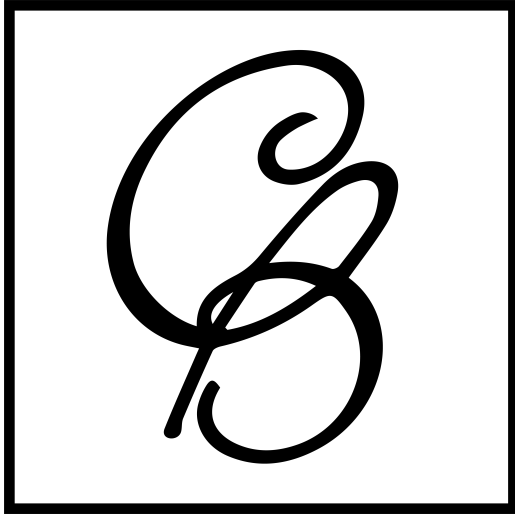




CHERIE
BERGER
TEAM

July 2026

Basking Ridge Market Insights

CONFIDENTIAL

Basking Ridge

JULY 2026

Market Profile & Trends Overview

The table belows shows data & statistics for July 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	48	-4%	-15%	20%	35%	51%	-	-
	MEDIAN PRICE	\$867,000	-1%	2%	-23%	-4%	-12%	-	-
	AVERAGE PRICE	\$1,006,243	-5%	-3%	-16%	-9%	-17%	-	-
	PRICE PER SQFT	\$419	8%	11%	9%	11%	16%	-	-
	MONTHS OF SUPPLY	1.3	-22%	-41%	36%	-22%	6%	-	-
New Listings	# OF PROPERTIES	35	-12%	-23%	13%	13%	0%	238	-18.8%
	MEDIAN PRICE	\$895,000	4%	-1%	4%	13%	10%	\$897,000	4.4%
	AVERAGE PRICE	\$948,029	-9%	-5%	-13%	-2%	-2%	\$1,015,233	0.7%
	PRICE PER SQFT	\$418	8%	7%	3%	8%	15%	\$393	8.0%
Sales	# OF PROPERTIES	37	23%	32%	-12%	46%	24%	163	-13.8%
	MEDIAN PRICE	\$1,225,000	47%	41%	18%	48%	47%	\$900,000	20.0%
	AVERAGE PRICE	\$1,158,957	21%	15%	3%	24%	24%	\$1,026,420	10.9%
	PRICE PER SQFT	\$412	3%	5%	0%	5%	10%	\$408	10.3%
	SALE-TO-LIST RATIO	104.0%	-1.5%	0%	-0.1%	-0.2%	-2.2%	103.4%	-3.6%

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

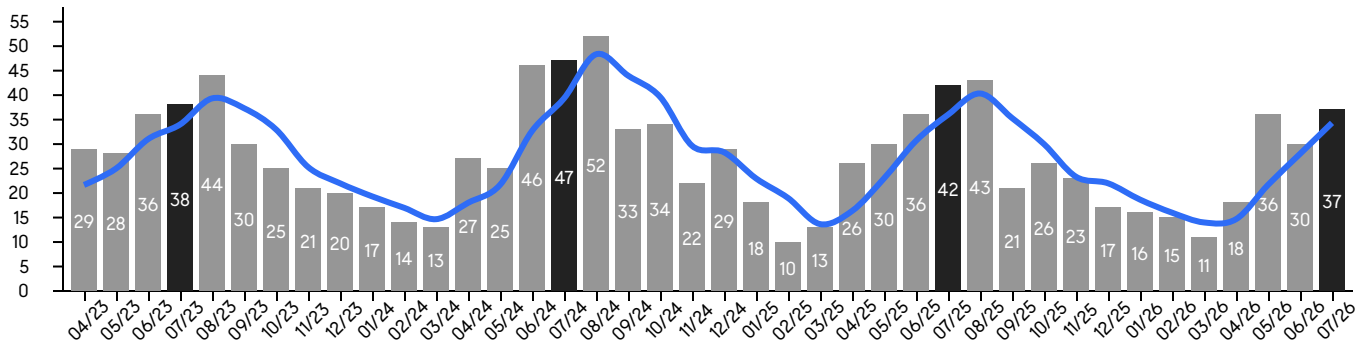
Basking Ridge

JULY 2026

Property Sales

There were 37 sales in July 2026, a change of -12% from 42 in July 2025 and 23% from the 30 sales last month. Compared to July 2024 and 2025, sales were at their lowest level. There have been 163 year-to-date (YTD) sales, which is -13.8% lower than last year's year-to-date sales of 189.

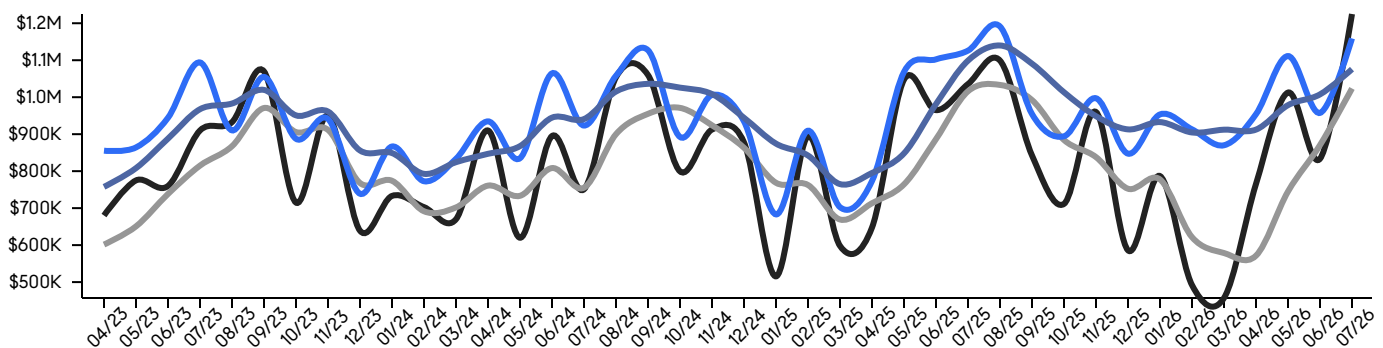
■ 3-Month Average



Property Prices

The median sales price in July 2026 was \$1,225,000, a change of 18% from \$1,035,500 in July 2025, and a change of 47% from \$833,500 last month. The average sales price in July 2026 was \$1,158,957, a change of 3% from \$1,125,974 in July 2025, and a change of 21% from \$957,523 last month, and was at its highest level compared to 2025 and 2024.

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



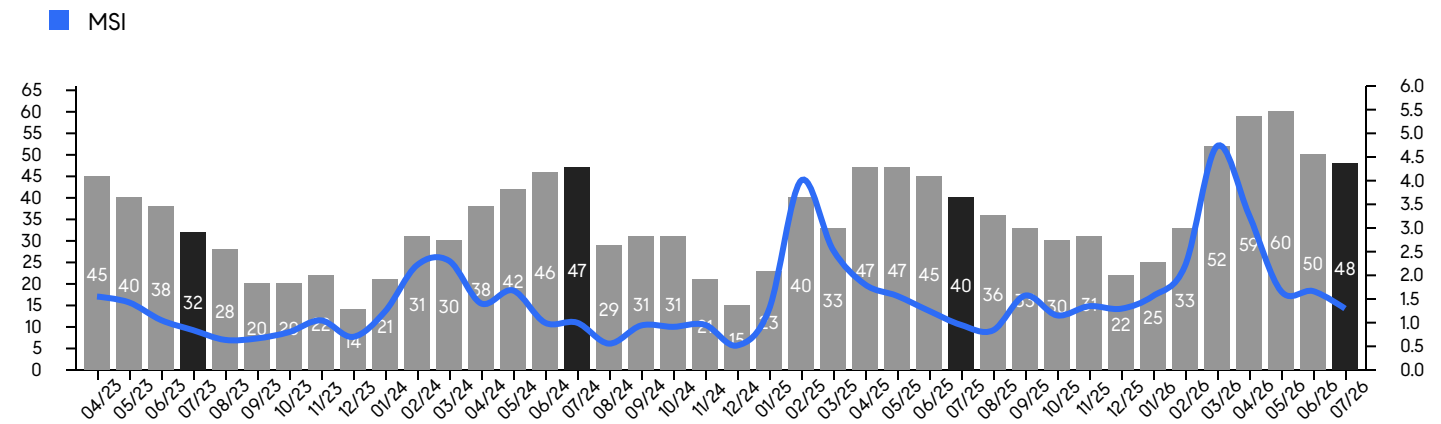
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through July 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Basking Ridge

JULY 2026

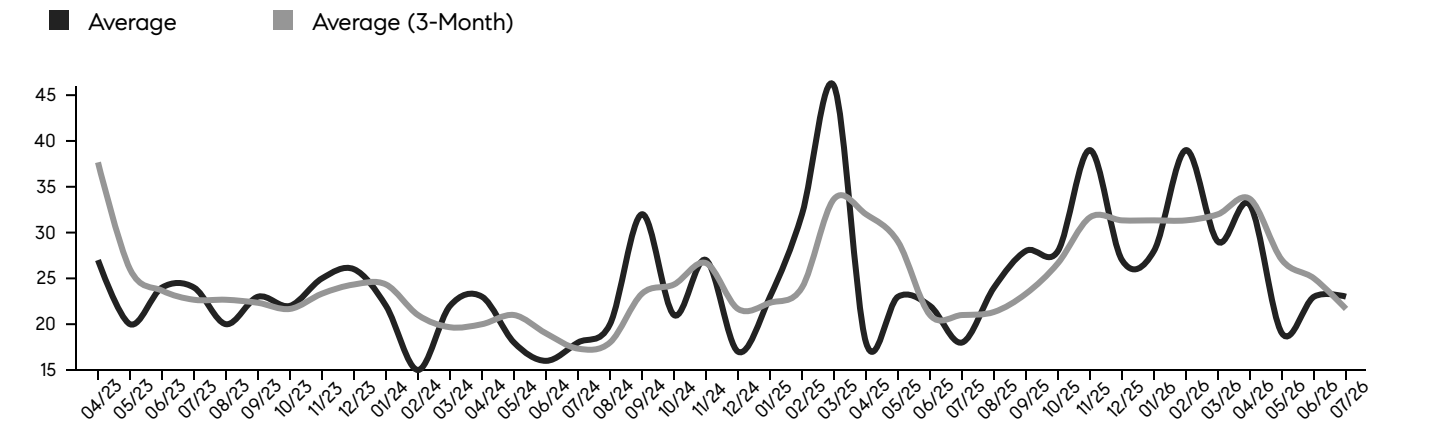
Inventory & MSI

The total inventory of properties available for sale as of July 2026 was 48, a difference of -4% from 50 last month, and 20% from 40 in July 2025, and was at its highest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.3 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 July 2026 was 23, a change of 0% from 23 days last month, and 28% from 18 days in July 2025, and was at its lowest level compared to 2025 and 2024.



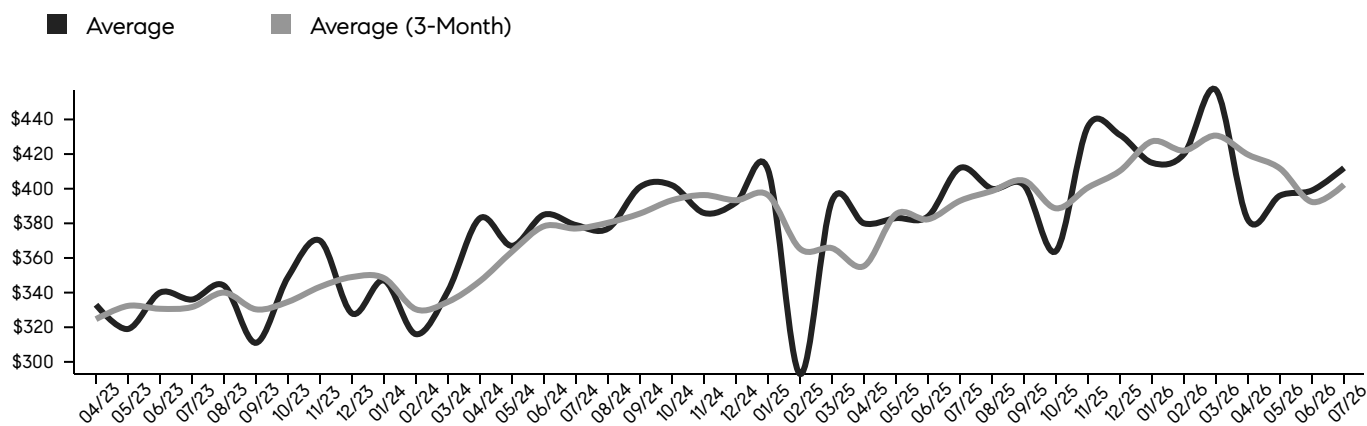
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through July 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Basking Ridge

JULY 2026

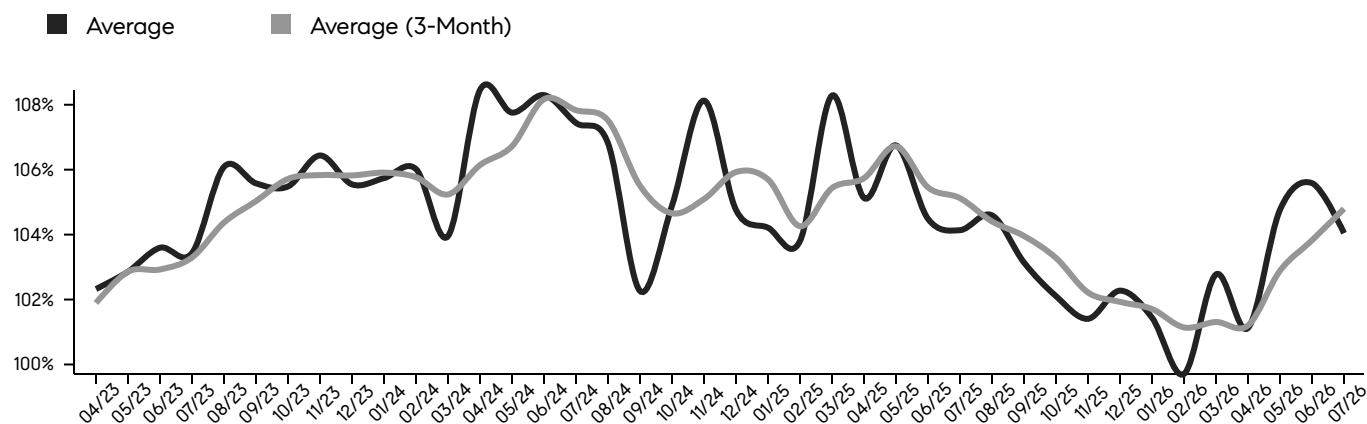
Selling Price Per Square Foot

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 July 2026 selling price vs. listing price ratio was 104.0%, compared to 105.6% last month, and 104.1% in July 2025.



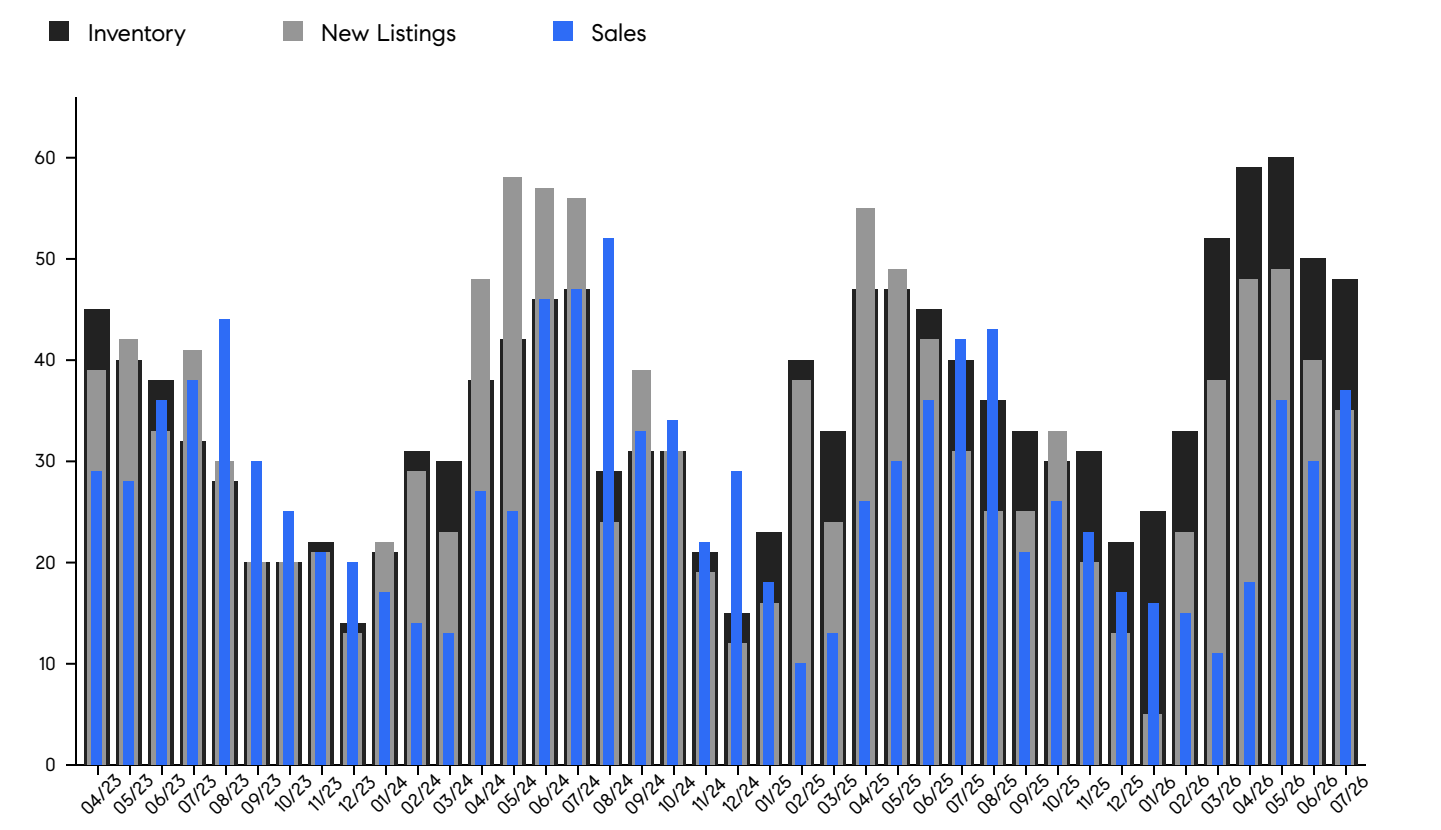
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through July 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Basking Ridge

JULY 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 July 2026 was 35, a change of -12% from 40 last month and 13% from 31 in July 2025.



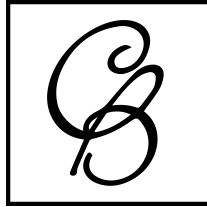
© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through July 2026. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity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

Basking Ridge

JULY 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
Jul '26	37	34	\$1.2M	\$1M	\$1.1M	\$1M	23	22	\$412	\$402	104.0%	104.8%	48	35	1.3
Jun '26	30	28	\$833K	\$871K	\$957K	\$1M	23	25	\$399	\$392	105.6%	103.8%	50	40	1.7
May '26	36	22	\$1.0M	\$745K	\$1.1M	\$978K	19	27	\$396	\$412	104.8%	102.9%	60	49	1.7
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

© 2026. Based on information from Garden State MLS, LLC for the period of January 2018 through July 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 Quacquarelli
karla.quacquarelli@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.