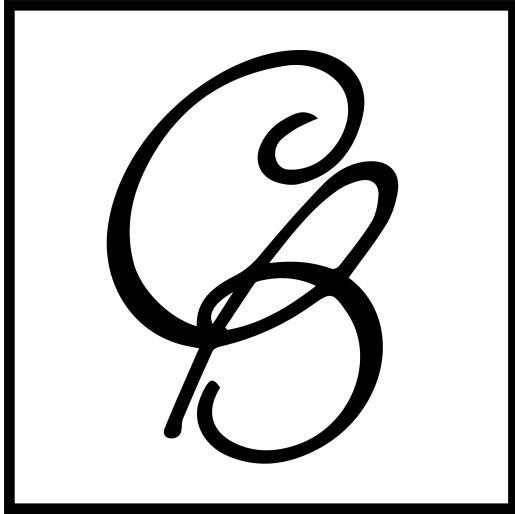




CHERIE
BERGER
TEAM

May 2026

Martinsville Market Insights

CHERIE BERGER TEAM

Martinsville

MAY 2026

Market Profile & Trends Overview

The table belows shows data & statistics for May 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	6	-40%	29%	-50%	-38%	-32%	-	-
	MEDIAN PRICE	\$682,450	-1%	9%	-41%	-32%	-37%	-	-
	AVERAGE PRICE	\$788,150	1%	20%	-34%	-31%	-34%	-	-
	PRICE PER SQFT	\$304	0%	1%	-11%	4%	11%	-	-
	MONTHS OF SUPPLY	3.0	-70%	-29%	-25%	-54%	9%	-	-
New Listings	# OF PROPERTIES	4	-75%	-43%	-56%	-17%	-24%	26	-3.7%
	MEDIAN PRICE	\$875,000	-9%	-13%	20%	0%	-4%	\$875,000	-9.0%
	AVERAGE PRICE	\$962,250	-12%	-4%	7%	2%	-7%	\$1,030,796	-4.4%
	PRICE PER SQFT	\$243	-23%	21%	-29%	-3%	11%	\$293	5.0%
Sales	# OF PROPERTIES	2	100%	20%	-33%	-44%	-49%	10	-23.1%
	MEDIAN PRICE	\$1,522,500	90%	35%	60%	60%	88%	\$998,500	54.8%
	AVERAGE PRICE	\$1,522,500	90%	35%	55%	52%	77%	\$1,084,450	37.3%
	PRICE PER SQFT	\$0	0%	0%	0%	0%	0%	\$301	7.9%
	SALE-TO-LIST RATIO	105.1%	0.8%	4%	3.8%	3.3%	1.5%	101.5%	-1.1%

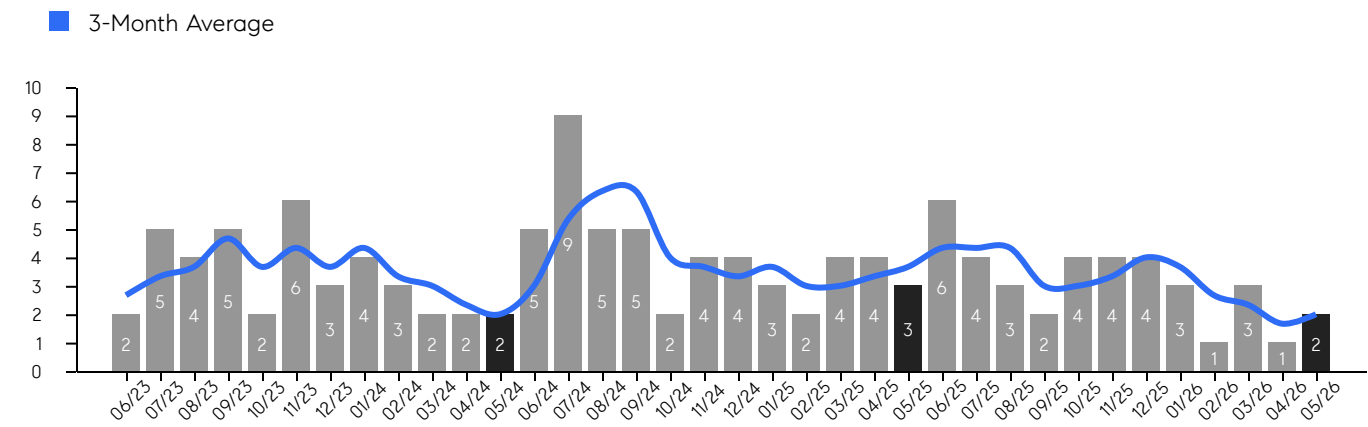
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Martinsville

MAY 2026

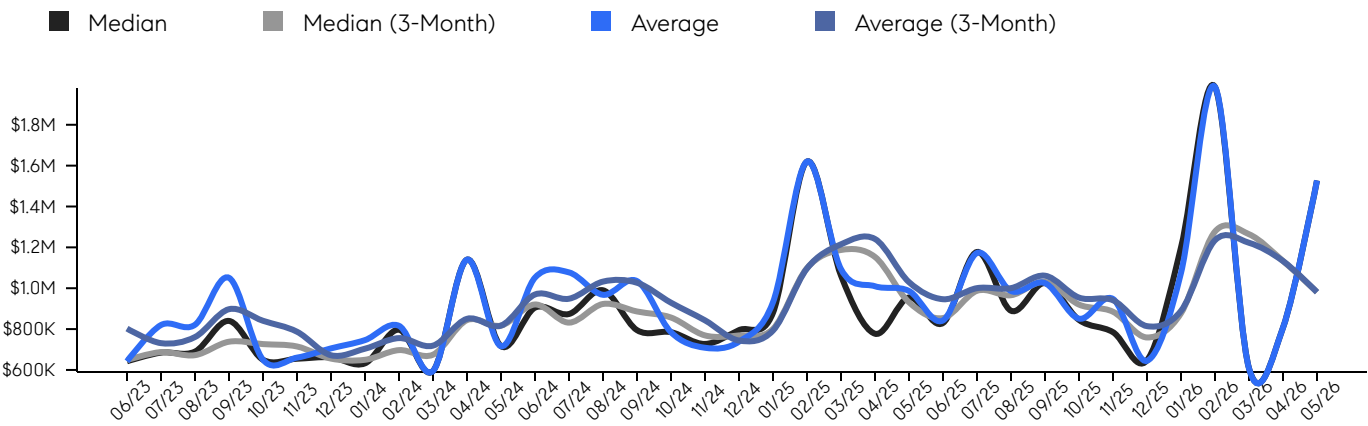
Property Sales

There were 2 sales in May 2026, a change of -33% from 3 in May 2025 and 100% from the 1 sales last month. Compared to May 2024 and 2025, sales were at a similar level. There have been 10 year-to-date (YTD) sales, which is -23.1% lower than last year's year-to-date sales of 13.



Property Prices

The median sales price in May 2026 was \$1,522,500, a change of 60% from \$949,900 in May 2025, and a change of 90% from \$802,000 last month. The average sales price in May 2026 was \$1,522,500, a change of 55% from \$981,633 in May 2025, and a change of 90% from \$802,000 last month, and was at its highest level compared to 2025 and 2024.



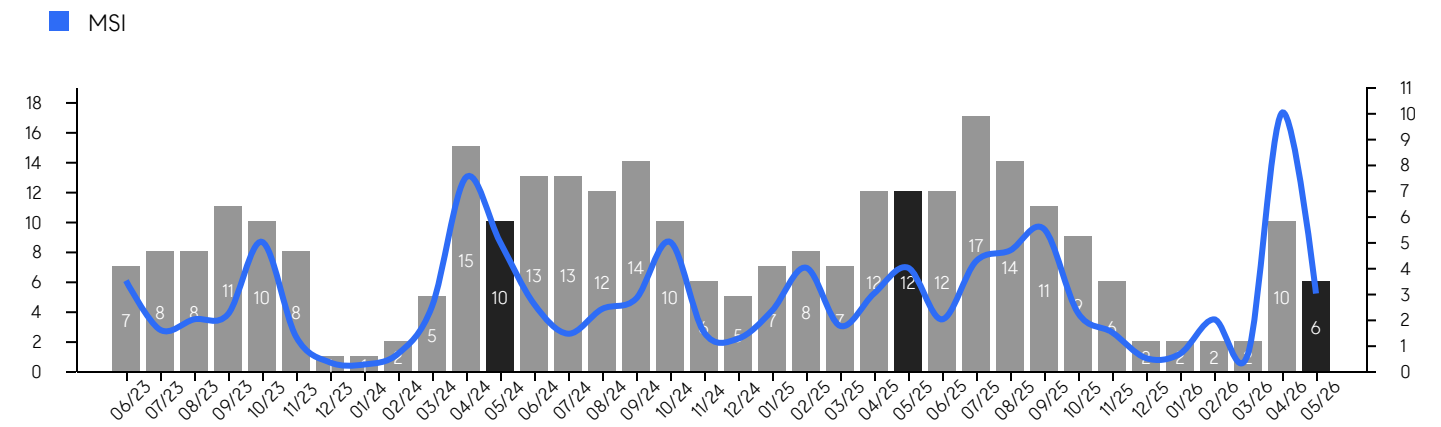
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Martinsville

MAY 2026

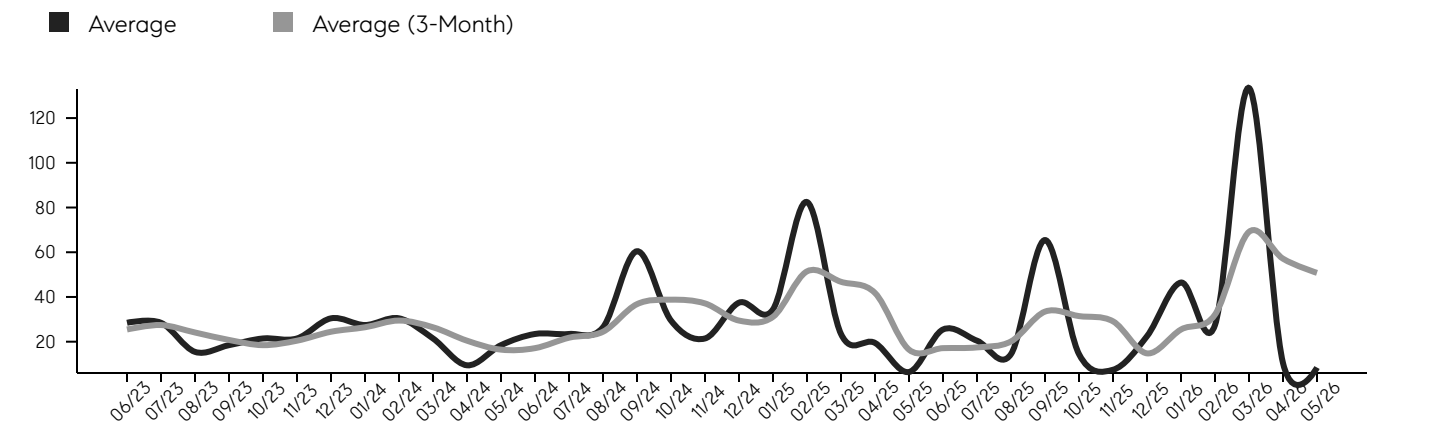
Inventory & MSI

The total inventory of properties available for sale as of May 2026 was 6, a difference of -40% from 10 last month, and -50% from 12 in May 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 3.0 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 May 2026 was 8, a change of -20% from 10 days last month, and 33% from 6 days in May 2025, and was at its lowest level compared to 2025 and 2024.



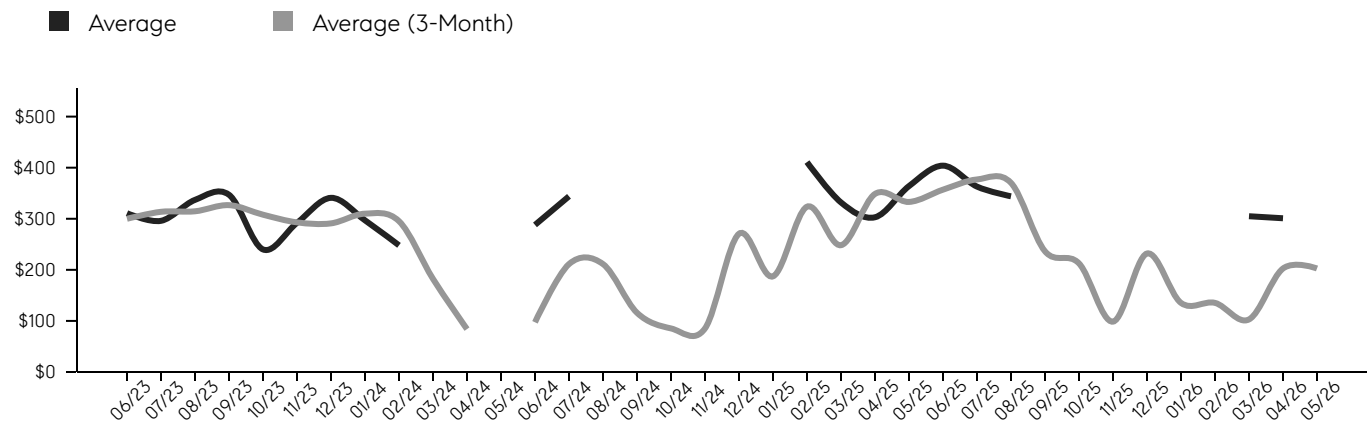
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Martinsville

MAY 2026

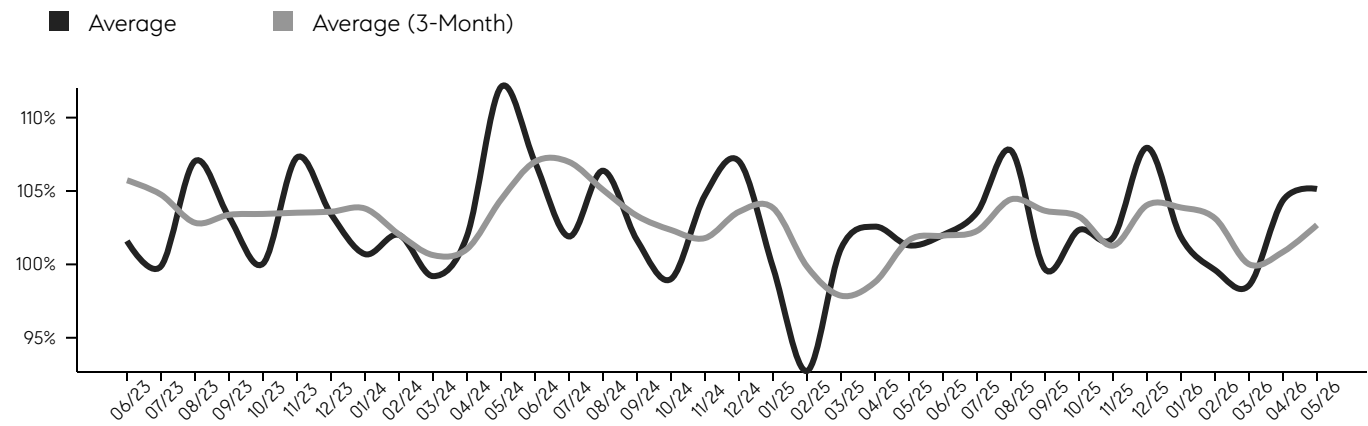
Selling Price Per Square Foot

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 May 2026 selling price vs. listing price ratio was 105.1%, compared to 104.3% last month, and 101.2% in May 2025.



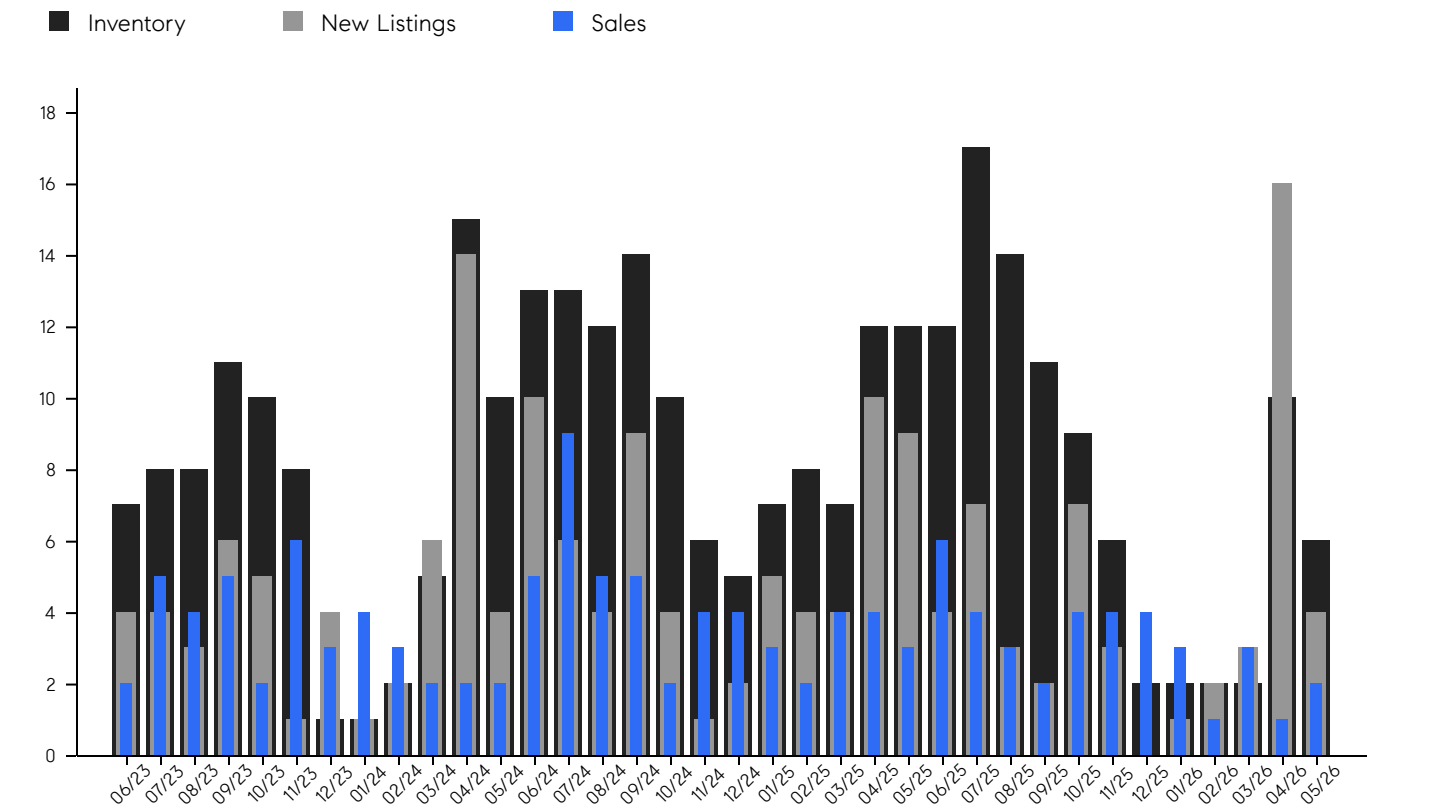
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Martinsville

MAY 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 May 2026 was 4, a change of -75% from 16 last month and -56% from 9 in May 2025.



© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 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.

Martinsville

MAY 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
May '26	2	2	\$1.5M	\$976K	\$1.5M	\$976K	8	50	\$0	\$201	105.1%	102.6%	6	4	3.0
Apr '26	1	2	\$802K	\$1M	\$802K	\$1M	10	57	\$299	\$201	104.3%	100.8%	10	16	10.0
Mar '26	3	2	\$603K	\$1M	\$602K	\$1M	133	69	\$303	\$101	98.5%	99.9%	2	3	0.7
Feb '26	1	3	\$1.9M	\$1M	\$1.9M	\$1M	27	32	\$0	\$133	99.5%	103.1%	2	2	2.0
Jan '26	3	4	\$1.1M	\$873K	\$1.0M	\$884K	46	25	\$0	\$133	101.8%	103.8%	2	1	0.7
Dec '25	4	4	\$642K	\$754K	\$640K	\$810K	22	14	\$400	\$230	107.9%	104.0%	2	0	0.5
Nov '25	4	3	\$780K	\$880K	\$942K	\$936K	7	29	\$0	\$97	101.8%	101.2%	6	3	1.5
Oct '25	4	3	\$840K	\$915K	\$846K	\$949K	14	31	\$290	\$211	102.3%	103.2%	9	7	2.3
Sep '25	2	3	\$1.0M	\$1M	\$1.0M	\$1M	65	33	\$0	\$234	99.6%	103.6%	11	2	5.5
Aug '25	3	4	\$885K	\$961K	\$981K	\$996K	14	20	\$342	\$368	107.7%	104.4%	14	3	4.7
Jul '25	4	4	\$1.1M	\$982K	\$1.1M	\$996K	20	17	\$361	\$375	103.5%	102.2%	17	7	4.3
Jun '25	6	4	\$825K	\$849K	\$837K	\$941K	25	17	\$402	\$355	101.9%	101.9%	12	4	2.0
May '25	3	4	\$949K	\$926K	\$981K	\$1M	6	16	\$362	\$331	101.2%	101.6%	12	9	4.0
Apr '25	4	3	\$772K	\$1M	\$1.0M	\$1M	19	41	\$301	\$347	102.5%	98.7%	12	10	3.0
Mar '25	4	3	\$1.0M	\$1M	\$1.0M	\$1M	23	46	\$330	\$246	101.0%	97.8%	7	4	1.8
Feb '25	2	3	\$1.6M	\$1M	\$1.6M	\$1M	82	51	\$409	\$322	92.7%	99.8%	8	4	4.0
Jan '25	3	4	\$875K	\$796K	\$926K	\$788K	34	31	\$0	\$185	99.7%	103.8%	7	5	2.3
Dec '24	4	3	\$790K	\$764K	\$733K	\$739K	37	29	\$556	\$269	107.0%	103.5%	5	2	1.3
Nov '24	4	4	\$722K	\$764K	\$703K	\$838K	21	37	\$0	\$83	104.7%	101.7%	6	1	1.5
Oct '24	2	4	\$780K	\$852K	\$780K	\$924K	29	38	\$250	\$83	98.9%	102.3%	10	4	5.0
Sep '24	5	6	\$790K	\$881K	\$1.0M	\$1M	60	36	\$0	\$114	101.6%	103.2%	14	9	2.8
Aug '24	5	6	\$985K	\$918K	\$963K	\$1M	26	24	\$0	\$209	106.3%	105.0%	12	4	2.4
Jul '24	9	5	\$869K	\$827K	\$1.0M	\$944K	23	21	\$342	\$209	101.8%	106.9%	13	6	1.4
Jun '24	5	3	\$900K	\$916K	\$1.0M	\$965K	23	17	\$286	\$95	106.9%	106.9%	13	10	2.6
May '24	2	2	\$711K	\$812K	\$711K	\$812K	18	16	\$0	\$0	112.0%	104.3%	10	4	5.0
Apr '24	2	2	\$1.1M	\$839K	\$1.1M	\$845K	9	20	\$0	\$82	101.9%	101.0%	15	14	7.5
Mar '24	2	3	\$590K	\$670K	\$590K	\$714K	21	26	\$0	\$180	99.1%	100.6%	5	6	2.5
Feb '24	3	3	\$792K	\$692K	\$811K	\$751K	30	29	\$246	\$293	101.9%	102.0%	2	2	0.7
Jan '24	4	4	\$627K	\$645K	\$741K	\$699K	27	26	\$295	\$308	100.6%	103.7%	1	1	0.3
Dec '23	3	4	\$657K	\$651K	\$700K	\$667K	30	24	\$339	\$289	103.4%	103.5%	1	4	0.3
Nov '23	6	4	\$650K	\$710K	\$655K	\$782K	21	20	\$290	\$291	107.2%	103.5%	8	1	1.3
Oct '23	2	4	\$645K	\$722K	\$645K	\$836K	21	18	\$238	\$306	100.0%	103.4%	10	5	5.0
Sep '23	5	5	\$835K	\$733K	\$1.0M	\$892K	18	20	\$345	\$325	103.2%	103.3%	11	6	2.2
Aug '23	4	4	\$685K	\$668K	\$816K	\$756K	15	24	\$335	\$313	107.0%	102.8%	8	3	2.0
Jul '23	5	3	\$680K	\$683K	\$815K	\$726K	28	27	\$294	\$312	99.8%	104.7%	8	4	1.6
Jun '23	2	3	\$637K	\$644K	\$637K	\$798K	28	25	\$309	\$298	101.5%	105.7%	7	4	3.5

© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 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 Quacquareini

karla.quacquareini@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.