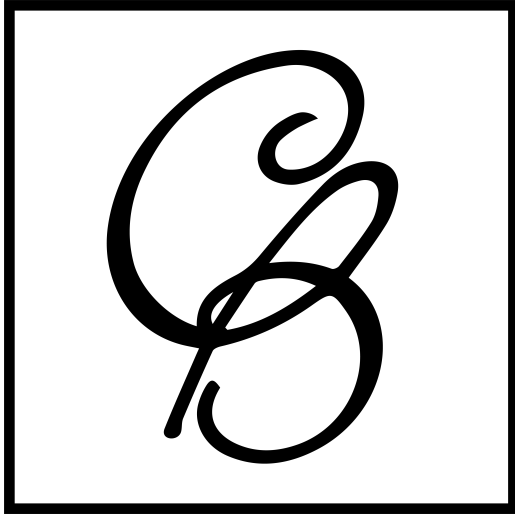




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August 2026

Basking Ridge Market Insights

2026 MARKET INSIGHTS

Basking Ridge

AUGUST 2026

Market Profile & Trends Overview

The table belows shows data & statistics for August 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	47	-8%	-12%	31%	32%	48%	-	-
	MEDIAN PRICE	\$849,000	0%	3%	-24%	-6%	-14%	-	-
	AVERAGE PRICE	\$1,035,267	4%	3%	-10%	-6%	-14%	-	-
	PRICE PER SQFT	\$389	-5%	1%	7%	3%	7%	-	-
	MONTHS OF SUPPLY	1.7	26%	11%	108%	-32%	42%	-	-
New Listings	# OF PROPERTIES	30	-14%	-27%	20%	-3%	-14%	268	-15.5%
	MEDIAN PRICE	\$859,500	-2%	2%	19%	9%	5%	\$890,000	3.6%
	AVERAGE PRICE	\$1,143,183	21%	18%	19%	19%	19%	\$1,028,642	1.9%
	PRICE PER SQFT	\$361	-12%	-8%	3%	-7%	0%	\$389	7.2%
Sales	# OF PROPERTIES	27	-27%	-21%	-37%	6%	-10%	190	-21.2%
	MEDIAN PRICE	\$810,000	-34%	-21%	-26%	-2%	-3%	\$882,500	7.6%
	AVERAGE PRICE	\$1,029,269	-11%	-4%	-14%	10%	10%	\$1,026,825	7.7%
	PRICE PER SQFT	\$337	-18%	-16%	-16%	-14%	-10%	\$401	7.8%
	SALE-TO-LIST RATIO	106.1%	2.0%	1%	1.5%	1.9%	-0.1%	103.8%	-3.2%

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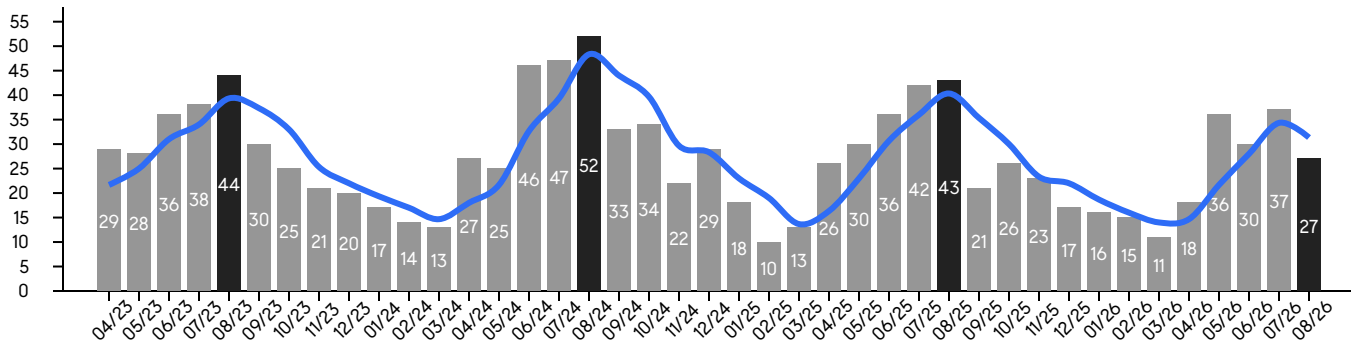
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Property Sales

There were 27 sales in August 2026, a change of -37% from 43 in August 2025 and -27% from the 37 sales last month. Compared to August 2024 and 2025, sales were at their lowest level. There have been 190 year-to-date (YTD) sales, which is -21.2% lower than last year's year-to-date sales of 241.

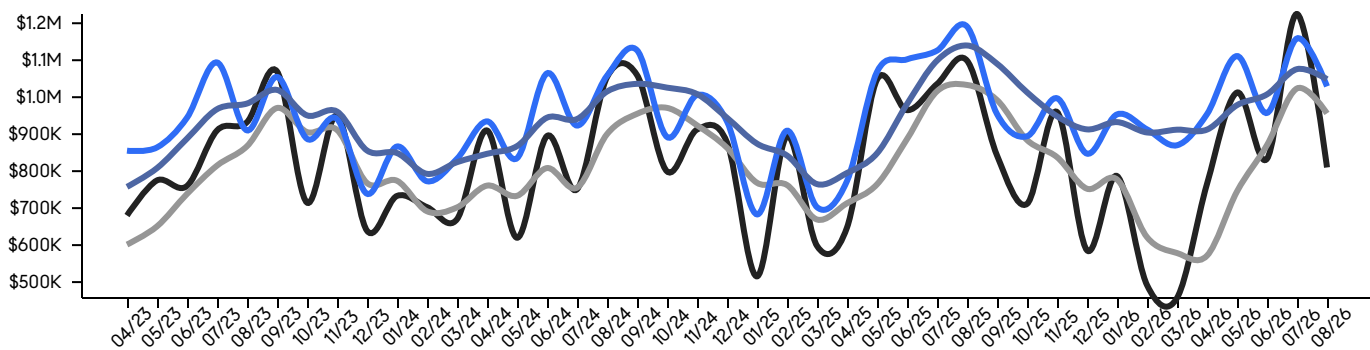
■ 3-Month Average



Property Prices

The median sales price in August 2026 was \$810,000, a change of -26% from \$1,099,000 in August 2025, and a change of -34% from \$1,225,000 last month. The average sales price in August 2026 was \$1,029,269, a change of -14% from \$1,191,180 in August 2025, and a change of -11% from \$1,158,957 last month, and was at its lowest level compared to 2025 and 2024.

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



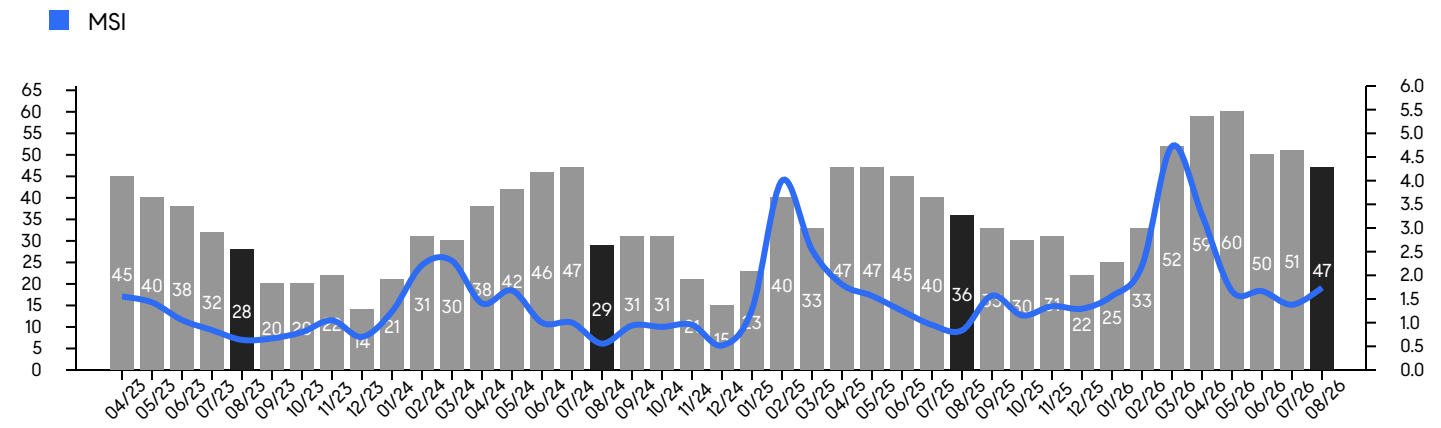
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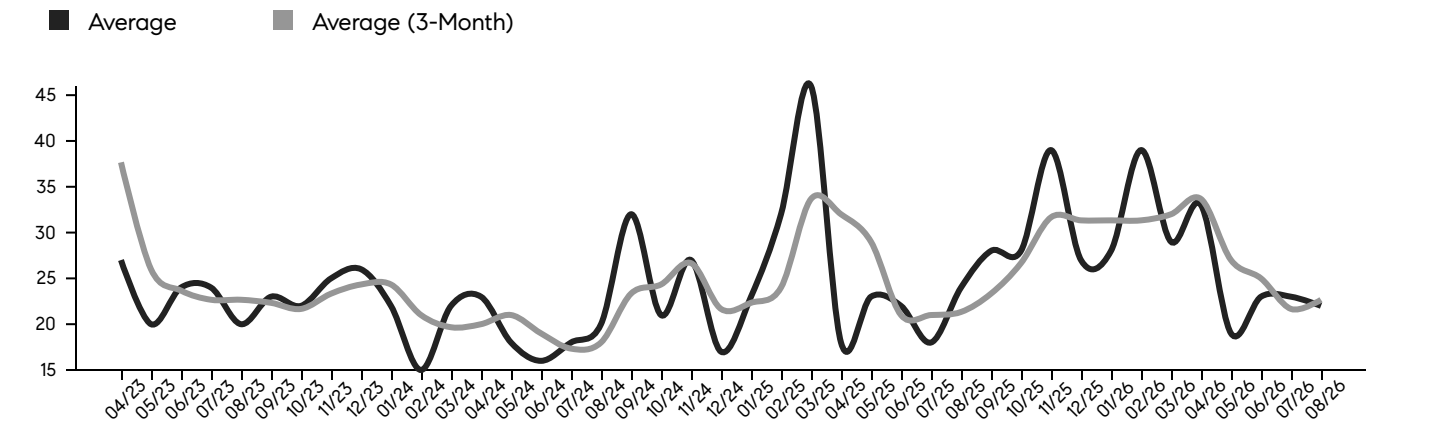
Inventory & MSI

The total inventory of properties available for sale as of August 2026 was 47, a difference of -8% from 51 last month, and 31% from 36 in August 2025, and was at its highest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.7 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 August 2026 was 22, a change of -4% from 23 days last month, and -8% from 24 days in August 2025, and was at its lowest level compared to 2025 and 2024.



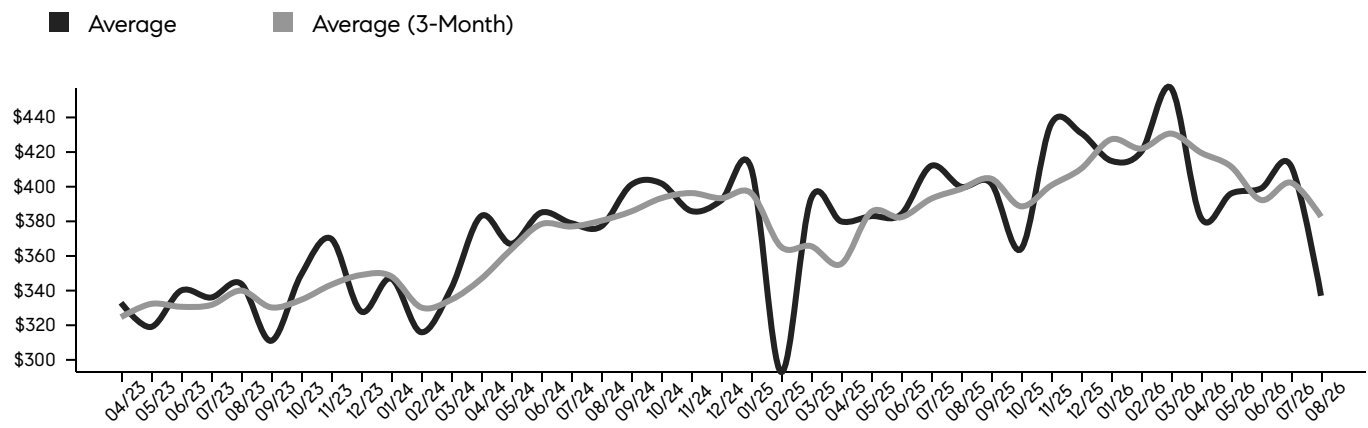
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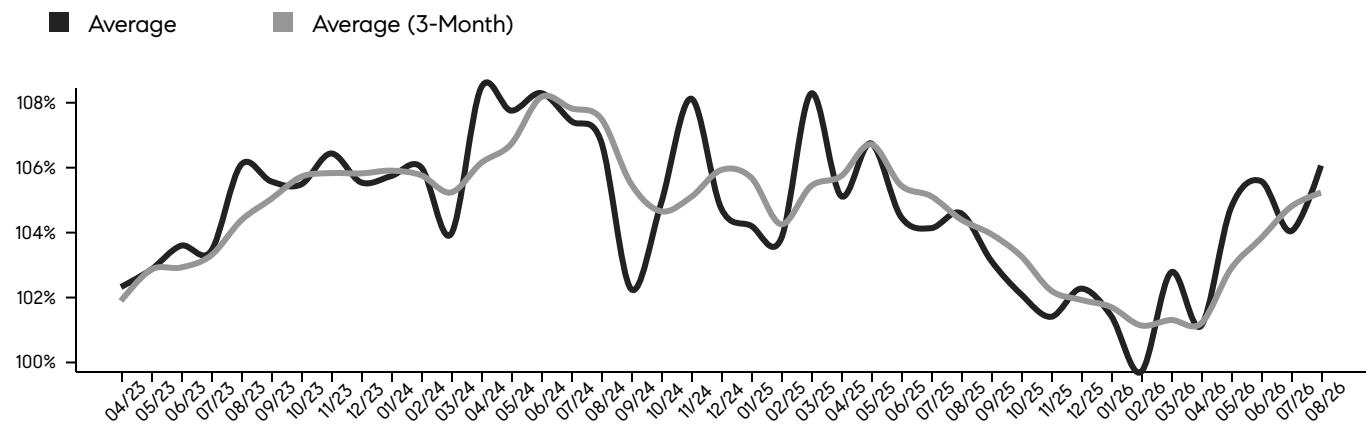
Selling Price Per Square Foot

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 August 2026 selling price vs. listing price ratio was 106.1%, compared to 104.0% last month, and 104.6% in August 2025.



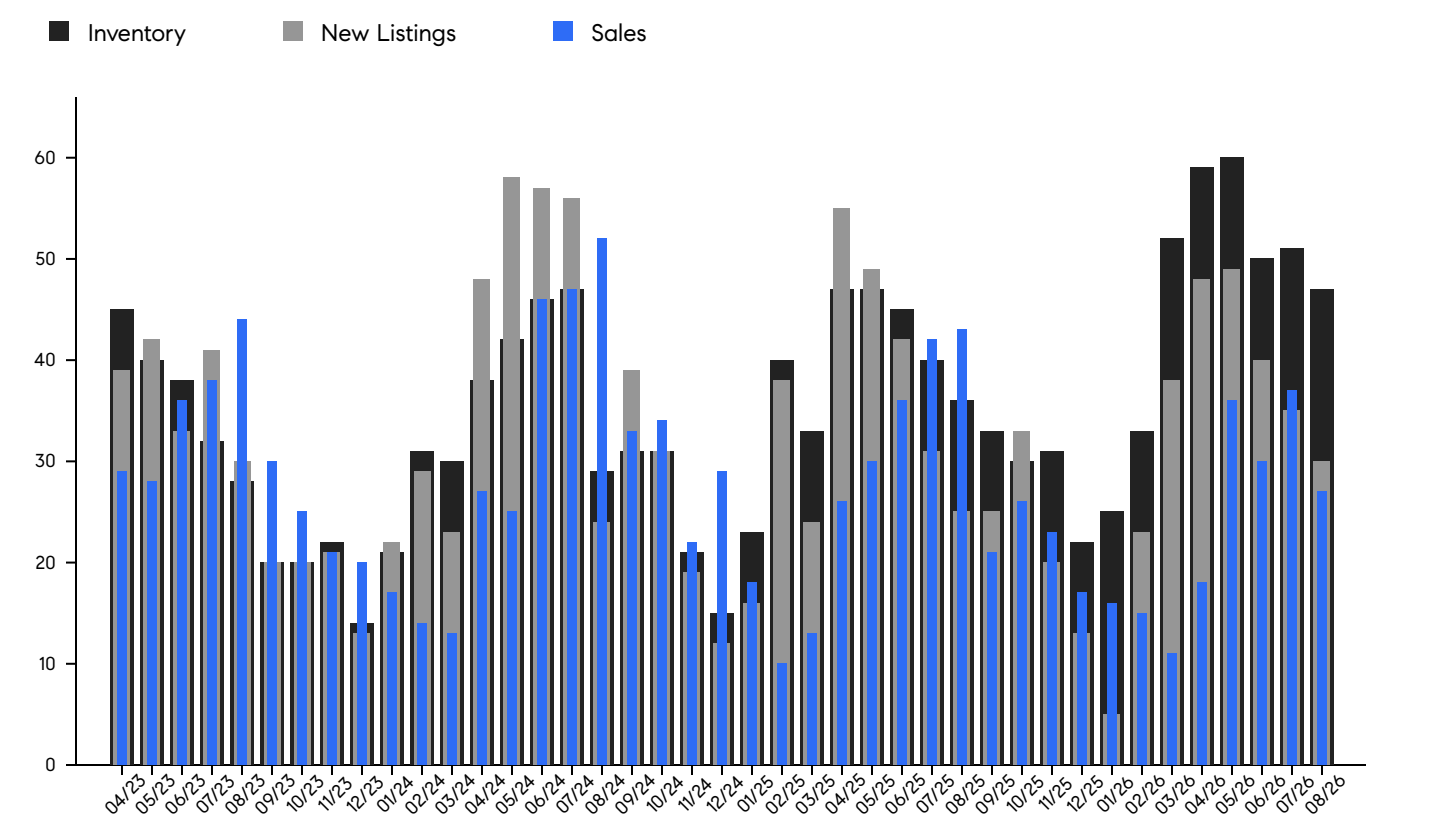
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Inventory, New Listings & Sales

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 August 2026 was 30, a change of -14% from 35 last month and 20% from 25 in August 2025.



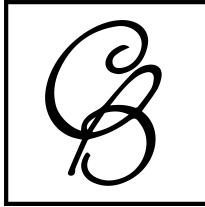
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AUGUST 2026

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
Aug '26	27	31	\$810K	\$956K	\$1.0M	\$1M	22	23	\$337	\$383	106.1%	105.2%	47	30	1.7
Jul '26	37	34	\$1.2M	\$1M	\$1.1M	\$1M	23	22	\$412	\$402	104.0%	104.8%	51	35	1.4
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

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