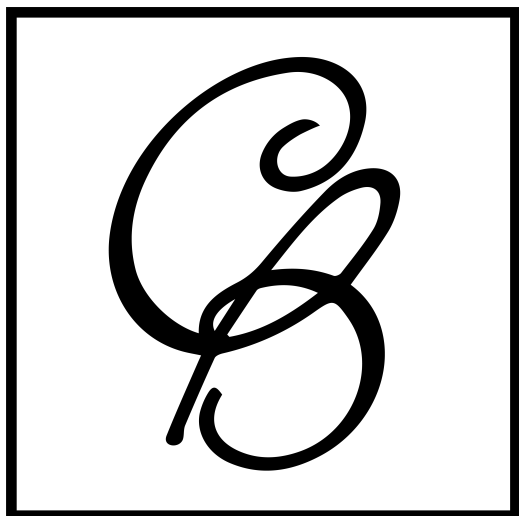




CHERIE
BERGER
TEAM

June 2026

Watchung Market Insights

CHERIE BERGER TEAM

Watchung

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	20	-20%	-2%	43%	95%	51%	-	-
	MEDIAN PRICE	\$1,360,000	-18%	-12%	56%	18%	26%	-	-
	AVERAGE PRICE	\$1,590,226	-5%	-6%	47%	28%	37%	-	-
	PRICE PER SQFT	\$346	-3%	2%	-8%	-1%	7%	-	-
	MONTHS OF SUPPLY	2.0	-68%	-67%	-14%	-50%	-36%	-	-
New Listings	# OF PROPERTIES	15	15%	2%	36%	134%	112%	65	30.0%
	MEDIAN PRICE	\$848,000	-35%	-35%	3%	-23%	-9%	\$1,199,000	11.8%
	AVERAGE PRICE	\$983,465	-32%	-31%	16%	-20%	-2%	\$1,322,401	13.5%
	PRICE PER SQFT	\$364	-5%	2%	1%	12%	19%	\$357	2.0%
Sales	# OF PROPERTIES	10	150%	200%	67%	103%	111%	27	8.0%
	MEDIAN PRICE	\$1,137,500	-17%	-20%	-14%	7%	9%	\$1,280,000	30.3%
	AVERAGE PRICE	\$1,126,090	-19%	-20%	-29%	-1%	6%	\$1,301,915	21.8%
	PRICE PER SQFT	\$420	19%	14%	14%	90%	25%	\$372	15.9%
	SALE-TO-LIST RATIO	103.4%	-6.8%	-1%	0.7%	2.0%	2.8%	104.3%	4.0%

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

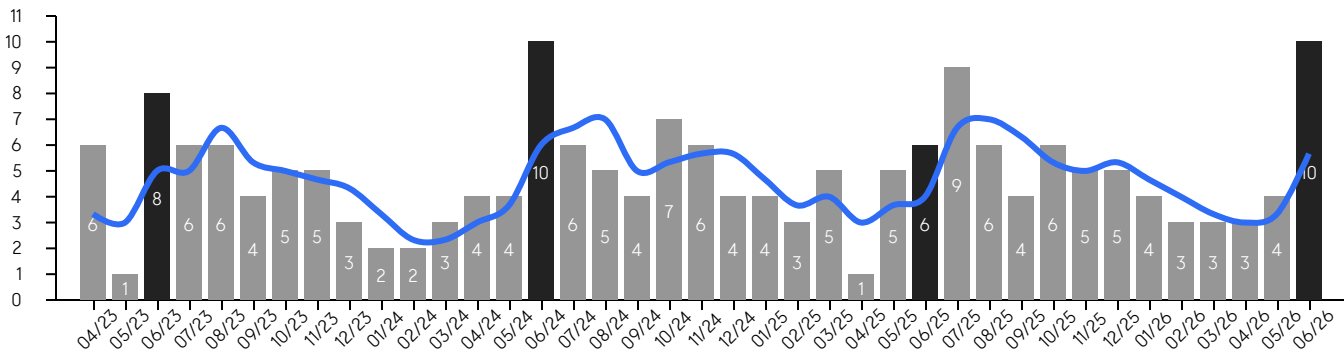
Watchung

JUNE 2026

Property Sales

There were 10 sales in June 2026, a change of 67% from 6 in June 2025 and 150% from the 4 sales last month. Compared to June 2024 and 2025, sales were at a similar level. There have been 27 year-to-date (YTD) sales, which is 8.0% higher than last year's year-to-date sales of 25.

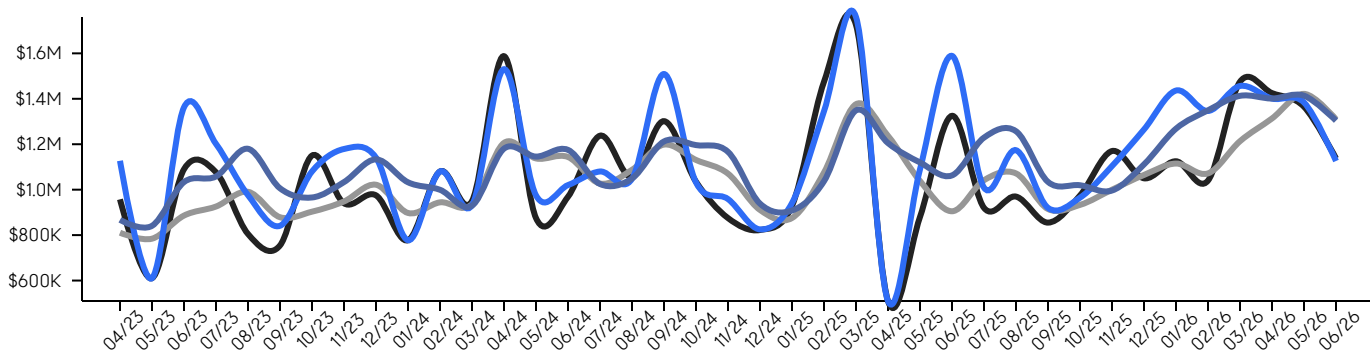
■ 3-Month Average



Property Prices

The median sales price in June 2026 was \$1,137,500, a change of -14% from \$1,325,000 in June 2025, and a change of -17% from \$1,365,000 last month. The average sales price in June 2026 was \$1,126,090, a change of -29% from \$1,588,833 in June 2025, and a change of -19% from \$1,383,750 last month, and was mid level compared to 2025 and 2024.

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



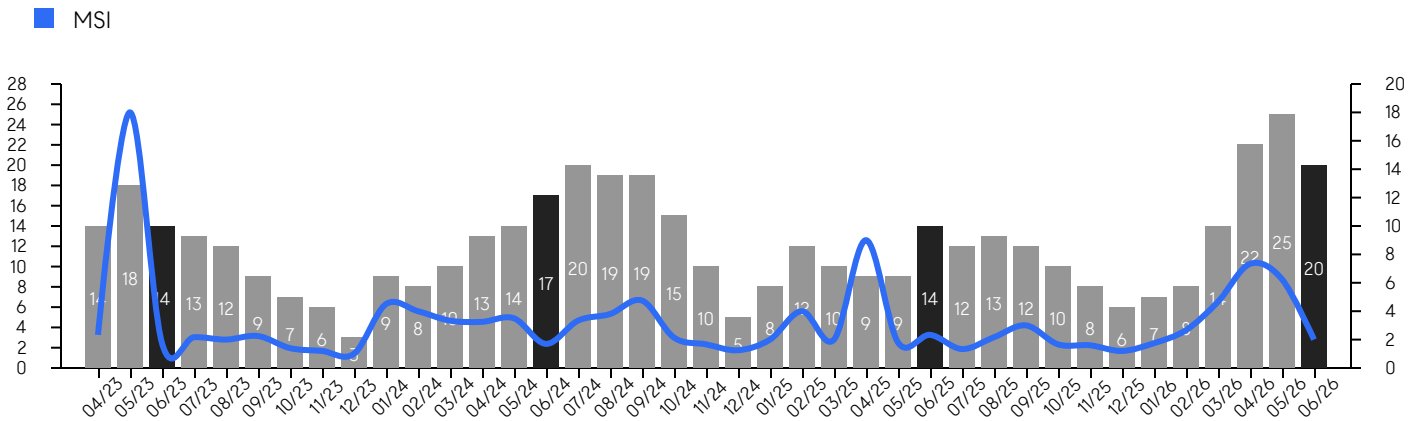
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through June 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Watchung

JUNE 2026

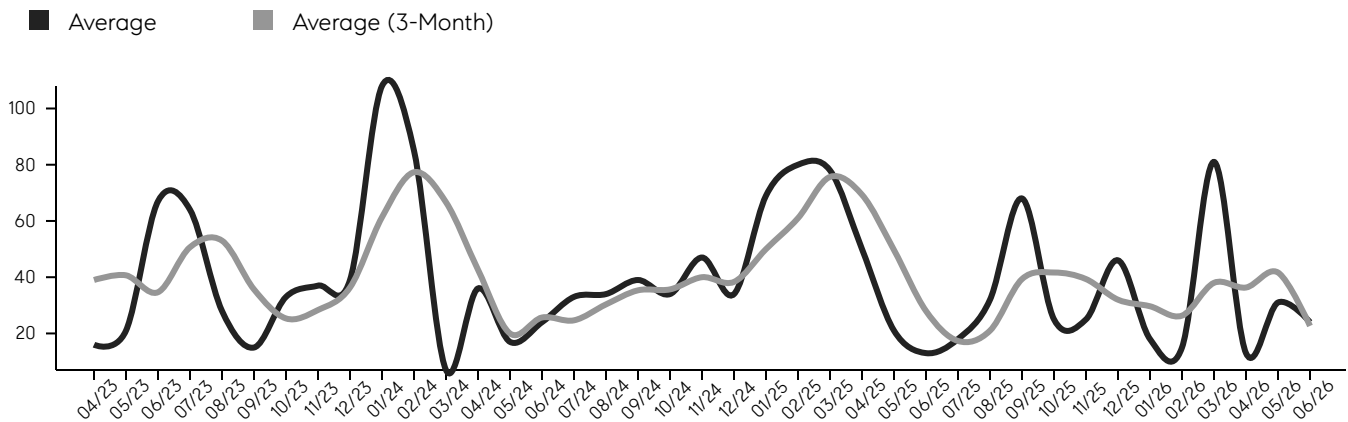
Inventory & MSI

The total inventory of properties available for sale as of June 2026 was 20, a difference of -20% from 25 last month, and 43% from 14 in June 2025, and was at its highest 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 June 2026 was 24, a change of -23% from 31 days last month, and 85% from 13 days in June 2025, and was at its lowest level compared to 2025 and 2024.



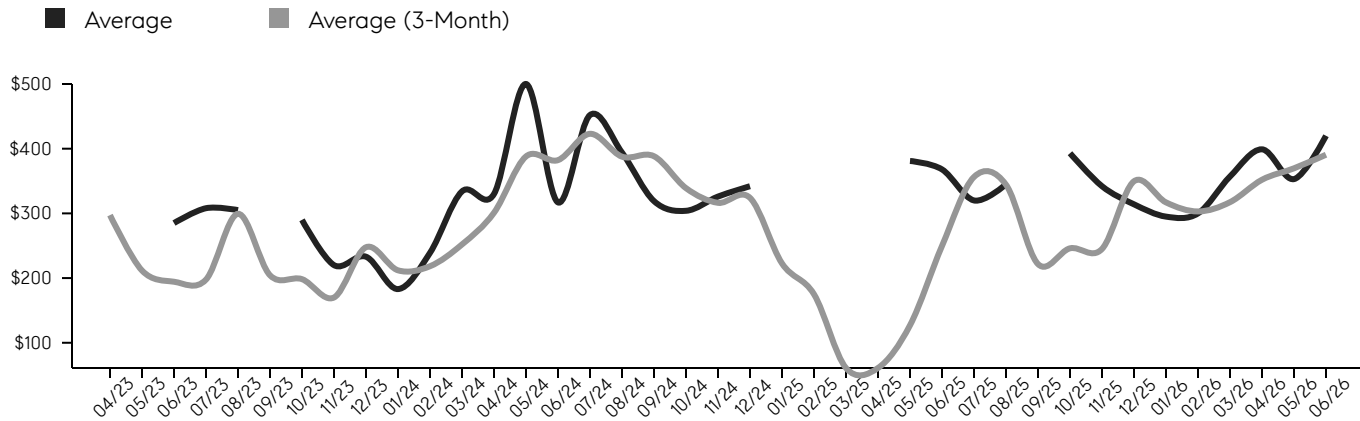
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through June 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Watchung

JUNE 2026

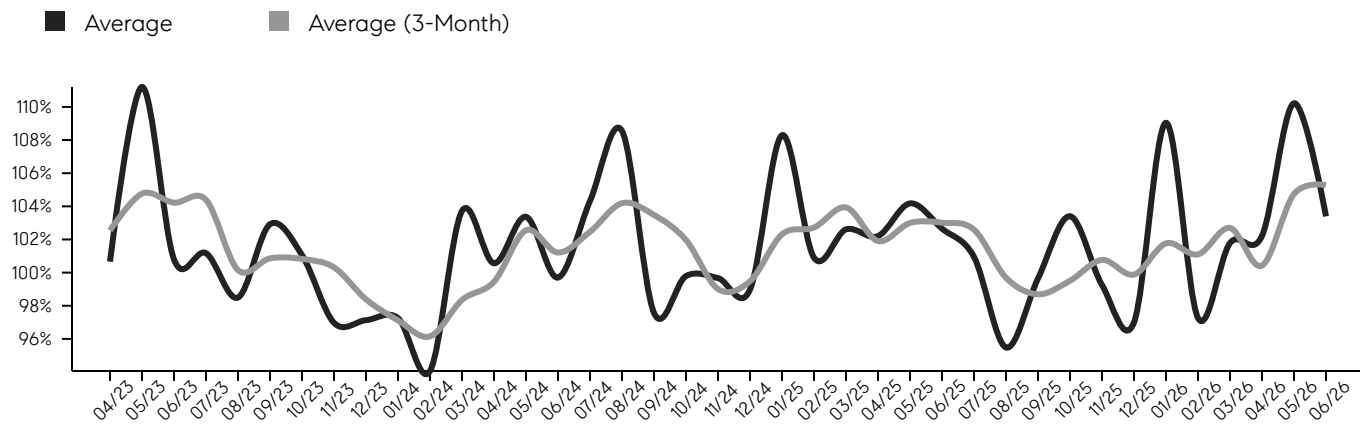
Selling Price Per Square Foot

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 June 2026 selling price vs. listing price ratio was 103.4%, compared to 110.2% last month, and 102.7% in June 2025.



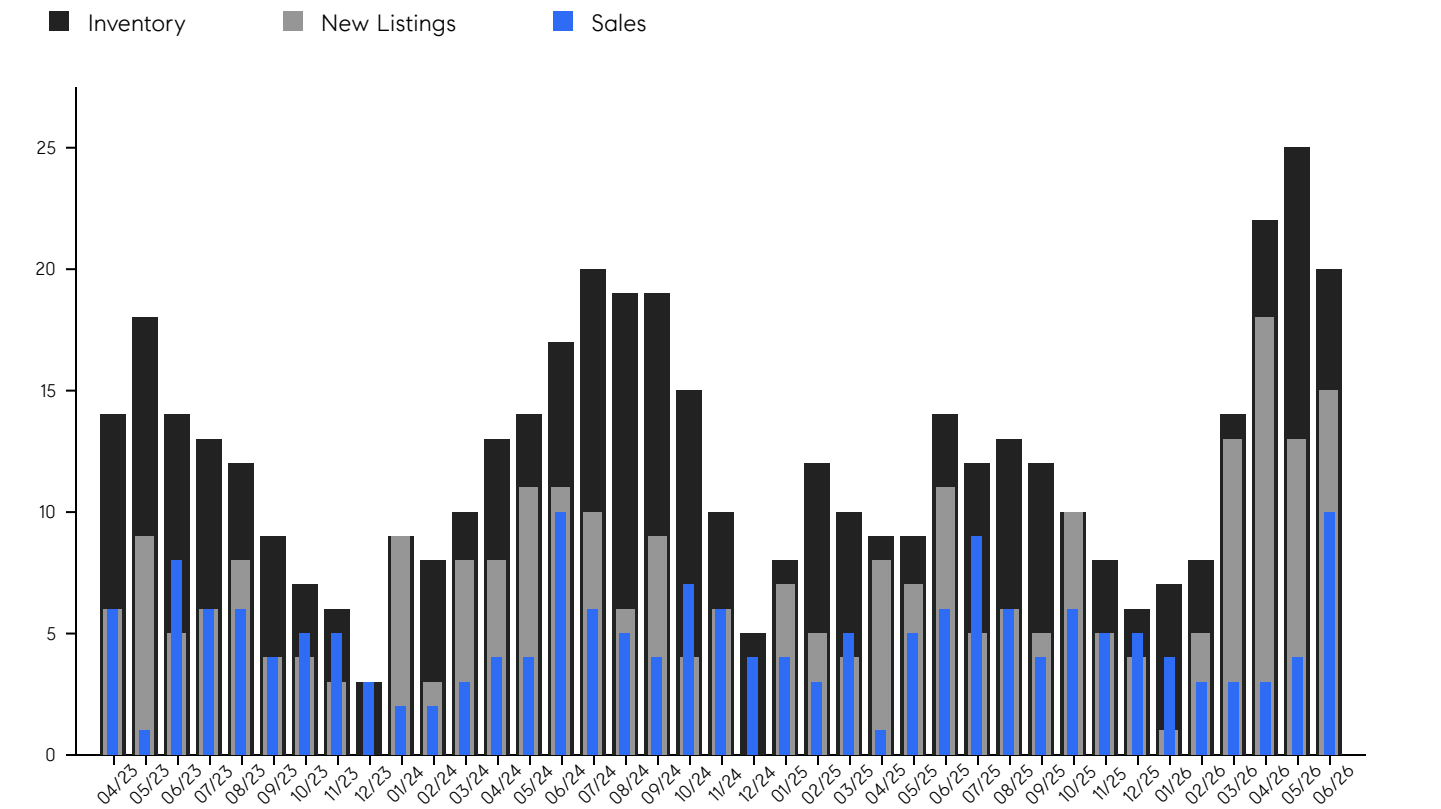
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through June 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Watchung

JUNE 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 June 2026 was 15, a change of 15% from 13 last month and 36% from 11 in June 2025.



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

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	10	6	\$1.1M	\$1M	\$1.1M	\$1M	24	23	\$420	\$391	103.4%	105.3%	20	15	2.0
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

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