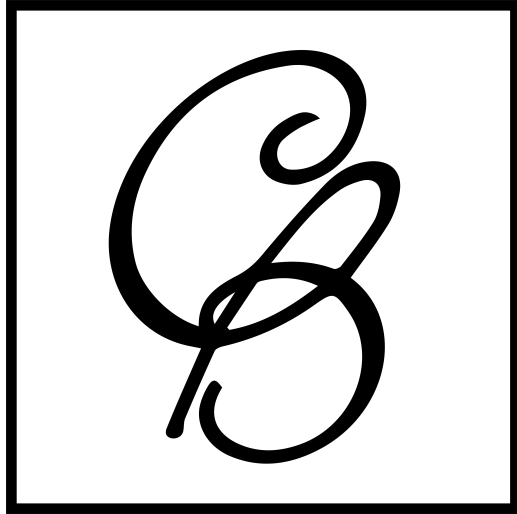




CHERIE
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June 2026

Basking Ridge Market Insights

CONFIDENTIAL

Basking Ridge

JUNE 2026

Market Profile & Trends Overview

The table belows shows data & statistics for June 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	45	-22%	-20%	0%	26%	41%	-	-
	MEDIAN PRICE	\$900,000	32%	8%	0%	0%	-8%	-	-
	AVERAGE PRICE	\$1,088,297	15%	4%	-3%	-1%	-10%	-	-
	PRICE PER SQFT	\$393	8%	6%	7%	4%	8%	-	-
	MONTHS OF SUPPLY	1.5	-7%	-53%	20%	-35%	22%	-	-
New Listings	# OF PROPERTIES	40	-18%	-11%	-5%	29%	15%	203	-14.3%
	MEDIAN PRICE	\$875,000	10%	-7%	-24%	10%	7%	\$900,000	5.9%
	AVERAGE PRICE	\$1,043,132	14%	2%	-11%	8%	8%	\$1,028,578	1.4%
	PRICE PER SQFT	\$386	1%	-2%	-3%	0%	7%	\$388	7.5%
Sales	# OF PROPERTIES	30	-17%	38%	-17%	18%	0%	126	-11.3%
	MEDIAN PRICE	\$833,500	-18%	12%	-14%	1%	0%	\$797,000	6.6%
	AVERAGE PRICE	\$957,523	-14%	-2%	-13%	2%	2%	\$987,500	6.7%
	PRICE PER SQFT	\$399	1%	-3%	4%	2%	7%	\$405	10.4%
	SALE-TO-LIST RATIO	105.6%	0.8%	3%	1.1%	1.4%	-0.6%	103.2%	-3.8%

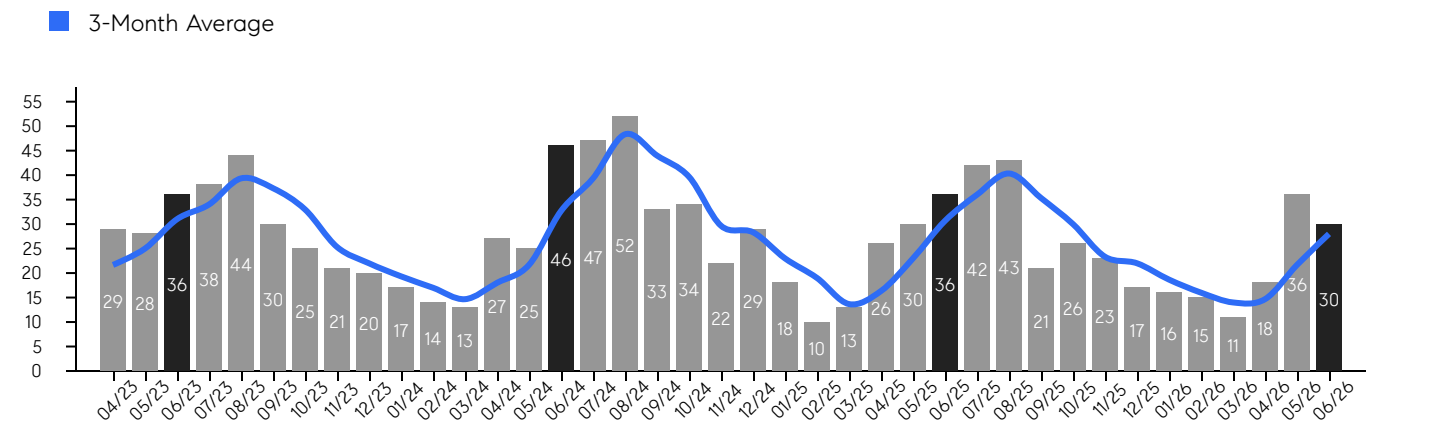
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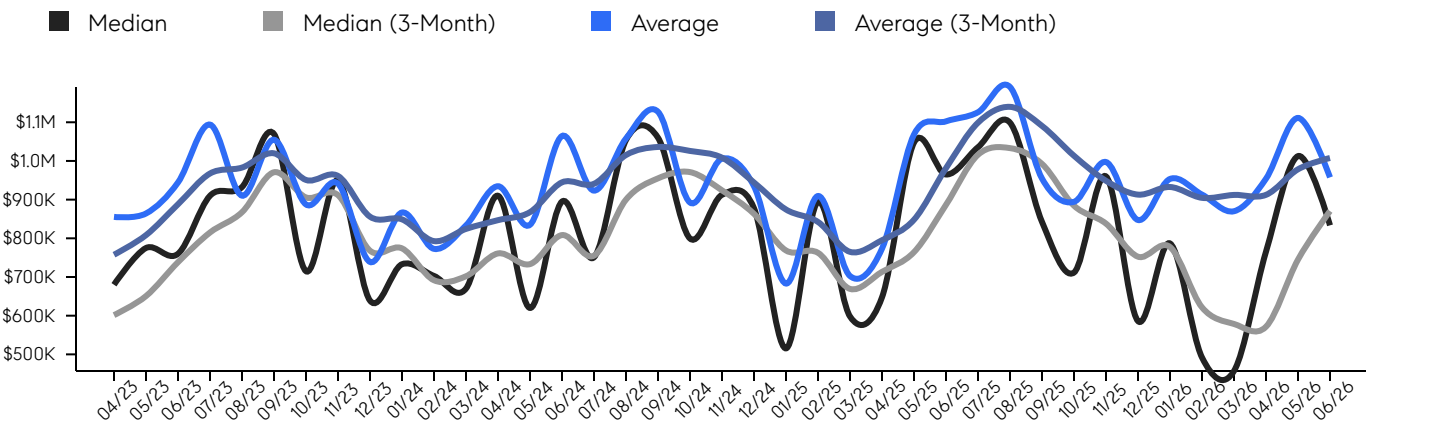
Property Sales

There were 30 sales in June 2026, a change of -17% from 36 in June 2025 and -17% from the 36 sales last month. Compared to June 2024 and 2025, sales were at their lowest level. There have been 126 year-to-date (YTD) sales, which is -11.3% lower than last year's year-to-date sales of 142.



Property Prices

The median sales price in June 2026 was \$833,500, a change of -14% from \$965,000 in June 2025, and a change of -18% from \$1,012,500 last month. The average sales price in June 2026 was \$957,523, a change of -13% from \$1,102,385 in June 2025, and a change of -14% from \$1,111,238 last month, and was at its lowest level compared to 2025 and 2024.



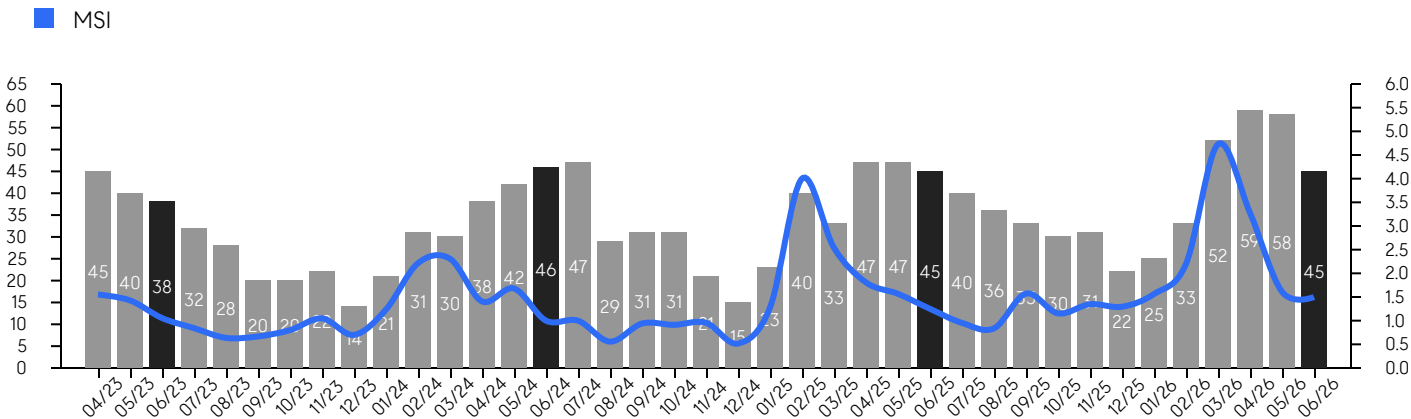
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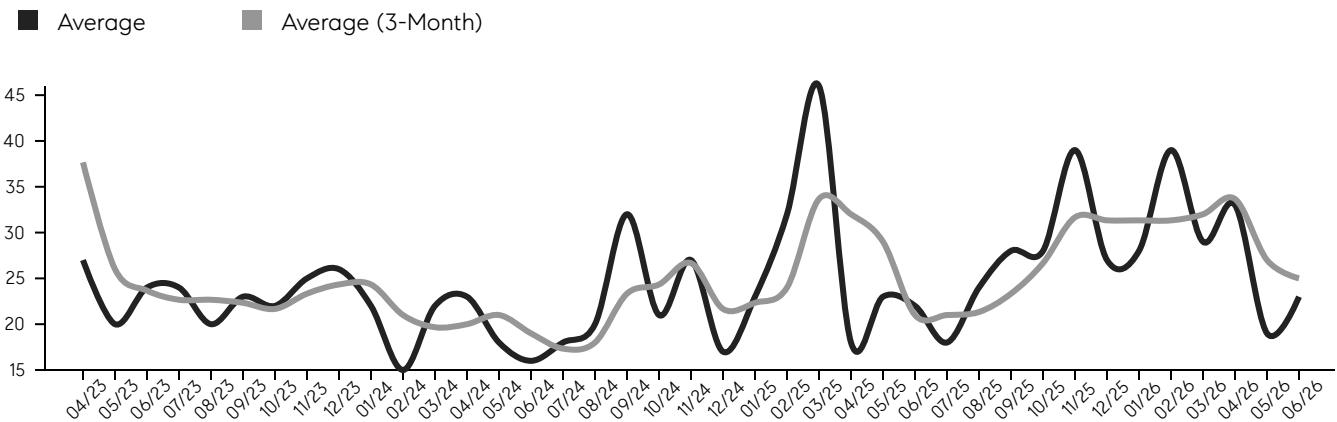
Inventory & MSI

The total inventory of properties available for sale as of June 2026 was 45, a difference of -22% from 58 last month, and 0% from 45 in June 2025, and was at a similar level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.5 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 June 2026 was 23, a change of 21% from 19 days last month, and 5% from 22 days in June 2025, and was at its lowest level compared to 2025 and 2024.



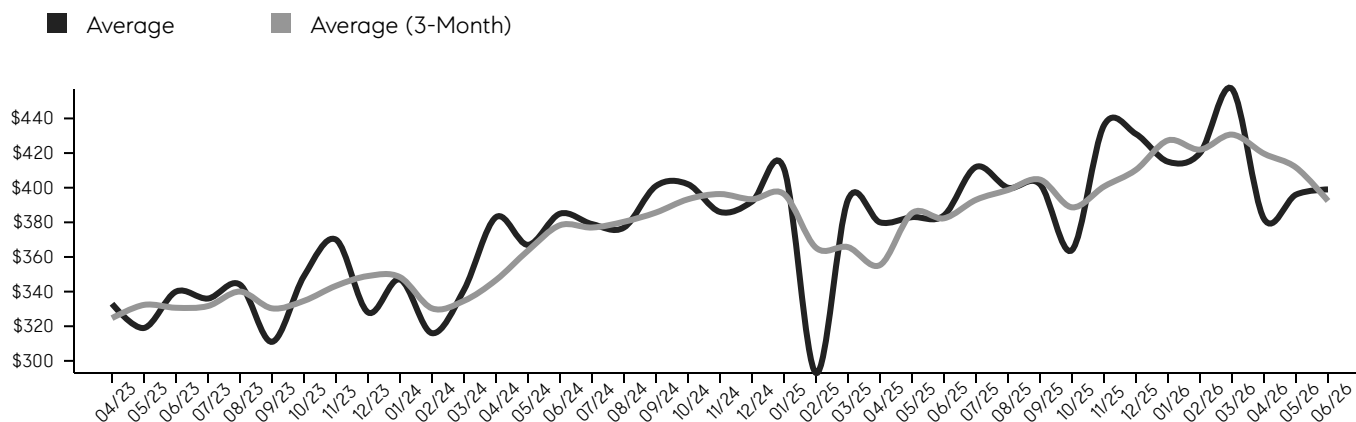
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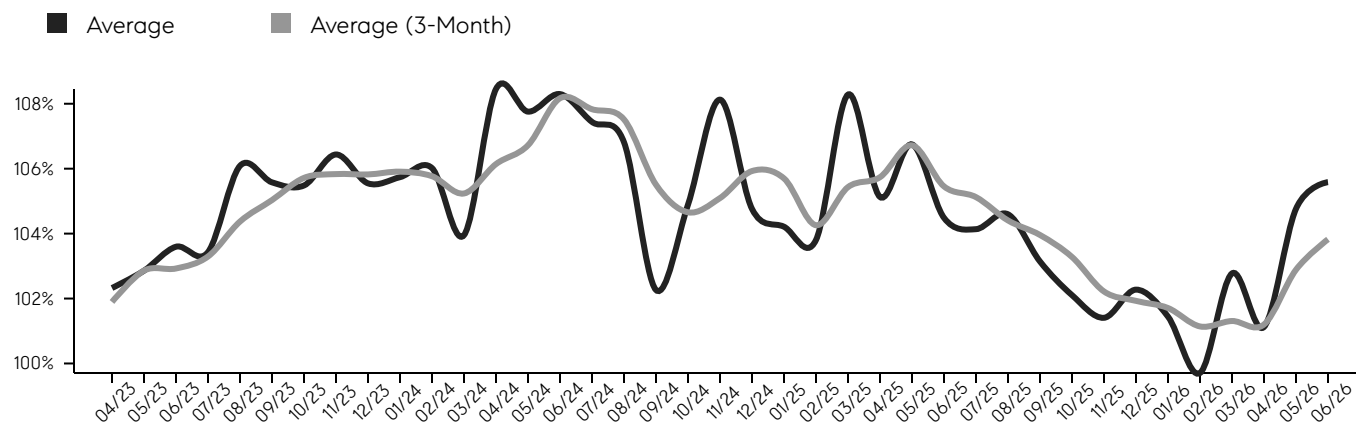
Selling Price Per Square Foot

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 June 2026 selling price vs. listing price ratio was 105.6%, compared to 104.8% last month, and 104.5% in June 2025.



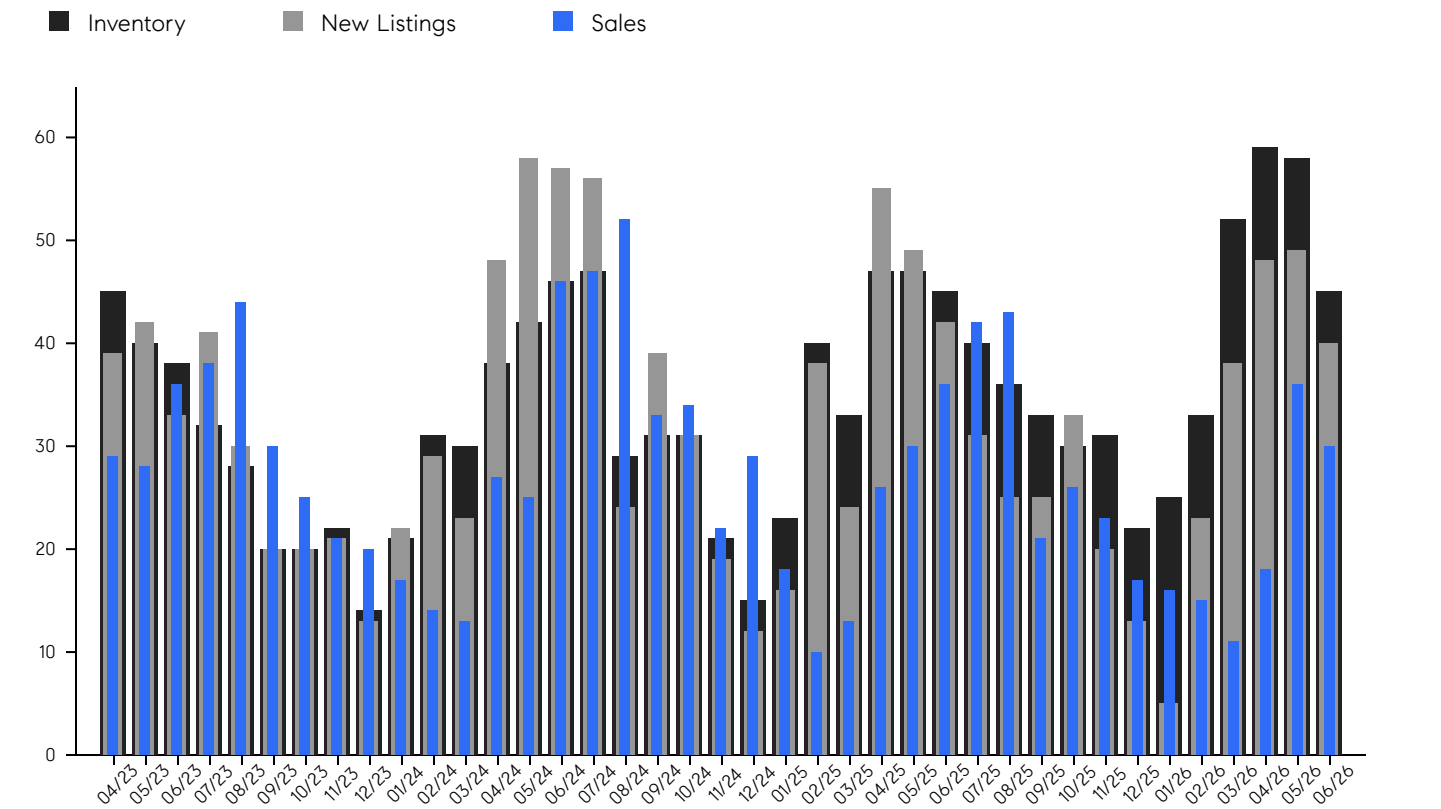
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Inventory, New Listings & Sales

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 June 2026 was 40, a change of -18% from 49 last month and -5% from 42 in June 2025.



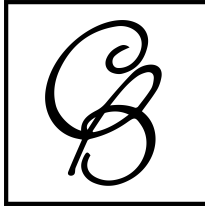
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JUNE 2026

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
Jun '26	30	28	\$833K	\$871K	\$957K	\$1M	23	25	\$399	\$392	105.6%	103.8%	45	40	1.5
May '26	36	22	\$1.0M	\$745K	\$1.1M	\$978K	19	27	\$396	\$412	104.8%	102.9%	58	49	1.6
Apr '26	18	15	\$765K	\$572K	\$954K	\$912K	33	34	\$382	\$420	101.1%	101.2%	59	48	3.3
Mar '26	11	14	\$457K	\$579K	\$870K	\$912K	29	32	\$457	\$431	102.8%	101.3%	52	38	4.7
Feb '26	15	16	\$492K	\$622K	\$913K	\$905K	39	31	\$420	\$422	99.7%	101.1%	33	23	2.2
Jan '26	16	19	\$786K	\$778K	\$953K	\$933K	28	31	\$415	\$427	101.4%	101.7%	25	5	1.6
Dec '25	17	22	\$586K	\$753K	\$847K	\$913K	27	31	\$431	\$410	102.3%	101.9%	22	13	1.3
Nov '25	23	23	\$960K	\$838K	\$997K	\$949K	39	32	\$436	\$401	101.4%	102.2%	31	20	1.3
Oct '25	26	30	\$711K	\$884K	\$894K	\$1M	28	27	\$364	\$389	102.1%	103.3%	30	33	1.2
Sep '25	21	35	\$842K	\$992K	\$954K	\$1M	28	23	\$402	\$405	103.1%	104.0%	33	25	1.6
Aug '25	43	40	\$1.0M	\$1M	\$1.1M	\$1M	24	21	\$400	\$399	104.6%	104.4%	36	25	0.8
Jul '25	42	36	\$1.0M	\$1M	\$1.1M	\$1M	18	21	\$412	\$393	104.1%	105.1%	40	31	1.0
Jun '25	36	31	\$965K	\$887K	\$1.1M	\$981K	22	21	\$384	\$382	104.5%	105.5%	45	42	1.3
May '25	30	23	\$1.0M	\$764K	\$1.0M	\$848K	23	29	\$383	\$385	106.7%	106.7%	47	49	1.6
Apr '25	26	16	\$647K	\$713K	\$773K	\$795K	18	32	\$380	\$355	105.1%	105.7%	47	55	1.8
Mar '25	13	14	\$598K	\$669K	\$702K	\$765K	46	34	\$393	\$366	108.3%	105.4%	33	24	2.5
Feb '25	10	19	\$894K	\$763K	\$909K	\$842K	32	24	\$293	\$365	103.8%	104.3%	40	38	4.0
Jan '25	18	23	\$515K	\$769K	\$683K	\$874K	23	22	\$411	\$396	104.2%	105.7%	23	16	1.3
Dec '24	29	28	\$877K	\$863K	\$934K	\$944K	17	22	\$392	\$393	104.8%	105.9%	15	12	0.5
Nov '24	22	30	\$912K	\$924K	\$1.0M	\$1M	27	27	\$386	\$396	108.1%	105.1%	21	19	1.0
Oct '24	34	40	\$799K	\$971K	\$892K	\$1M	21	24	\$402	\$393	104.9%	104.7%	31	31	0.9
Sep '24	33	44	\$1.0M	\$955K	\$1.1M	\$1M	32	23	\$401	\$386	102.3%	105.5%	31	39	0.9
Aug '24	52	48	\$1.0M	\$900K	\$1.0M	\$1M	20	18	\$377	\$380	106.8%	107.5%	29	24	0.6
Jul '24	47	39	\$751K	\$755K	\$923K	\$941K	18	17	\$379	\$377	107.4%	107.8%	47	56	1.0
Jun '24	46	33	\$895K	\$808K	\$1.0M	\$945K	16	19	\$385	\$378	108.3%	108.2%	46	57	1.0
May '24	25	22	\$620K	\$733K	\$835K	\$868K	18	21	\$367	\$364	107.8%	106.7%	42	58	1.7
Apr '24	27	18	\$910K	\$761K	\$934K	\$847K	23	20	\$383	\$347	108.5%	106.1%	38	48	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	\$692K	\$772K	\$793K	15	21	\$316	\$330	106.0%	105.8%	31	29	2.2
Jan '24	17	19	\$733K	\$774K	\$866K	\$849K	22	24	\$347	\$348	105.7%	105.9%	21	22	1.2
Dec '23	20	22	\$639K	\$768K	\$738K	\$856K	26	24	\$328	\$349	105.5%	105.8%	14	13	0.7
Nov '23	21	25	\$950K	\$912K	\$941K	\$961K	25	23	\$370	\$343	106.4%	105.8%	22	21	1.0
Oct '23	25	33	\$715K	\$906K	\$887K	\$951K	22	22	\$349	\$335	105.5%	105.7%	20	20	0.8
Sep '23	30	37	\$1.0M	\$971K	\$1.0M	\$1M	23	22	\$311	\$330	105.6%	105.0%	20	20	0.7
Aug '23	44	39	\$932K	\$868K	\$910K	\$983K	20	23	\$344	\$340	106.1%	104.4%	28	30	0.6
Jul '23	38	34	\$910K	\$815K	\$1.0M	\$968K	24	23	\$336	\$332	103.4%	103.3%	32	41	0.8

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