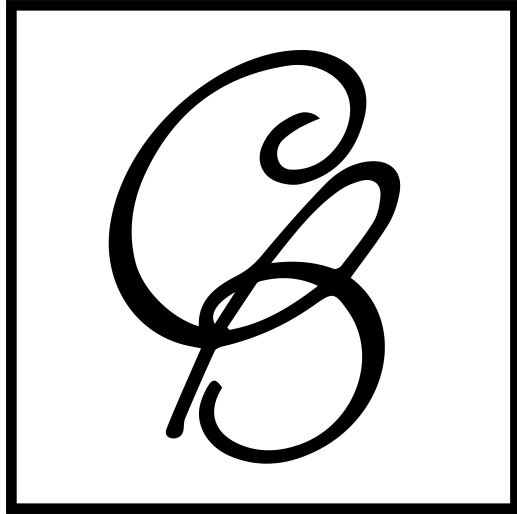




CHERIE
BERGER
TEAM

May 2026

Watchung Market Insights

CHERIE BERGER TEAM

Watchung

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	25	14%	70%	178%	144%	89%	-	-
	MEDIAN PRICE	\$1,649,000	25%	9%	28%	42%	53%	-	-
	AVERAGE PRICE	\$1,690,896	5%	-1%	23%	36%	45%	-	-
	PRICE PER SQFT	\$359	5%	4%	-3%	3%	11%	-	-
	MONTHS OF SUPPLY	6.3	-15%	28%	247%	-62%	101%	-	-
New Listings	# OF PROPERTIES	13	-28%	8%	86%	103%	84%	50	28.2%
	MEDIAN PRICE	\$1,300,000	4%	-1%	-7%	18%	39%	\$1,299,000	18.6%
	AVERAGE PRICE	\$1,455,223	9%	1%	-13%	19%	45%	\$1,430,982	23.5%
	PRICE PER SQFT	\$386	16%	2%	0%	19%	26%	\$356	2.9%
Sales	# OF PROPERTIES	4	33%	33%	-20%	-19%	-16%	17	13.3%
	MEDIAN PRICE	\$1,365,000	-4%	4%	55%	28%	30%	\$1,300,000	22.6%
	AVERAGE PRICE	\$1,383,750	-1%	-1%	27%	21%	30%	\$1,405,341	27.5%
	PRICE PER SQFT	\$353	-12%	0%	-7%	60%	5%	\$345	7.1%
	SALE-TO-LIST RATIO	110.2%	8.0%	10%	6.0%	8.8%	9.6%	104.8%	4.1%

© 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.

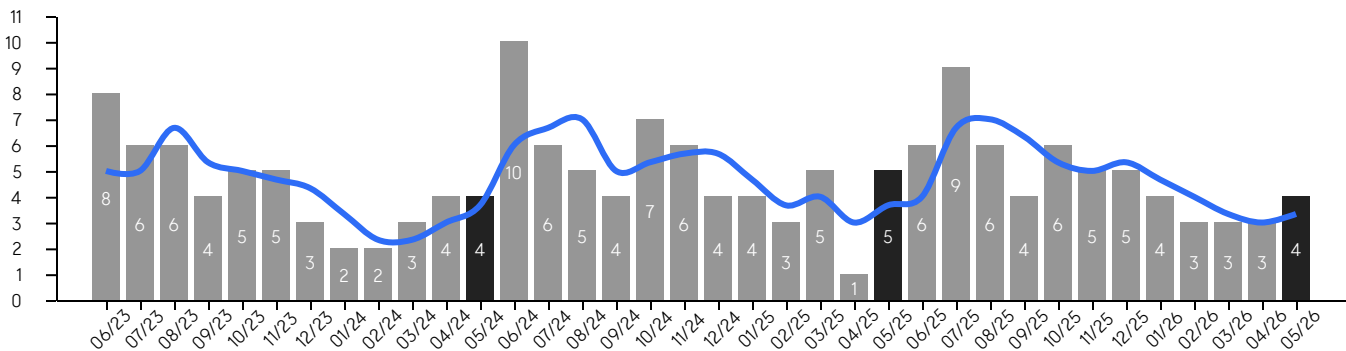
Watchung

MAY 2026

Property Sales

There were 4 sales in May 2026, a change of -20% from 5 in May 2025 and 33% from the 3 sales last month. Compared to May 2024 and 2025, sales were at a similar level. There have been 17 year-to-date (YTD) sales, which is 13.3% higher than last year's year-to-date sales of 15.

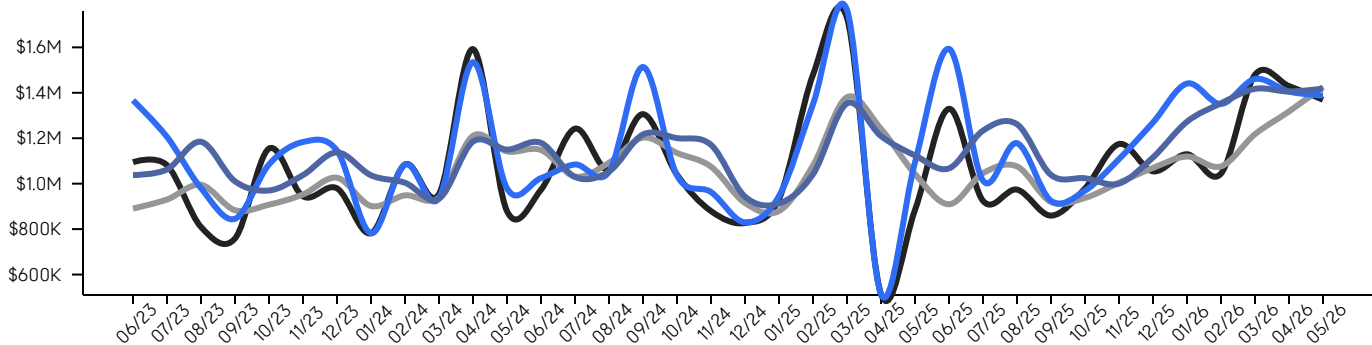
■ 3-Month Average



Property Prices

The median sales price in May 2026 was \$1,365,000, a change of 55% from \$880,000 in May 2025, and a change of -4% from \$1,425,000 last month. The average sales price in May 2026 was \$1,383,750, a change of 27% from \$1,089,600 in May 2025, and a change of -1% from \$1,400,933 last month, and was at its highest level compared to 2025 and 2024.

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



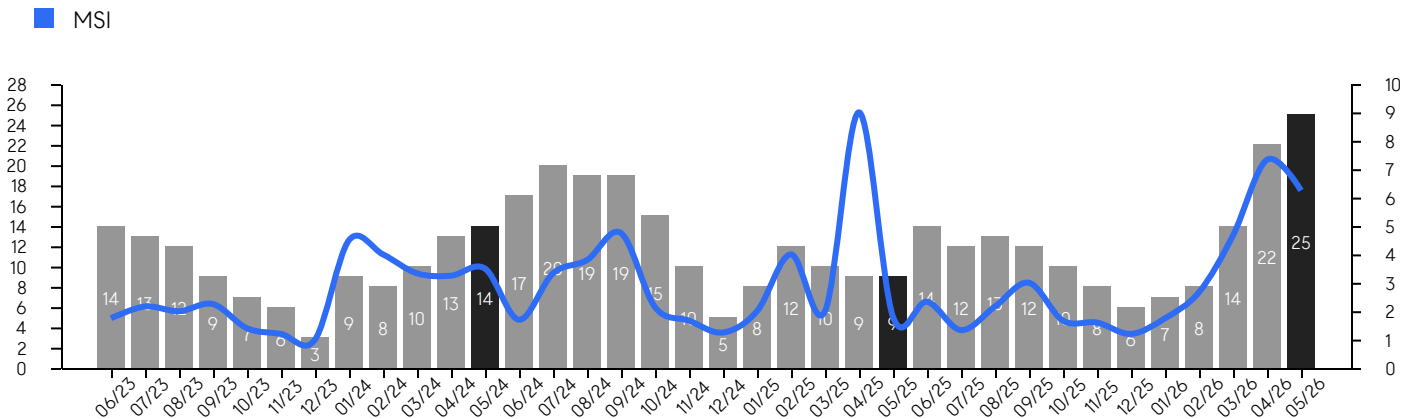
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Watchung

MAY 2026

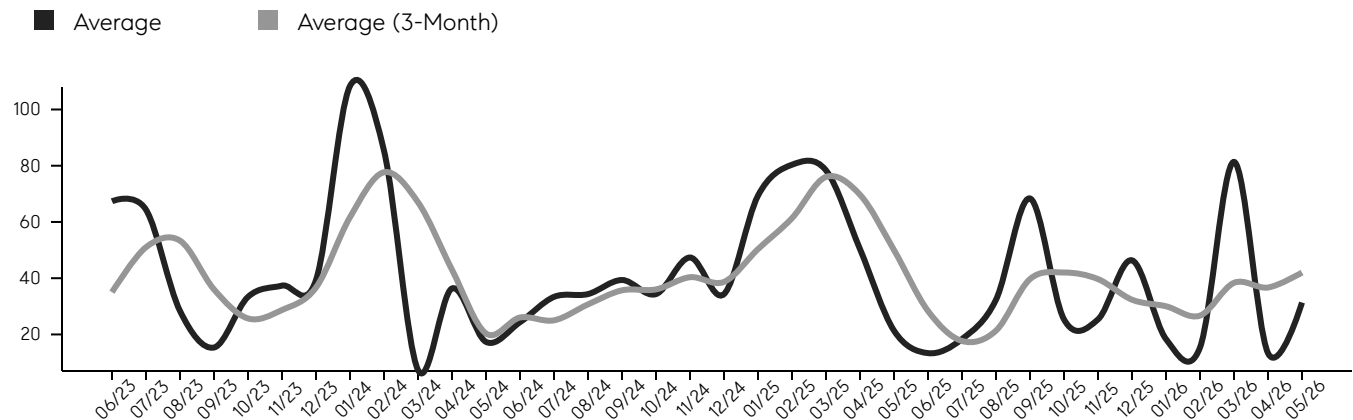
Inventory & MSI

The total inventory of properties available for sale as of May 2026 was 25, a difference of 14% from 22 last month, and 178% from 9 in May 2025, and was at its highest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 6.3 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 31, a change of 138% from 13 days last month, and 48% from 21 days in May 2025, and was at its lowest level compared to 2025 and 2024.



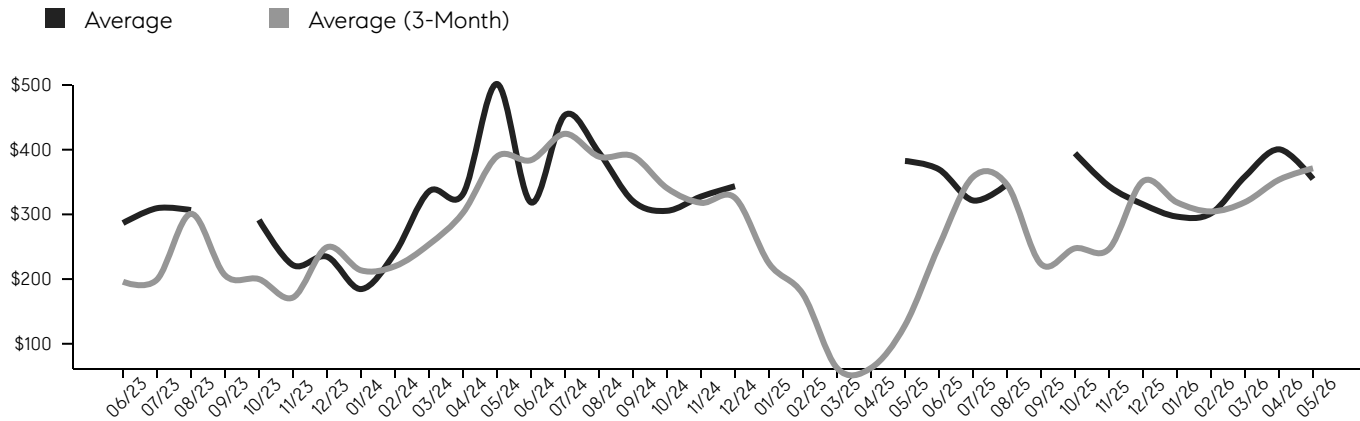
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Watchung

MAY 2026

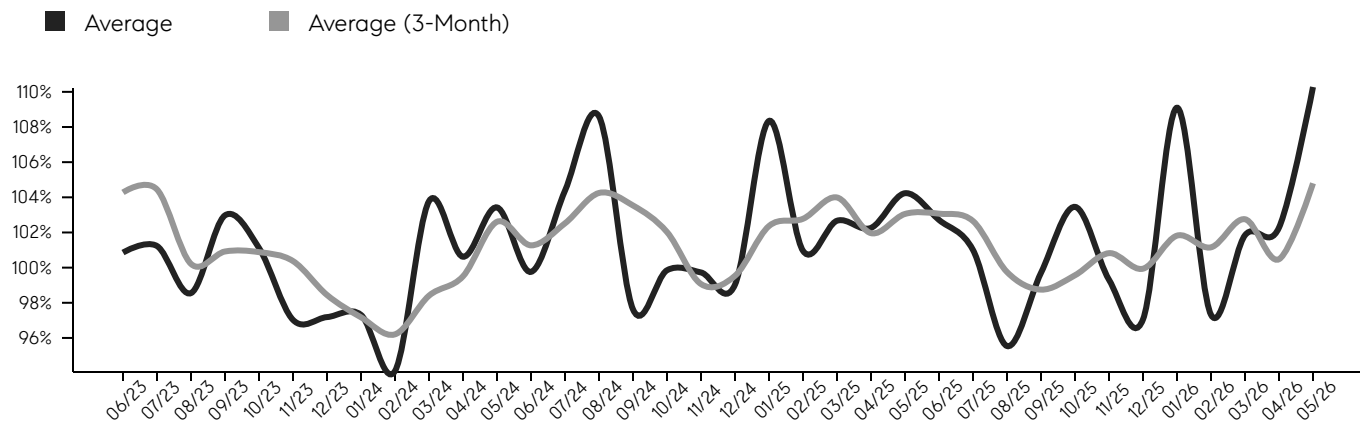
Selling Price Per Square Foot

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 110.2%, compared to 102.2% last month, and 104.2% in May 2025.



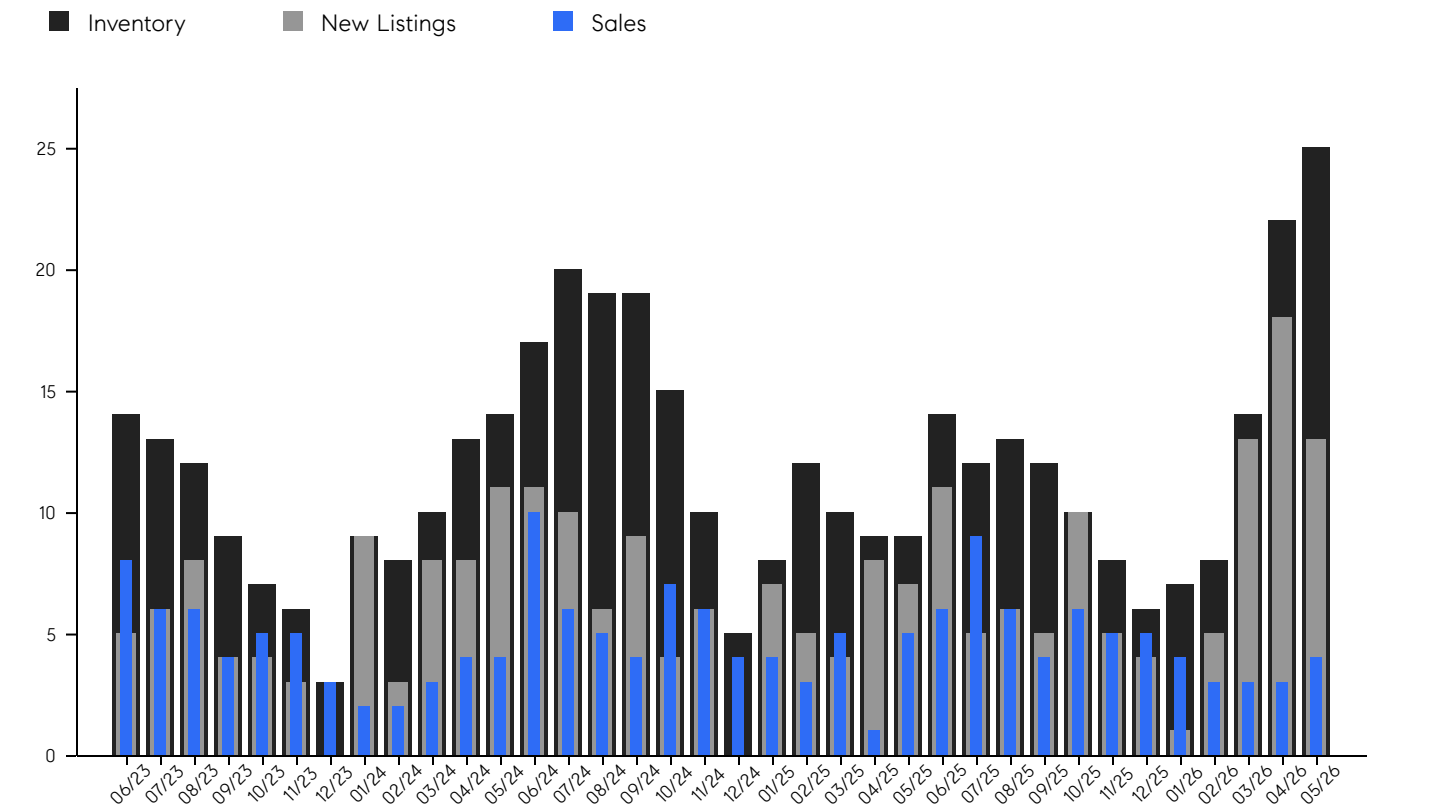
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through May 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Watchung

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 13, a change of -28% from 18 last month and 86% from 7 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.

Watchung

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	4	3	\$1.3M	\$1M	\$1.3M	\$1M	31	42	\$353	\$370	110.2%	104.7%	25	13	6.3
Apr '26	3	3	\$1.4M	\$1M	\$1.4M	\$1M	13	36	\$399	\$352	102.2%	100.4%	22	18	7.3
Mar '26	3	3	\$1.4M	\$1M	\$1.4M	\$1M	81	38	\$357	\$317	101.8%	102.7%	14	13	4.7
Feb '26	3	4	\$1.0M	\$1M	\$1.3M	\$1M	15	26	\$300	\$303	97.3%	101.1%	8	5	2.7
Jan '26	4	5	\$1.1M	\$1M	\$1.4M	\$1M	18	30	\$295	\$317	109.0%	101.8%	7	1	1.8
Dec '25	5	5	\$1.0M	\$1M	\$1.2M	\$1M	46	32	\$314	\$350	97.0%	99.9%	6	4	1.2
Nov '25	5	5	\$1.1M	\$1M	\$1.1M	\$996K	25	39	\$342	\$245	99.3%	100.8%	8	5	1.6
Oct '25	6	5	\$974K	\$933K	\$964K	\$1M	25	42	\$393	\$246	103.4%	99.5%	10	10	1.7
Sep '25	4	6	\$855K	\$915K	\$920K	\$1M	68	39	\$0	\$222	99.6%	98.7%	12	5	3.0
Aug '25	6	7	\$969K	\$1M	\$1.1M	\$1M	32	21	\$345	\$344	95.5%	99.7%	13	6	2.2
Jul '25	9	7	\$920K	\$1M	\$1.0M	\$1M	18	17	\$320	\$356	100.9%	102.6%	12	5	1.3
Jun '25	6	4	\$1.3M	\$905K	\$1.5M	\$1M	13	28	\$368	\$250	102.7%	103.0%	14	11	2.3
May '25	5	4	\$880K	\$1M	\$1.0M	\$1M	21	50	\$381	\$127	104.2%	103.0%	9	7	1.8
Apr '25	1	3	\$510K	\$1M	\$510K	\$1M	50	69	\$0	\$61	102.2%	101.9%	9	8	9.0
Mar '25	5	4	\$1.7M	\$1M	\$1.7M	\$1M	78	76	\$0	\$61	102.6%	103.9%	10	4	2.0
Feb '25	3	4	\$1.4M	\$1M	\$1.3M	\$1M	80	61	\$183	\$175	100.9%	102.7%	12	5	4.0
Jan '25	4	5	\$928K	\$875K	\$941K	\$908K	69	50	\$0	\$223	108.3%	102.3%	8	7	2.0
Dec '24	4	6	\$822K	\$911K	\$825K	\$939K	34	38	\$342	\$324	99.0%	99.5%	5	0	1.3
Nov '24	6	6	\$875K	\$1M	\$958K	\$1M	47	40	\$326	\$316	99.7%	99.0%	10	6	1.7
Oct '24	7	5	\$1.0M	\$1M	\$1.0M	\$1M	34	36	\$304	\$339	99.8%	102.0%	15	4	2.1
Sep '24	4	5	\$1.3M	\$1M	\$1.5M	\$1M	39	35	\$319	\$388	97.6%	103.5%	19	9	4.8
Aug '24	5	7	\$1.0M	\$1M	\$1.0M	\$1M	34	30	\$394	\$388	108.5%	104.2%	19	6	3.8
Jul '24	6	7	\$1.2M	\$1M	\$1.0M	\$1M	33	25	\$452	\$423	104.3%	102.5%	20	10	3.3
Jun '24	10	6	\$968K	\$1M	\$1.0M	\$1M	24	26	\$317	\$382	99.7%	101.2%	17	11	1.7
May '24	4	4	\$875K	\$1M	\$975K	\$1M	17	20	\$500	\$388	103.4%	102.6%	14	11	3.5
Apr '24	4	3	\$1.5M	\$1M	\$1.5M	\$1M	36	43	\$330	\$301	100.6%	99.4%	13	8	3.3
Mar '24	3	2	\$950K	\$936K	\$931K	\$930K	7	67	\$334	\$252	103.7%	98.3%	10	8	3.3
Feb '24	2	2	\$1.0M	\$944K	\$1.0M	\$1M	85	77	\$239	\$218	94.1%	96.1%	8	3	4.0
Jan '24	2	3	\$777K	\$898K	\$777K	\$1M	108	61	\$183	\$212	97.3%	97.1%	9	9	4.5
Dec '23	3	4	\$975K	\$1M	\$1.1M	\$1M	39	36	\$233	\$248	97.1%	98.4%	3	0	1.0
Nov '23	5	5	\$940K	\$948K	\$1.1M	\$1M	37	28	\$220	\$170	97.0%	100.3%	6	3	1.2
Oct '23	5	5	\$1.1M	\$903K	\$1.0M	\$966K	33	25	\$290	\$198	101.1%	100.8%	7	4	1.4
Sep '23	4	5	\$754K	\$879K	\$841K	\$1M	15	36	\$0	\$204	102.9%	100.9%	9	4	2.3
Aug '23	6	7	\$805K	\$991K	\$975K	\$1M	28	53	\$305	\$299	98.5%	100.2%	12	8	2.0
Jul '23	6	5	\$1.0M	\$926K	\$1.2M	\$1M	64	51	\$308	\$198	101.2%	104.4%	13	6	2.2
Jun '23	8	5	\$1.0M	\$886K	\$1.3M	\$1M	67	35	\$285	\$194	100.8%	104.2%	14	5	1.8

© 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.