

CHERIE
BERGER
TEAM

February 2026

Bridgewater
Market Insights



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	39	30%	18%	-25%	-41%	-28%	-	-
	MEDIAN PRICE	\$514,900	-5%	-8%	-26%	-22%	-21%	-	-
	AVERAGE PRICE	\$615,356	-12%	-17%	-21%	-21%	-19%	-	-
	PRICE PER SQFT	\$350	3%	-2%	-3%	-2%	6%	-	-
	MONTHS OF SUPPLY	1.9	73%	83%	-32%	-58%	23%	-	-
New Listings	# OF PROPERTIES	32	68%	104%	-6%	-28%	-26%	51	-12.1%
	MEDIAN PRICE	\$609,450	11%	7%	-14%	-7%	-9%	\$599,000	-7.8%
	AVERAGE PRICE	\$638,516	-13%	-14%	-17%	-14%	-12%	\$673,614	-5.0%
	PRICE PER SQFT	\$336	7%	-10%	11%	-2%	3%	\$325	8.7%
Sales	# OF PROPERTIES	21	-25%	-38%	11%	-42%	-45%	49	-7.5%
	MEDIAN PRICE	\$645,000	3%	-4%	17%	-5%	-4%	\$640,000	10.3%
	AVERAGE PRICE	\$785,524	16%	12%	19%	8%	11%	\$724,202	18.1%
	PRICE PER SQFT	\$401	29%	23%	-1%	17%	25%	\$352	25.3%
	SALE-TO-LIST RATIO	99.9%	0.6%	-1%	-2.6%	-3.4%	-4.3%	99.6%	-1.8%

© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through February 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

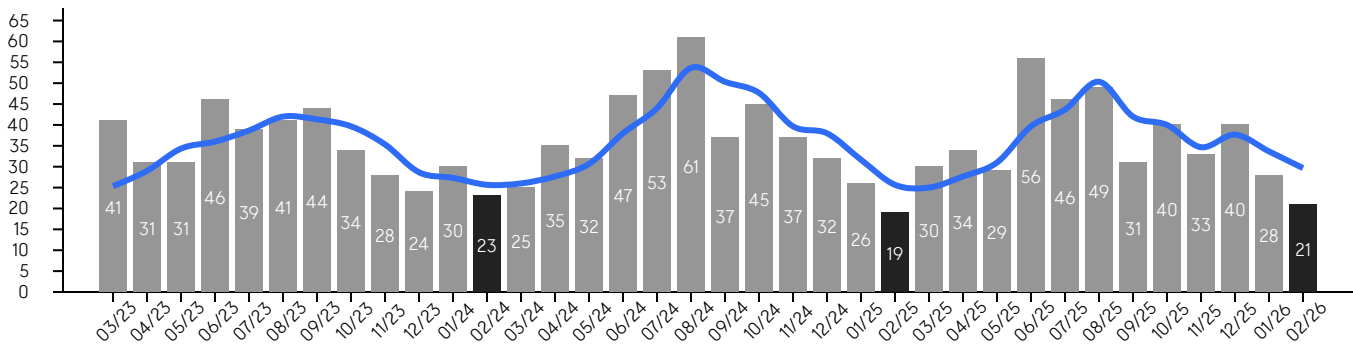
Bridgewater

FEBRUARY 2026

Property Sales

There were 21 sales in February 2026, a change of 11% from 19 in February 2025 and -25% from the 28 sales last month. Compared to February 2024 and 2025, sales were mid level. There have been 49 year-to-date (YTD) sales, which is -7.5% lower than last year's year-to-date sales of 53.

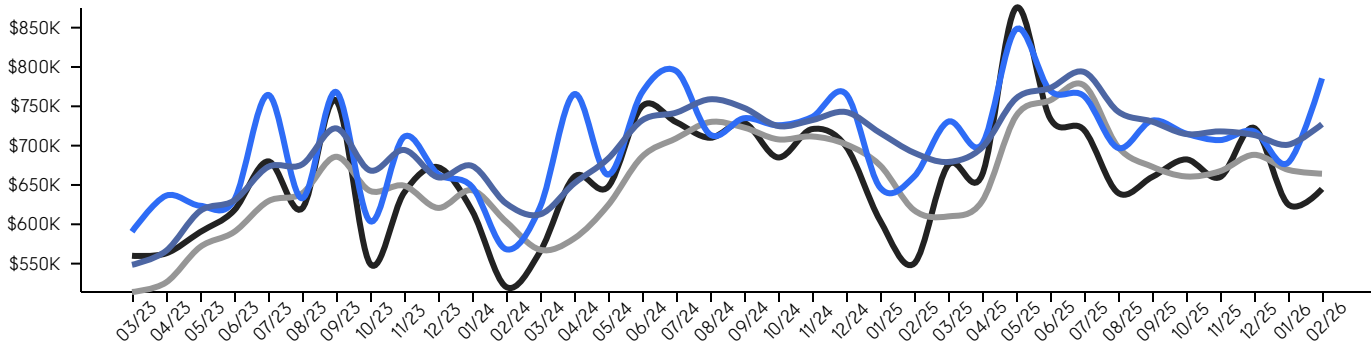
■ 3-Month Average



Property Prices

The median sales price in February 2026 was \$645,000, a change of 17% from \$550,000 in February 2025, and a change of 3% from \$625,500 last month. The average sales price in February 2026 was \$785,524, a change of 19% from \$660,526 in February 2025, and a change of 16% from \$678,211 last month, and was at its highest level compared to 2025 and 2024.

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



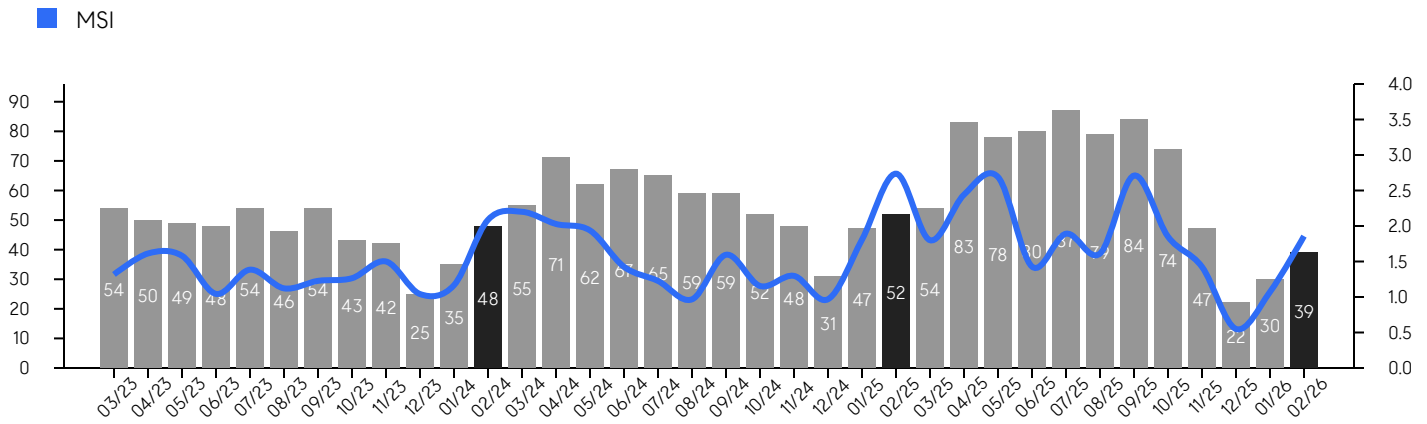
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through February 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

Bridgewater

FEBRUARY 2026

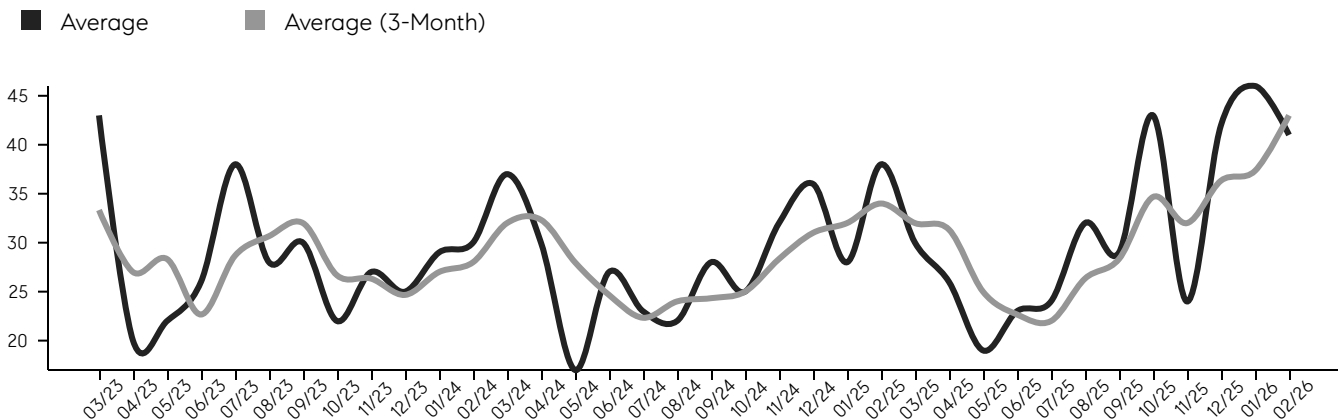
Inventory & MSI

The total inventory of properties available for sale as of February 2026 was 39, a difference of 30% from 30 last month, and -25% from 52 in February 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.9 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 -11% from 46 days last month, and 8% from 38 days in February 2025, and was at its lowest level compared to 2025 and 2024.



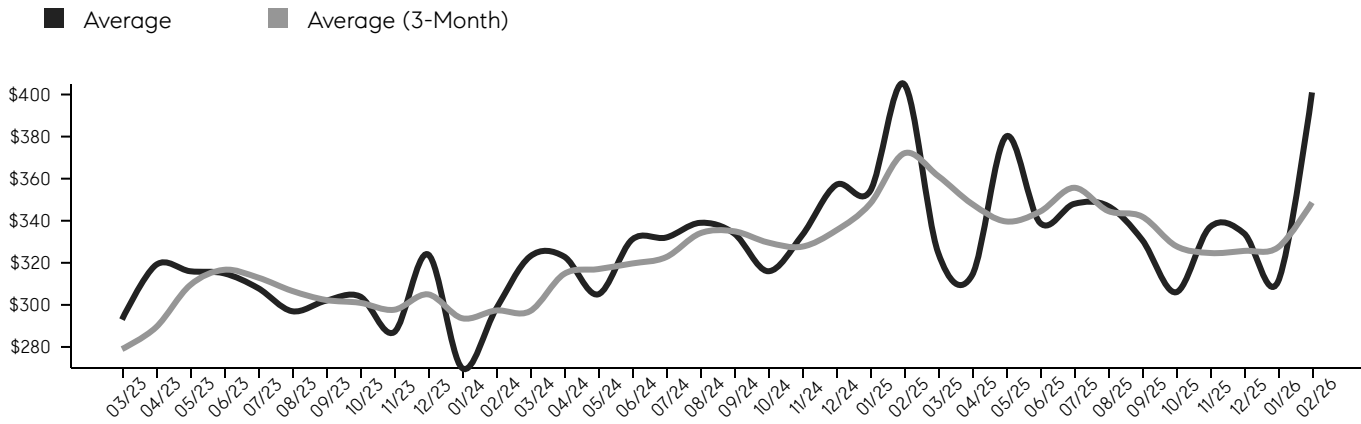
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through February 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

Bridgewater

FEBRUARY 2026

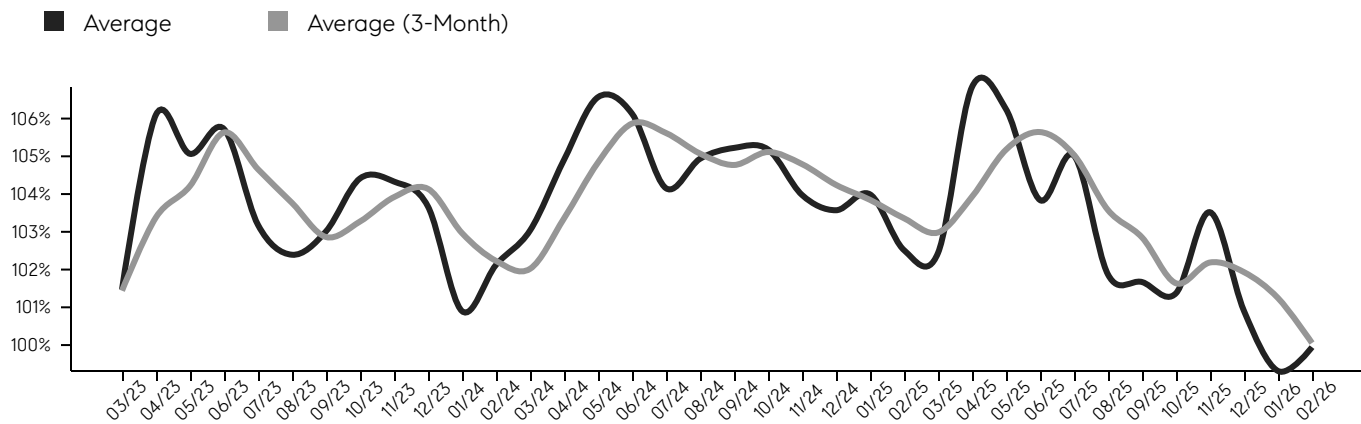
Selling Price Per Square Foot

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 99.9%, compared to 99.3% last month, and 102.5% in February 2025.



© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through February 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

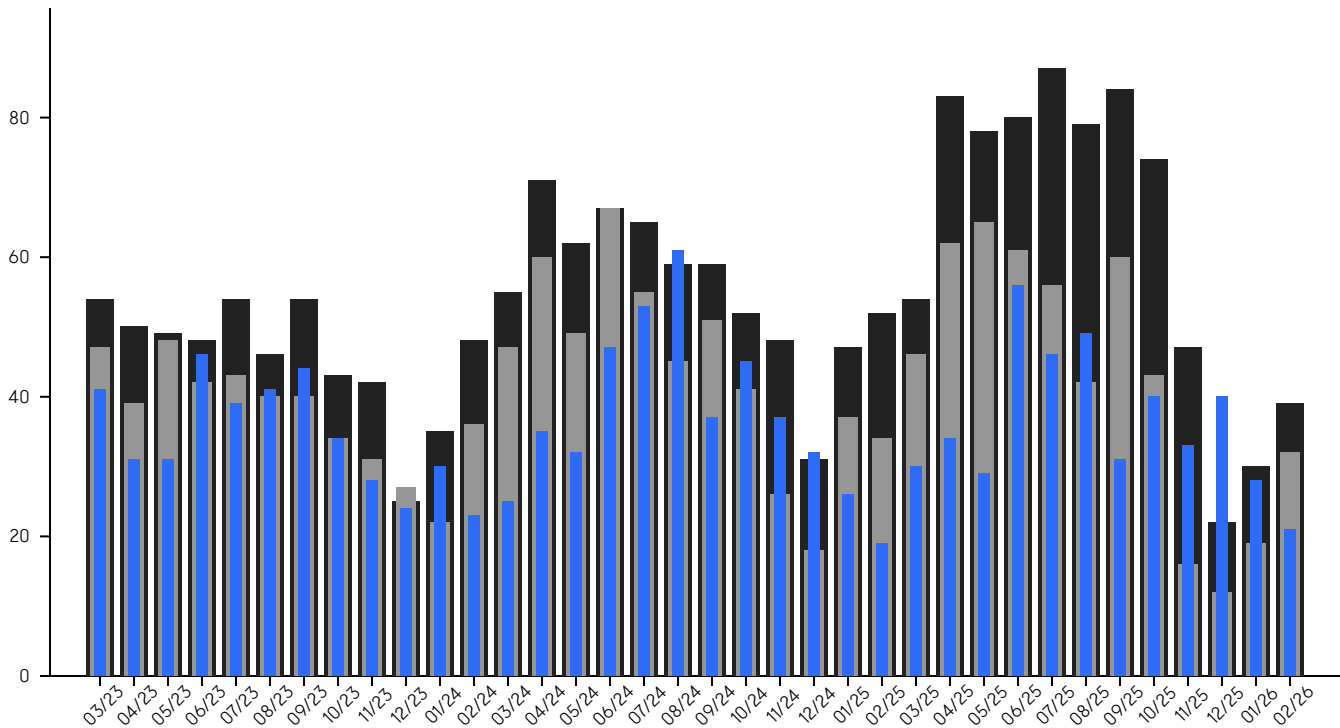
Bridgewater

FEBRUARY 2026

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 32, a change of 68% from 19 last month and -6% from 34 in February 2025.

Inventory
 New Listings
 Sales



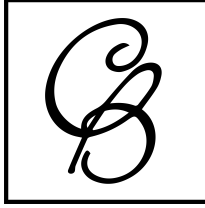
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through February 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

Bridgewater

FEBRUARY 2026

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	21	30	\$645K	\$664K	\$785K	\$727K	41	43	\$401	\$349	99.9%	100.1%	39	32	1.9
Jan '26	28	34	\$625K	\$669K	\$678K	\$701K	46	37	\$311	\$327	99.3%	101.2%	30	19	1.1
Dec '25	40	38	\$722K	\$688K	\$718K	\$714K	42	36	\$334	\$326	100.9%	101.9%	22	12	0.6
Nov '25	33	35	\$660K	\$668K	\$707K	\$718K	24	32	\$337	\$325	103.5%	102.2%	47	16	1.4
Oct '25	40	40	\$682K	\$661K	\$715K	\$715K	43	35	\$306	\$328	101.4%	101.6%	74	43	1.9
Sep '25	31	42	\$660K	\$673K	\$731K	\$731K	29	28	\$331	\$342	101.7%	102.9%	84	60	2.7
Aug '25	49	50	\$640K	\$698K	\$697K	\$743K	32	26	\$347	\$345	101.9%	103.6%	79	42	1.6
Jul '25	46	44	\$720K	\$777K	\$763K	\$794K	24	22	\$348	\$356	105.0%	105.0%	87	56	1.9
Jun '25	56	40	\$735K	\$758K	\$770K	\$773K	23	23	\$339	\$344	103.8%	105.6%	80	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

© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through February 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.



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

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.