

Basking Ridge

FEBRUARY 2026

Market Profile & Trends Overview

The table belows shows data & statistics for February 2026 (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	28	33%	27%	-22%	-11%	-8%	-	-
	MEDIAN PRICE	\$508,500	2%	2%	-30%	-38%	-46%	-	-
	AVERAGE PRICE	\$829,059	-1%	4%	-9%	-15%	-29%	-	-
	PRICE PER SQFT	\$346	0%	-6%	-6%	-8%	-5%	-	-
	MONTHS OF SUPPLY	2.0	43%	65%	-44%	-46%	67%	-	-
New Listings	# OF PROPERTIES	20	300%	62%	-43%	-32%	-41%	25	-51.0%
	MEDIAN PRICE	\$562,500	-53%	-20%	-11%	-26%	-30%	\$565,000	-33.5%
	AVERAGE PRICE	\$902,130	-24%	6%	18%	0%	-3%	\$957,624	-6.8%
	PRICE PER SQFT	\$359	7%	-4%	5%	-7%	-1%	\$356	2.9%
Sales	# OF PROPERTIES	14	-7%	-24%	40%	-44%	-53%	29	-6.5%
	MEDIAN PRICE	\$486,000	-33%	-36%	-46%	-40%	-41%	\$530,000	-27.7%
	AVERAGE PRICE	\$706,850	-14%	-20%	-22%	-23%	-24%	\$765,547	-7.1%
	PRICE PER SQFT	\$420	3%	-1%	43%	8%	12%	\$412	24.5%
	SALE-TO-LIST RATIO	99.1%	-2.1%	-3%	-4.7%	-5.2%	-7.2%	100.2%	-5.4%

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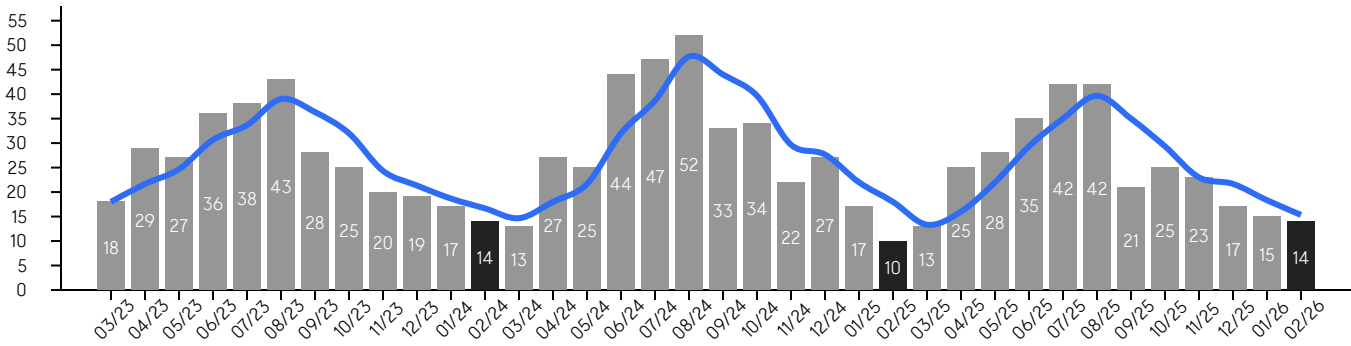
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Property Sales

There were 14 sales in February 2026, a change of 40% from 10 in February 2025 and -7% from the 15 sales last month. Compared to February 2024 and 2025, sales were at a similar level. There have been 29 year-to-date (YTD) sales, which is -6.5% lower than last year's year-to-date sales of 31.

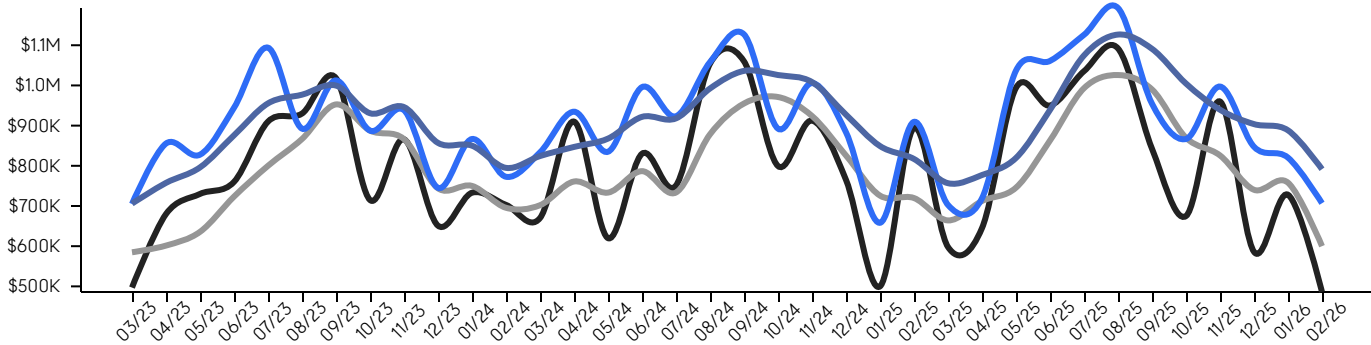
■ 3-Month Average



Property Prices

The median sales price in February 2026 was \$486,000, a change of -46% from \$894,326 in February 2025, and a change of -33% from \$728,000 last month. The average sales price in February 2026 was \$706,850, a change of -22% from \$909,365 in February 2025, and a change of -14% from \$820,331 last month, and was at its lowest level compared to 2025 and 2024.

■ Median ■ Median (3-Month) ■ Average ■ Average (3-Month)



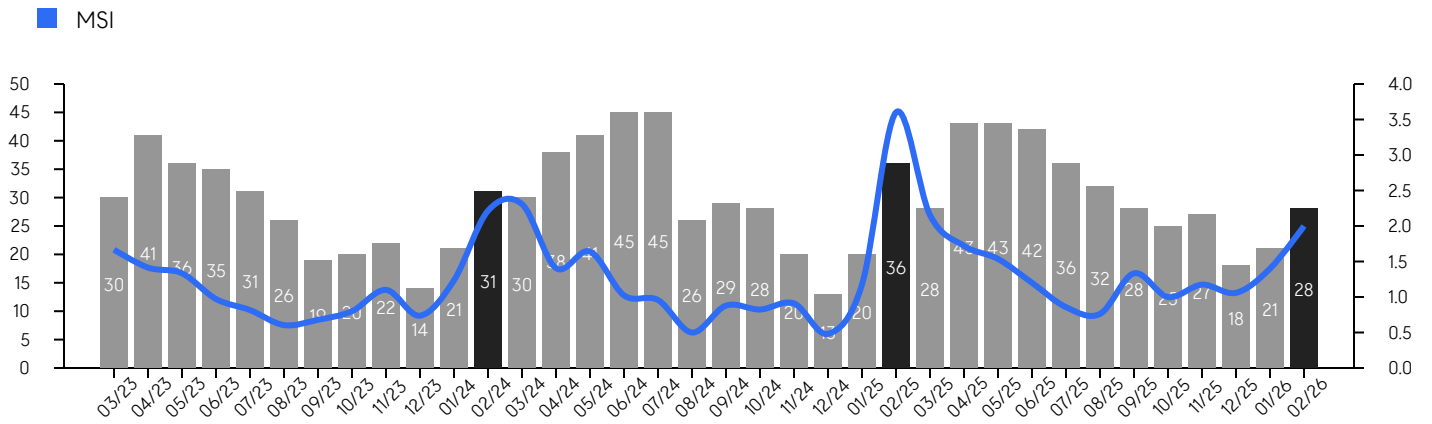
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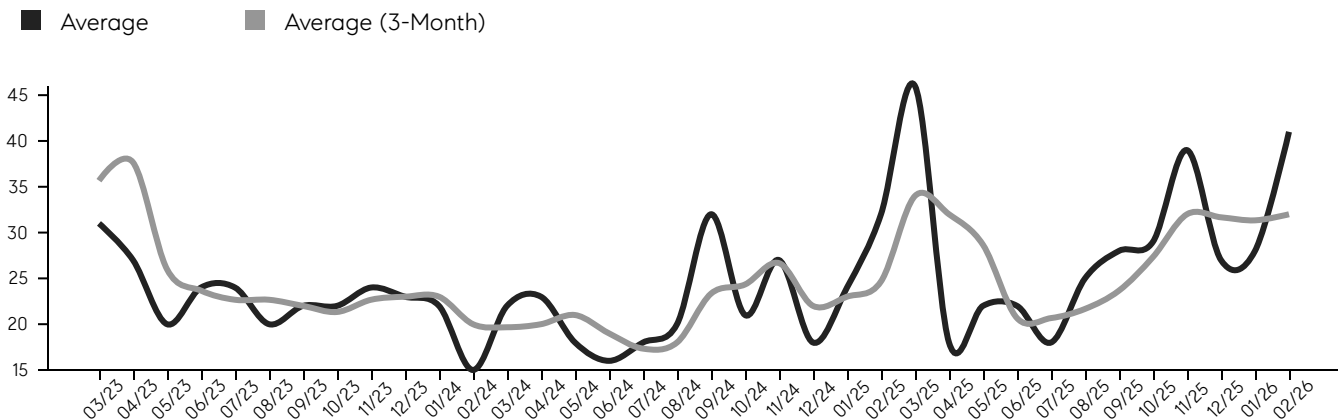
Inventory & MSI

The total inventory of properties available for sale as of February 2026 was 28, a difference of 33% from 21 last month, and -22% from 36 in February 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 2.0 months, a similar level compared to 2025 and 2024. 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 February 2026 was 41, a change of 46% from 28 days last month, and 28% from 32 days in February 2025, and was at its lowest level compared to 2025 and 2024.



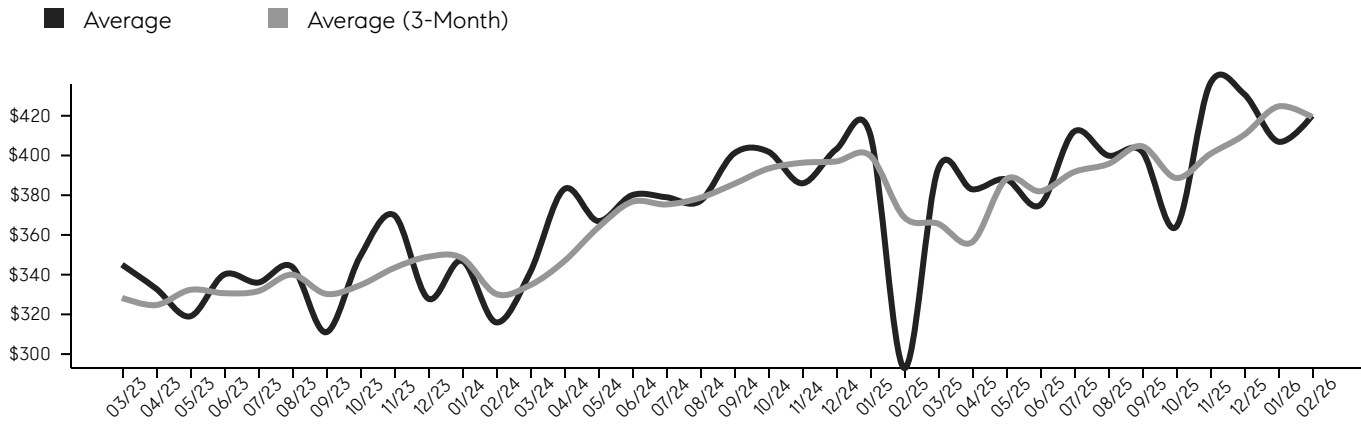
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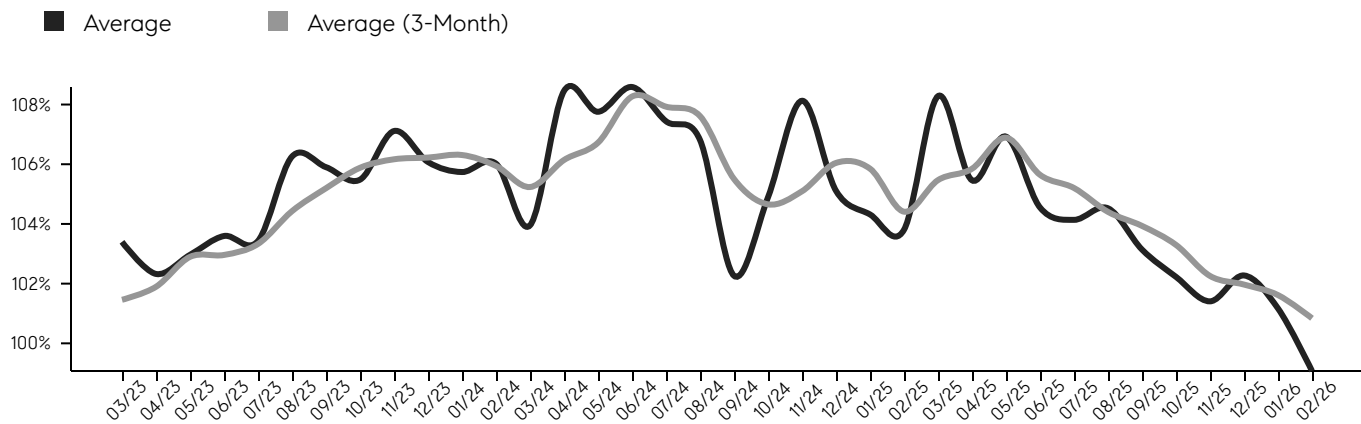
Selling Price Per Square Foot

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 February 2026 selling price vs. listing price ratio was 99.1%, compared to 101.2% last month, and 103.8% in February 2025.



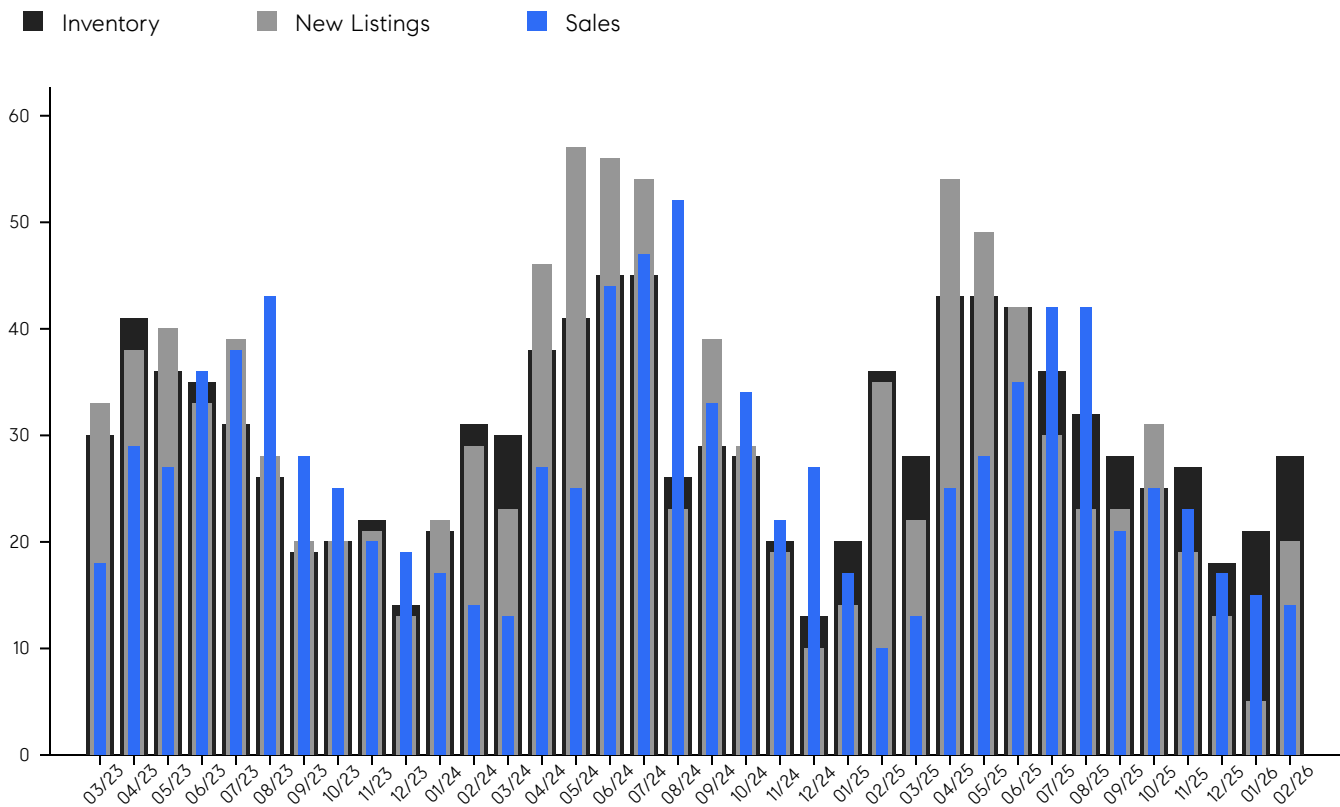
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Inventory, New Listings & Sales

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 February 2026 was 20, a change of 300% from 5 last month and -43% from 35 in February 2025.



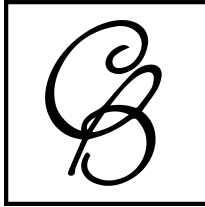
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MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE / LIST	3-MO AVG	INV	NEW LISTINGS	MSI
Feb '26	14	15	\$486K	\$600K	\$706K	\$792K	41	32	\$420	\$419	99.1%	100.8%	28	20	2.0
Jan '26	15	18	\$728K	\$758K	\$820K	\$888K	28	31	\$407	\$425	101.2%	101.6%	21	5	1.4
Dec '25	17	22	\$586K	\$740K	\$847K	\$904K	27	32	\$431	\$410	102.3%	102.0%	18	13	1.1
Nov '25	23	23	\$960K	\$826K	\$997K	\$939K	39	32	\$436	\$401	101.4%	102.3%	27	19	1.2
Oct '25	25	29	\$675K	\$870K	\$866K	\$1M	29	27	\$364	\$389	102.2%	103.3%	25	31	1.0
Sep '25	21	35	\$842K	\$990K	\$954K	\$1M	28	24	\$402	\$405	103.1%	103.9%	28	23	1.3
Aug '25	42	40	\$1.0M	\$1M	\$1.1M	\$1M	25	22	\$400	\$396	104.5%	104.4%	32	23	0.8
Jul '25	42	35	\$1.0M	\$993K	\$1.1M	\$1M	18	21	\$412	\$392	104.1%	105.2%	36	30	0.9
Jun '25	35	29	\$950K	\$863K	\$1.0M	\$939K	22	21	\$375	\$382	104.6%	105.6%	42	42	1.2
May '25	28	22	\$994K	\$746K	\$1.0M	\$820K	22	29	\$388	\$388	106.9%	106.9%	43	49	1.5
Apr '25	25	16	\$645K	\$712K	\$719K	\$777K	18	32	\$383	\$356	105.5%	105.8%	43	54	1.7
Mar '25	13	13	\$598K	\$664K	\$702K	\$757K	46	34	\$393	\$366	108.3%	105.5%	28	22	2.2
Feb '25	10	18	\$894K	\$720K	\$909K	\$817K	32	25	\$293	\$369	103.8%	104.4%	36	35	3.6
Jan '25	17	22	\$500K	\$726K	\$658K	\$849K	24	23	\$411	\$400	104.3%	105.9%	20	14	1.2
Dec '24	27	28	\$765K	\$826K	\$883K	\$927K	18	22	\$403	\$397	105.1%	106.0%	13	10	0.5
Nov '24	22	30	\$912K	\$924K	\$1.0M	\$1M	27	27	\$386	\$396	108.1%	105.1%	20	19	0.9
Oct '24	34	40	\$799K	\$971K	\$892K	\$1M	21	24	\$402	\$393	104.9%	104.7%	28	29	0.8
Sep '24	33	44	\$1.0M	\$955K	\$1.1M	\$1M	32	23	\$401	\$386	102.3%	105.5%	29	39	0.9
Aug '24	52	48	\$1.0M	\$878K	\$1.0M	\$992K	20	18	\$377	\$379	106.8%	107.6%	26	23	0.5
Jul '24	47	39	\$751K	\$734K	\$923K	\$918K	18	17	\$379	\$375	107.4%	107.9%	45	54	1.0
Jun '24	44	32	\$830K	\$787K	\$995K	\$922K	16	19	\$380	\$377	108.6%	108.3%	45	56	1.0
May '24	25	22	\$620K	\$733K	\$835K	\$868K	18	21	\$367	\$364	107.8%	106.7%	41	57	1.6
Apr '24	27	18	\$910K	\$761K	\$934K	\$847K	23	20	\$383	\$347	108.5%	106.1%	38	46	1.4
Mar '24	13	15	\$670K	\$702K	\$833K	\$824K	22	20	\$341	\$335	104.0%	105.2%	30	23	2.3
Feb '24	14	17	\$702K	\$696K	\$772K	\$795K	15	20	\$316	\$330	106.0%	105.9%	31	29	2.2
Jan '24	17	19	\$733K	\$750K	\$866K	\$850K	22	23	\$347	\$348	105.7%	106.3%	21	22	1.2
Dec '23	19	21	\$651K	\$744K	\$745K	\$857K	23	23	\$328	\$349	106.1%	106.2%	14	13	0.7
Nov '23	20	24	\$866K	\$866K	\$938K	\$946K	24	23	\$370	\$343	107.1%	106.2%	22	21	1.1
Oct '23	25	32	\$715K	\$888K	\$887K	\$931K	22	21	\$349	\$335	105.5%	105.9%	20	20	0.8
Sep '23	28	36	\$1.0M	\$953K	\$1.0M	\$1M	22	22	\$311	\$330	105.9%	105.2%	19	20	0.7
Aug '23	43	39	\$930K	\$867K	\$892K	\$977K	20	23	\$344	\$340	106.3%	104.4%	26	28	0.6
Jul '23	38	34	\$910K	\$800K	\$1.0M	\$955K	24	23	\$336	\$332	103.4%	103.3%	31	39	0.8
Jun '23	36	31	\$760K	\$723K	\$944K	\$876K	24	24	\$340	\$331	103.6%	103.0%	35	33	1.0
May '23	27	25	\$730K	\$636K	\$827K	\$796K	20	26	\$319	\$332	103.0%	102.9%	36	40	1.3
Apr '23	29	22	\$680K	\$602K	\$855K	\$758K	27	38	\$333	\$325	102.3%	101.9%	41	38	1.4
Mar '23	18	18	\$497K	\$585K	\$705K	\$706K	31	36	\$345	\$328	103.4%	101.5%	30	33	1.7

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CHERIE
BERGER
TEAM



Cherie Berger

cherie.berger@compass.com

M: 908.410.0931



Steven Berger

steven.berger@compass.com

M: 908.256.0307



Ashley Berger-Freitas

ashley.freitas@compass.com

M: 908.432.9818



Karla Gary

karla.gary@compass.com

M: 908.285.3813



Josh Grundfest

josh.grundfest@compass.com

M: 908.698.7665

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