CHERIE
BERGER
TEAM

April 2026

Long Hill
Market Insights

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APRIL 2026

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Market Profile & Trends Overview

The table belows shows data & statistics for April 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	10	-23%	-3%	-33%	-9%	-20%	-	-
	MEDIAN PRICE	$862,250	2%	21%	23%	12%	23%	-	-
	AVERAGE PRICE	$932,600	5%	12%	22%	12%	9%	-	-
	PRICE PER SQFT	$393	8%	5%	9%	3%	34%	-	-
	MONTHS OF SUPPLY	2.0	-54%	-38%	-7%	-48%	-9%	-	-
New Listings	# OF PROPERTIES	14	40%	100%	40%	51%	75%	35	40.0%
	MEDIAN PRICE	$795,000	-5%	16%	18%	7%	12%	$785,000	9.8%
	AVERAGE PRICE	$816,500	-1%	6%	11%	5%	9%	$809,520	7.2%
	PRICE PER SQFT	$366	14%	2%	-8%	19%	67%	$363	20.2%
Sales	# OF PROPERTIES	5	67%	50%	-29%	-35%	-25%	15	-16.7%
	MEDIAN PRICE	$440,000	-18%	-49%	-46%	-40%	-42%	$702,000	-8.5%
	AVERAGE PRICE	$554,100	7%	-38%	-42%	-28%	-30%	$804,363	-0.4%
	PRICE PER SQFT	$0	0%	0%	0%	0%	0%	$391	21.4%
	SALE-TO-LIST RATIO	105.2%	3.2%	0%	-2.8%	2.9%	0.9%	105.3%	1.6%

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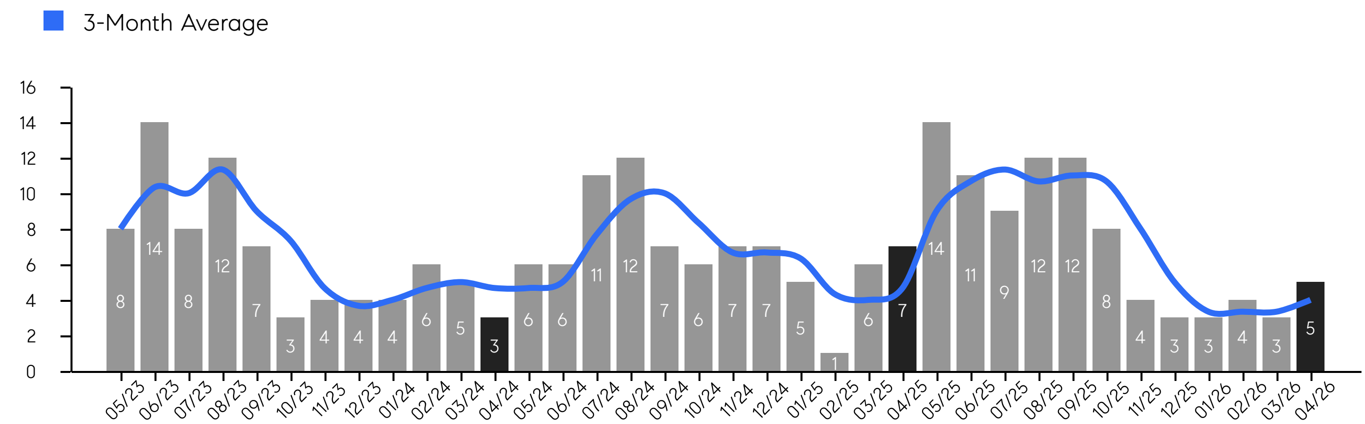
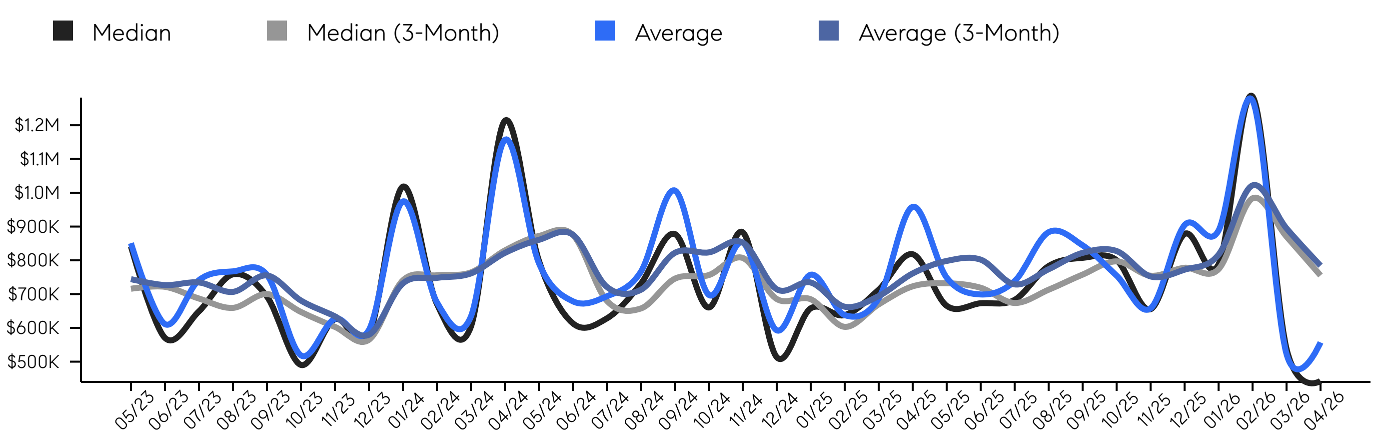
Property Sales

There were 5 sales in April 2026, a change of -29% from 7 in April 2025 and 67% from the 3 sales last month. Compared to April 2024 and 2025, sales were mid level. There have been 15 year-to-date (YTD) sales, which is -16.7% lower than last year's year-to-date sales of 18.



Property Prices

The median sales price in April 2026 was $440,000, a change of -46% from $815,000 in April 2025, and a change of -18% from $535,000 last month. The average sales price in April 2026 was $554,100, a change of -42% from $955,286 in April 2025, and a change of 7% from $519,733 last month, and was at its lowest level compared to 2025 and 2024.



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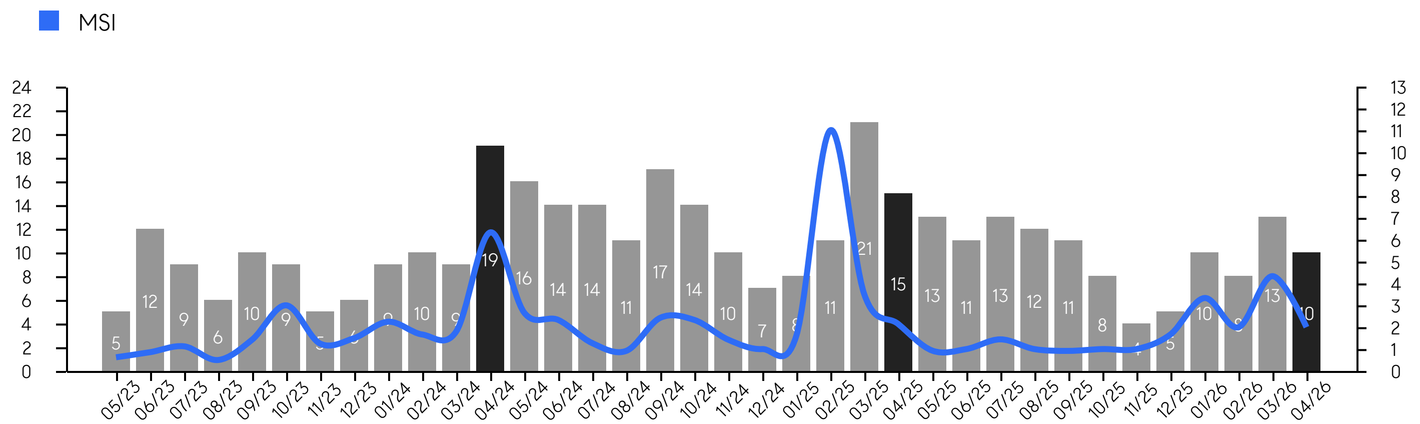
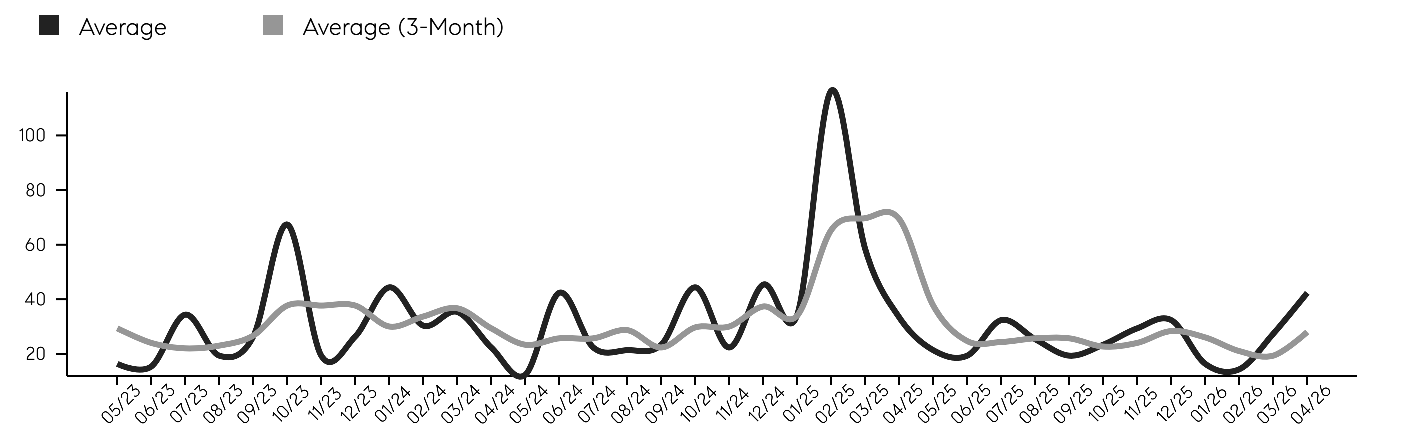
Inventory & MSI

The total inventory of properties available for sale as of April 2026 was 10, a difference of -23% from 13 last month, and -33% from 15 in April 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 April 2026 was 42, a change of 56% from 27 days last month, and 27% from 33 days in April 2025, and was at its lowest level compared to 2025 and 2024.



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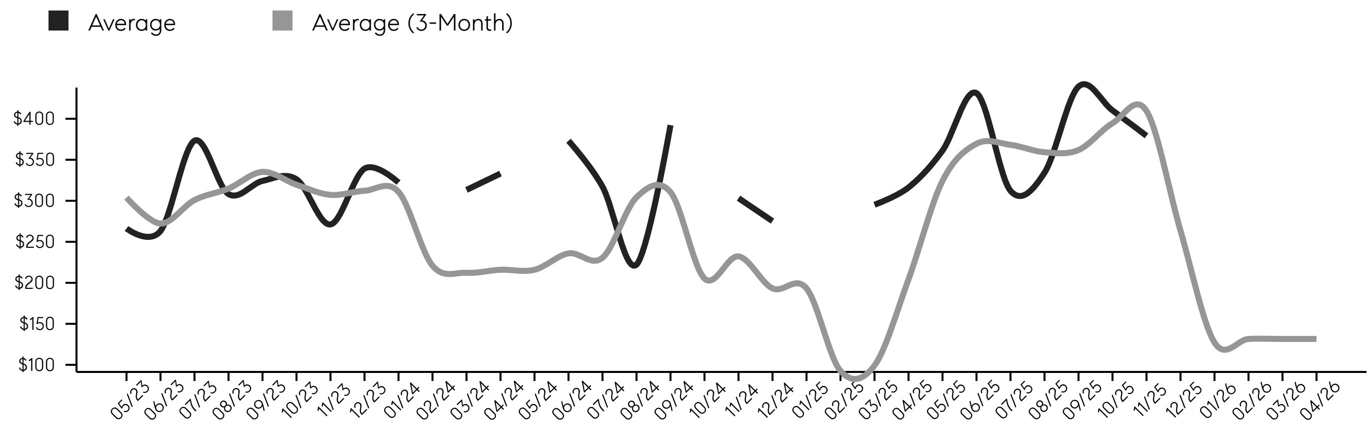
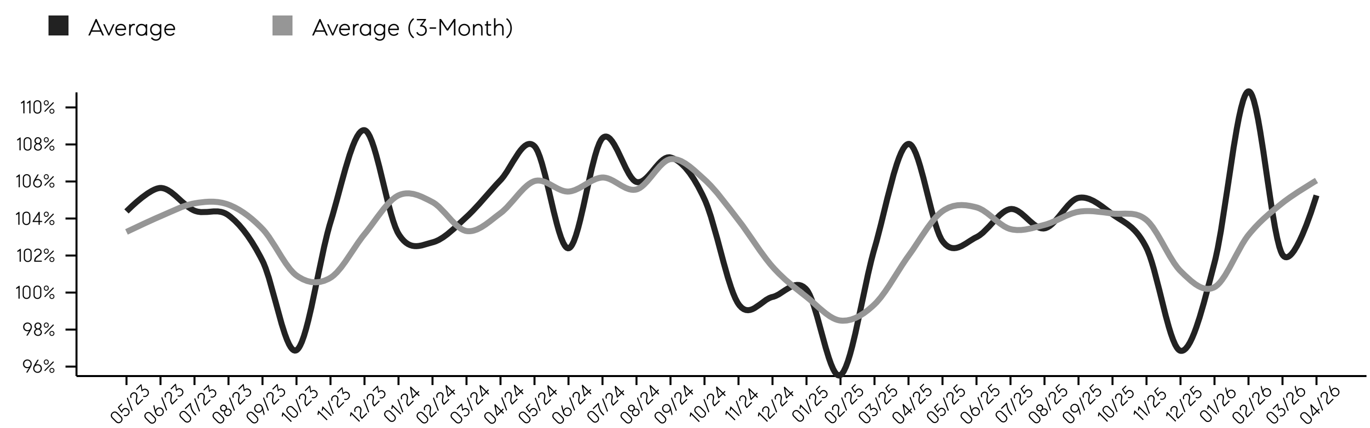
Selling Price Per Square Foot

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 April 2026 selling price vs. listing price ratio was 105.2%, compared to 102.0% last month, and 108.0% in April 2025.



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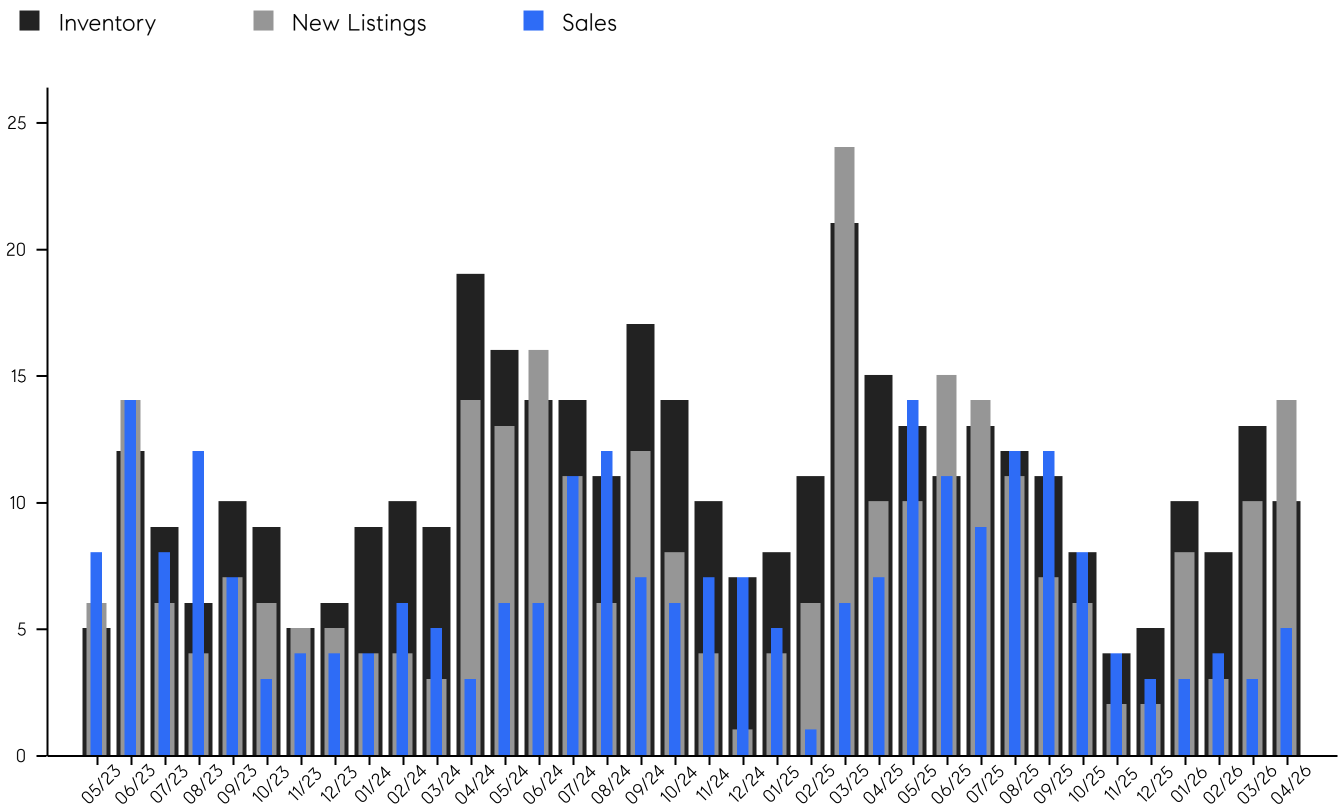
Inventory, New Listings & Sales

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 April 2026 was 14, a change of 40% from 10 last month and 40% from 10 in April 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
Apr '26	5	4	$440K	$752K	$554K	$781K	42	28	$0	$130	105.2%	106.0%	10	14	2.0
Mar '26	3	3	$535K	$867K	$519K	$892K	27	19	$0	$130	102.0%	104.8%	13	10	4.3
Feb '26	4	3	$1.2M	$981K	$1.2M	$1M	14	21	$391	$130	110.8%	103.1%	8	3	2.0
Jan '26	3	3	$785K	$771K	$885K	$814K	16	26	$0	$126	101.6%	100.2%	10	8	3.3
Dec '25	3	5	$875K	$775K	$901K	$769K	32	28	$0	$262	96.8%	101.1%	5	2	1.7
Nov '25	4	8	$652K	$752K	$655K	$749K	29	24	$378	$408	102.4%	103.9%	4	2	1.0
Oct '25	8	11	$797K	$794K	$751K	$825K	23	22	$409	$393	104.2%	104.2%	8	6	1.0
Sep '25	12	11	$804K	$755K	$841K	$819K	19	25	$438	$361	105.1%	104.3%	11	7	0.9
Aug '25	12	11	$780K	$710K	$880K	$771K	25	25	$333	$358	103.4%	103.6%	12	11	1.0
Jul '25	9	11	$680K	$671K	$735K	$726K	32	24	$311	$367	104.5%	103.4%	13	14	1.4
Jun '25	11	11	$670K	$716K	$696K	$799K	19	24	$430	$368	102.9%	104.5%	11	15	1.0
May '25	14	9	$662K	$729K	$746K	$795K	21	37	$360	$323	102.7%	104.3%	13	10	0.9
Apr '25	7	5	$815K	$720K	$955K	$758K	33	69	$315	$203	108.0%	101.9%	15	10	2.1
Mar '25	6	4	$710K	$667K	$684K	$691K	58	69	$294	$98	102.3%	99.3%	21	24	3.5
Feb '25	1	4	$635K	$600K	$635K	$660K	116	65	$0	$91	95.5%	98.4%	11	6	11.0
Jan '25	5	6	$655K	$682K	$754K	$731K	34	34	$0	$192	100.1%	99.7%	8	4	1.6
Dec '24	7	7	$510K	$683K	$589K	$712K	45	37	$274	$192	99.7%	101.3%	7	1	1.0
Nov '24	7	7	$880K	$804K	$849K	$850K	22	30	$302	$231	99.3%	103.9%	10	4	1.4
Oct '24	6	8	$657K	$753K	$695K	$821K	44	29	$0	$204	105.0%	106.1%	14	8	2.3
Sep '24	7	10	$875K	$743K	$1.0M	$819K	23	22	$391	$309	107.2%	107.2%	17	12	2.4
Aug '24	12	10	$727K	$654K	$762K	$710K	21	28	$221	$303	105.9%	105.5%	11	6	0.9
Jul '24	11	8	$625K	$678K	$690K	$719K	22	25	$316	$229	108.3%	106.2%	14	11	1.3
Jun '24	6	5	$610K	$873K	$675K	$873K	42	25	$372	$235	102.3%	105.4%	14	16	2.3
May '24	6	5	$797K	$869K	$789K	$858K	12	23	$0	$215	107.9%	106.0%	16	13	2.7
Apr '24	3	5	$1.2M	$826K	$1.1M	$819K	22	29	$332	$215	106.0%	104.2%	19	14	6.3
Mar '24	5	5	$600K	$761K	$630K	$758K	35	36	$312	$211	104.0%	103.3%	9	3	1.8
Feb '24	6	5	$668K	$753K	$673K	$745K	30	33	$0	$220	102.7%	104.8%	10	4	1.7
Jan '24	4	4	$1.0M	$738K	$971K	$729K	44	30	$321	$310	103.1%	105.2%	9	4	2.3
Dec '23	4	4	$575K	$562K	$590K	$577K	26	37	$338	$311	108.7%	103.1%	6	5	1.5
Nov '23	4	5	$622K	$600K	$623K	$631K	19	37	$270	$306	103.7%	100.7%	5	5	1.3
Oct '23	3	7	$487K	$644K	$515K	$678K	67	37	$325	$318	96.8%	100.9%	9	6	3.0
Sep '23	7	9	$690K	$697K	$754K	$752K	26	26	$323	$334	101.7%	103.4%	10	7	1.4
Aug '23	12	11	$755K	$656K	$764K	$704K	19	23	$307	$314	104.1%	104.7%	6	4	0.5
Jul '23	8	10	$645K	$684K	$738K	$731K	34	22	$372	$300	104.4%	104.8%	9	6	1.1
Jun '23	14	10	$567K	$719K	$608K	$724K	15	24	$262	$271	105.6%	104.1%	12	14	0.9
May '23	8	8	$838K	$713K	$847K	$741K	16	29	$265	$303	104.3%	103.2%	5	6	0.6

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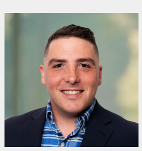

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