jul '25	45	43	\$725K	\$778K	\$769K	\$796K	24	22	\$348	\$356	105.0%	105.0%	76	56	1.7
Jun '25	56	40	\$735K	\$758K	\$770K	\$773K	23	23	\$339	\$344	103.8%	105.6%	76	61	1.4
May '25	29	31	\$875K	\$738K	\$847K	\$760K	19	25	\$380	\$340	106.2%	105.2%	78	65	2.7
Apr '25	34	28	\$662K	\$629K	\$701K	\$698K	26	31	\$314	\$348	106.8%	103.9%	83	62	2.4
Mar '25	30	25	\$675K	\$610K	\$730K	\$679K	30	32	\$325	\$361	102.4%	103.0%	54	46	1.8
Feb '25	19	26	\$550K	\$618K	\$660K	\$691K	38	34	\$405	\$372	102.5%	103.4%	52	34	2.7
Jan '25	26	32	\$605K	\$675K	\$646K	\$716K	28	32	\$354	\$348	104.0%	103.8%	47	37	1.8
Dec '24	32	38	\$699K	\$702K	\$765K	\$743K	36	31	\$357	\$335	103.6%	104.2%	31	18	1.0
Nov '24	37	40	\$721K	\$712K	\$736K	\$732K	32	28	\$333	\$328	104.0%	104.8%	48	26	1.3
Oct '24	45	48	\$685K	\$708K	\$725K	\$725K	25	25	\$316	\$330	105.2%	105.1%	52	41	1.2
Sep '24	37	50	\$729K	\$723K	\$734K	\$748K	28	24	\$334	\$335	105.2%	104.8%	59	51	1.6
Aug '24	61	54	\$710K	\$730K	\$714K	\$759K	22	24	\$339	\$334	104.9%	105.1%	59	45	1.0
Jul '24	53	44	\$730K	\$709K	\$795K	\$742K	23	22	\$332	\$323	104.2%	105.6%	65	55	1.2
Jun '24	47	38	\$750K	\$686K	\$767K	\$732K	27	25	\$331	\$320	106.1%	105.9%	67	67	1.4
May '24	32	31	\$647K	\$624K	\$663K	\$683K	17	28	\$305	\$317	106.6%	104.8%	62	49	1.9
Apr '24	35	28	\$660K	\$582K	\$765K	\$652K	30	32	\$323	\$315	104.9%	103.4%	71	60	2.0
Mar '24	25	26	\$565K	\$568K	\$621K	\$613K	37	32	\$323	\$297	103.0%	102.0%	55	47	2.2
Feb '24	23	26	\$520K	\$604K	\$568K	\$627K	30	28	\$298	\$297	102.1%	102.2%	48	36	2.1
Jan '24	30	27	\$617K	\$643K	\$647K	\$674K	29	27	\$270	\$294	100.9%	103.0%	35	22	1.2
Dec '23	24	29	\$672K	\$621K	\$663K	\$660K	25	25	\$324	\$305	103.7%	104.1%	25	27	1.0
Nov '23	28	35	\$640K	\$649K	\$711K	\$695K	27	26	\$287	\$298	104.3%	103.9%	42	31	1.5
Oct '23	34	40	\$550K	\$643K	\$604K	\$668K	22	27	\$304	\$301	104.4%	103.3%	43	34	1.3
Sep '23	44	41	\$757K	\$686K	\$768K	\$722K	30	32	\$302	\$302	103.0%	102.9%	54	40	1.2
Aug '23	41	42	\$620K	\$639K	\$633K	\$676K	28	31	\$297	\$307	102.4%	103.8%	46	40	1.1
Jul '23	39	39	\$680K	\$629K	\$764K	\$673K	38	29	\$308	\$313	103.2%	104.7%	54	43	1.4
Jun '23	46	36	\$617K	\$590K	\$630K	\$630K	26	23	\$315	\$317	105.7%	105.6%	48	42	1.0
May '23	31	34	\$590K	\$571K	\$623K	\$617K	22	28	\$316	\$309	105.1%	104.2%	49	48	1.6
Apr '23	31	29	\$563K	\$526K	\$636K	\$566K	20	27	\$319	\$289	106.1%	103.4%	50	39	1.6
Mar '23	41	25	\$560K	\$514K	\$590K	\$548K	43	33	\$293	\$279	101.5%	101.4%	54	47	1.3
Feb '23	15	26	\$455K	\$513K	\$471K	\$546K	18	28	\$256	\$271	102.6%	101.5%	46	34	3.1
Jan '23	20	34	\$526K	\$541K	\$583K	\$584K	39	32	\$288	\$276	100.3%	101.4%	59	34	3.0
Dec '22	42	41	\$557K	\$584K	\$581K	\$618K	26	31	\$268	\$277	101.7%	101.7%	56	14	1.3
Nov '22	41	44	\$540K	\$573K	\$587K	\$609K	32	32	\$273	\$278	102.2%	101.5%	77	43	1.9
Oct '22	39	48	\$655K	\$568K	\$683K	\$603K	34	28	\$290	\$283	101.1%	101.7%	81	37	2.1
Sep '22	52	56	\$525K	\$533K	\$554K	\$570K	29	24	\$270	\$281	101.1%	102.9%	94	55	1.8
Aug '22	53	56	\$525K	\$562K	\$569K	\$600K	21	24	\$288	\$278	102.8%	104.1%	95	65	1.8

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