



August 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

936

10.0% Year-To-Date
1.2% Month-Over-Month

Year-To-Date Contracts

1,039

14.1% Year-To-Date
-32.7% Month-Over-Month

Single-Family
Average Sale Price

\$747K

0.3% Year-To-Date
-3.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$420K

0.5% Year-To-Date
0.1% Month-Over-Month

Average Days On Market

36

0.0% Year-To-Date
6.1% Month-Over-Month

Active Listings

445

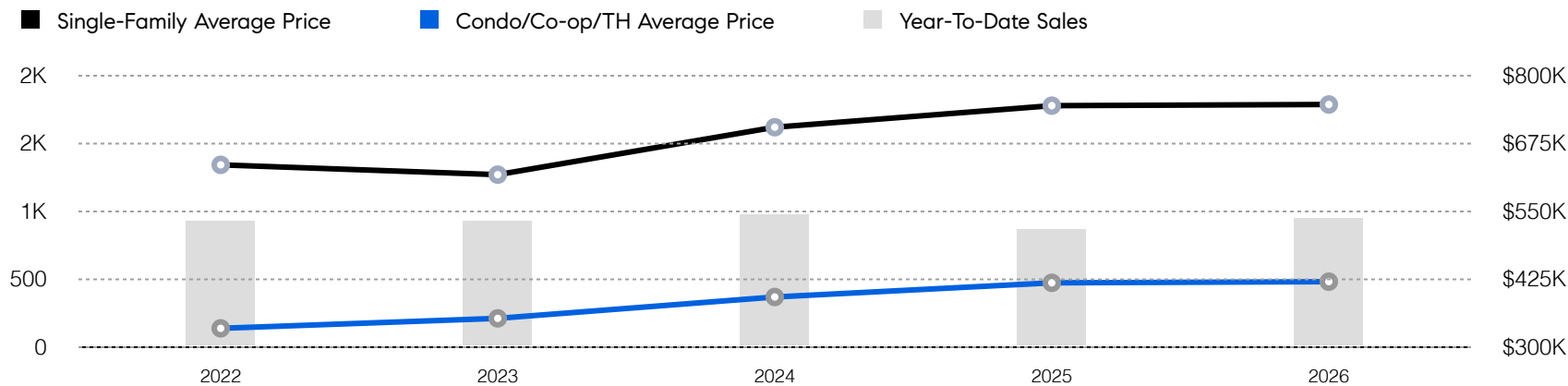
50.8% Year-Over-Year
19.9% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	706	828	17.3%	95	89	-6.3%
	ACTIVE LISTINGS	250	368	47.2%	250	368	47.2%
	# OF SALES	664	725	9.2%	107	136	27.1%
	SALES VOLUME	\$494,583,983	\$541,592,244	9.5%	\$89,433,345	\$103,846,503	16.1%
	MEDIAN PRICE	\$689,500	\$685,000	-0.7%	\$749,900	\$700,000	-6.7%
	AVERAGE PRICE	\$744,855	\$747,024	0.3%	\$835,826	\$763,577	-8.6%
	AVERAGE DOM	41	36	-12.2%	39	33	-15.4%
	% OF ASKING PRICE	101.8%	101.6%	-0.2%	101.4%	101.3%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	205	211	2.9%	27	20	-25.9%
	ACTIVE LISTINGS	45	77	71.1%	45	77	71.1%
	# OF SALES	187	211	12.8%	18	32	77.8%
	SALES VOLUME	\$78,274,477	\$88,765,440	13.4%	\$7,704,700	\$13,983,000	81.5%
	MEDIAN PRICE	\$390,000	\$409,999	5.1%	\$428,000	\$419,000	-2.1%
	AVERAGE PRICE	\$418,580	\$420,689	0.5%	\$428,039	\$436,969	2.1%
	AVERAGE DOM	25	33	32.0%	25	23	-8.0%
	% OF ASKING PRICE	102.1%	101.0%	-1.1%	100.5%	101.3%	0.8%

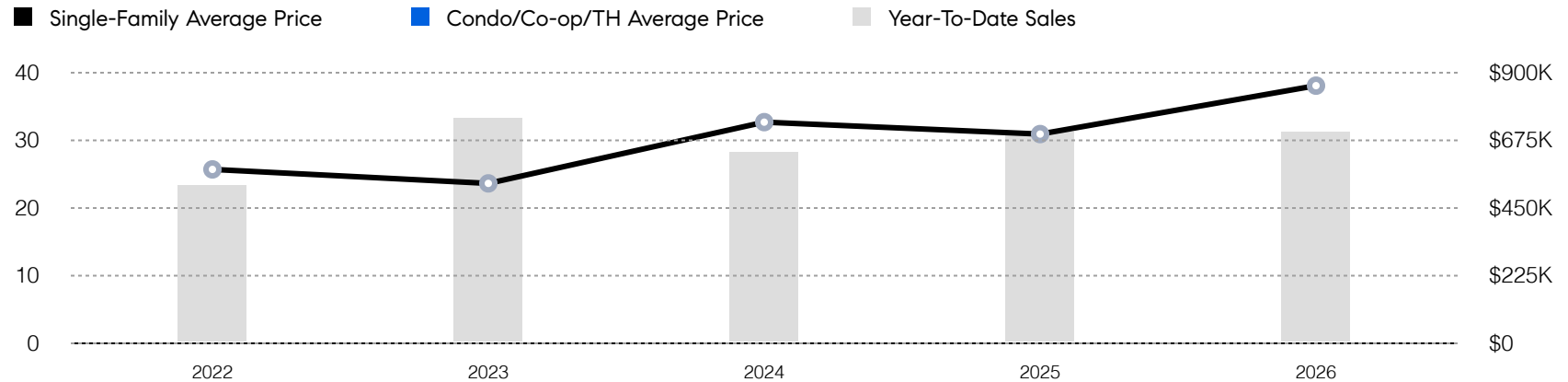
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	35	35	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	12	21	75.0%	12	21	75.0%
	# OF SALES	31	31	0.0%	9	4	-55.6%
	SALES VOLUME	\$21,574,200	\$26,565,998	23.1%	\$7,616,700	\$3,186,999	-58.2%
	MEDIAN PRICE	\$730,000	\$789,999	8.2%	\$805,000	\$701,000	-12.9%
	AVERAGE PRICE	\$695,942	\$856,968	23.1%	\$846,300	\$796,750	-5.9%
	AVERAGE DOM	32	34	6.3%	35	29	-17.1%
	% OF ASKING PRICE	100.1%	101.1%	1.0%	101.1%	101.1%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

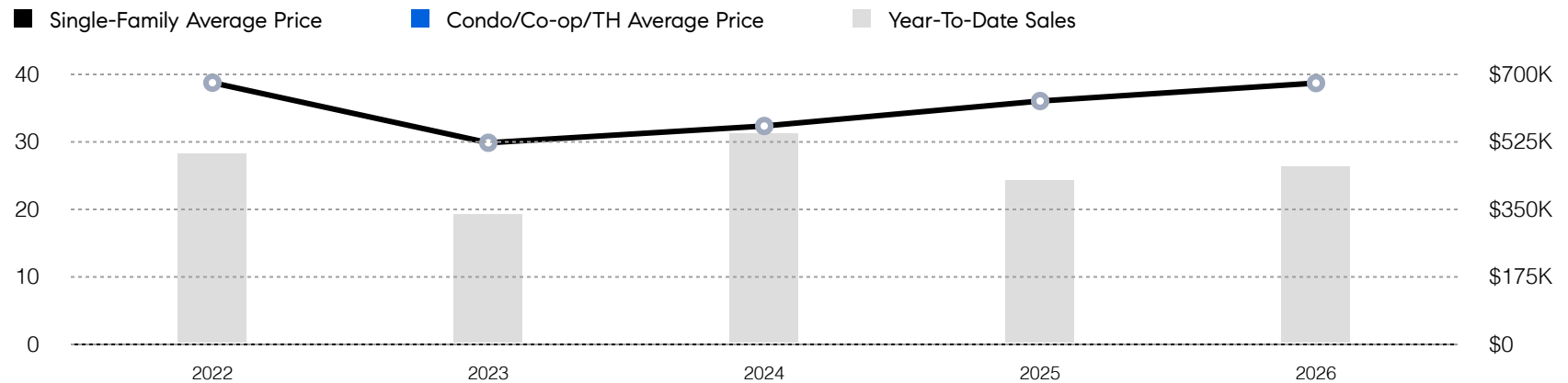
Historic Sales Trends



Bethlehem Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	28	25	-10.7%	6	2	-66.7%
	ACTIVE LISTINGS	8	16	100.0%	8	16	100.0%
	# OF SALES	24	26	8.3%	3	6	100.0%
	SALES VOLUME	\$15,142,900	\$17,614,527	16.3%	\$1,936,900	\$4,445,027	129.5%
	MEDIAN PRICE	\$631,000	\$693,500	9.9%	\$615,000	\$725,014	17.9%
	AVERAGE PRICE	\$630,954	\$677,482	7.4%	\$645,633	\$740,838	14.7%
	AVERAGE DOM	45	38	-15.6%	136	23	-83.1%
	% OF ASKING PRICE	102.1%	102.0%	-0.1%	96.8%	103.8%	7.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

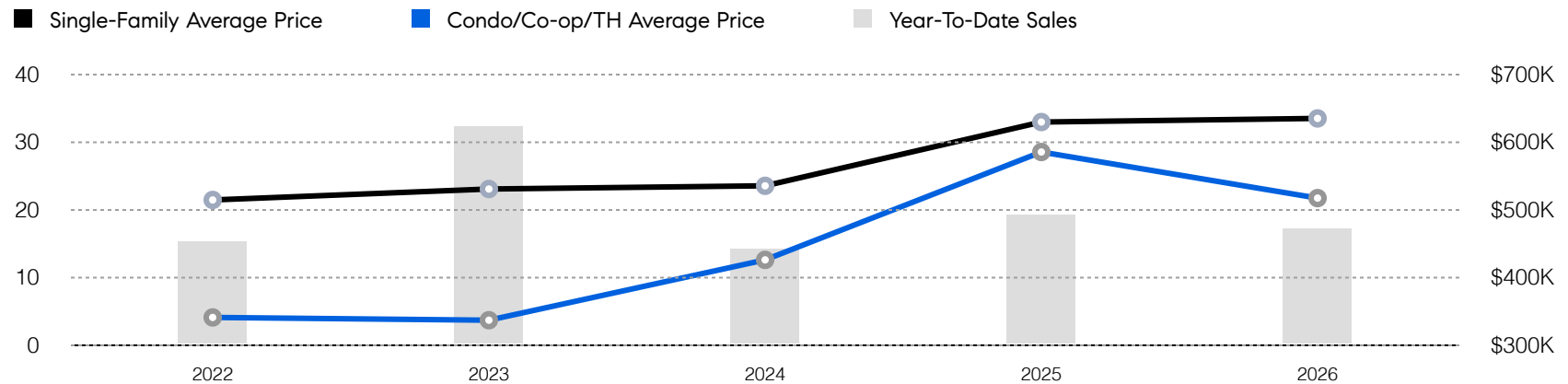
Historic Sales Trends



Clinton Town

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	14	18	28.6%	3	2	-33.3%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	15	15	0.0%	2	1	-50.0%
	SALES VOLUME	\$9,448,500	\$9,528,600	0.8%	\$1,280,000	\$650,000	-49.2%
	MEDIAN PRICE	\$640,000	\$605,000	-5.5%	\$640,000	\$650,000	1.6%
	AVERAGE PRICE	\$629,900	\$635,240	0.8%	\$640,000	\$650,000	1.6%
	AVERAGE DOM	20	20	0.0%	15	31	106.7%
	% OF ASKING PRICE	104.0%	104.5%	0.5%	109.9%	104.0%	-5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	4	2	-50.0%	1	1	0.0%
	SALES VOLUME	\$2,342,500	\$1,035,000	-55.8%	\$460,000	\$525,000	14.1%
	MEDIAN PRICE	\$626,250	\$517,500	-17.4%	\$460,000	\$525,000	14.1%
	AVERAGE PRICE	\$585,625	\$517,500	-11.6%	\$460,000	\$525,000	14.1%
	AVERAGE DOM	48	18	-62.5%	9	20	122.2%
	% OF ASKING PRICE	99.0%	103.1%	4.0%	103.4%	101.0%	-2.4%

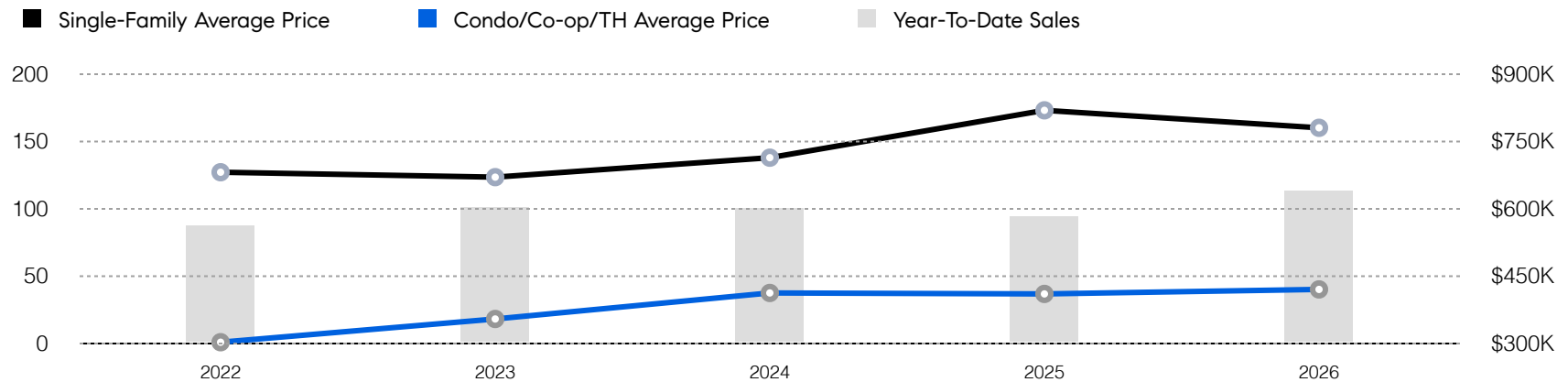
Historic Sales Trends



Clinton Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	65	76	16.9%	8	6	-25.0%
	ACTIVE LISTINGS	23	28	21.7%	23	28	21.7%
	# OF SALES	60	74	23.3%	9	15	66.7%
	SALES VOLUME	\$49,171,268	\$57,762,446	17.5%	\$8,304,782	\$11,227,048	35.2%
	MEDIAN PRICE	\$865,000	\$770,500	-10.9%	\$899,000	\$760,000	-15.5%
	AVERAGE PRICE	\$819,521	\$780,574	-4.8%	\$922,754	\$748,470	-18.9%
	AVERAGE DOM	34	29	-14.7%	43	28	-34.9%
	% OF ASKING PRICE	103.2%	101.9%	-1.3%	102.5%	100.6%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	35	33	-5.7%	5	1	-80.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	33	38	15.2%	5	4	-20.0%
	SALES VOLUME	\$13,546,500	\$15,980,400	18.0%	\$1,989,700	\$1,816,000	-8.7%
	MEDIAN PRICE	\$375,000	\$376,750	0.5%	\$280,700	\$440,500	56.9%
	AVERAGE PRICE	\$410,500	\$420,537	2.4%	\$397,940	\$454,000	14.1%
	AVERAGE DOM	21	29	38.1%	29	12	-58.6%
	% OF ASKING PRICE	102.7%	101.1%	-1.7%	99.3%	103.0%	3.8%

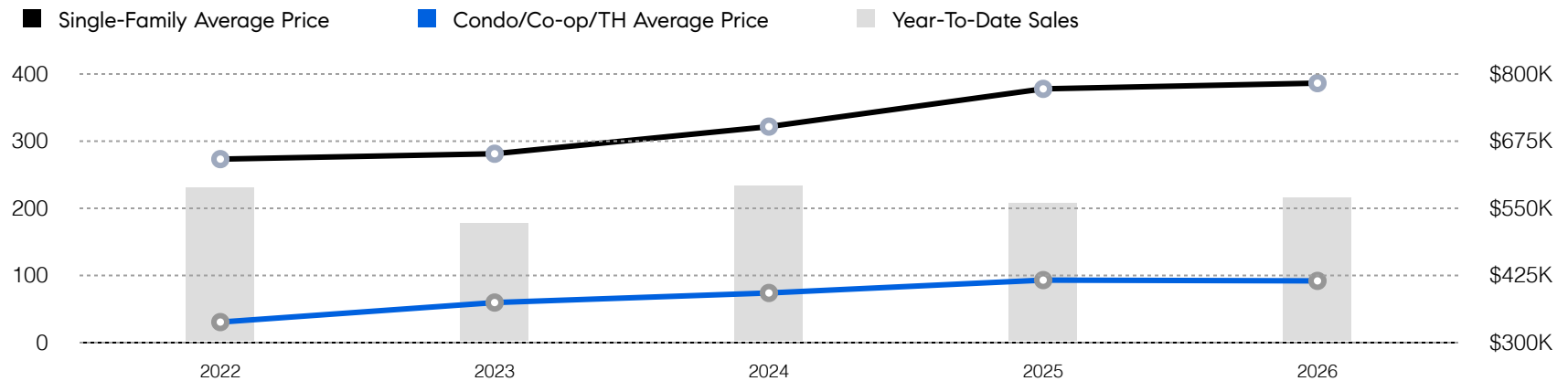
Historic Sales Trends



Flemington

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	147	167	13.6%	19	25	31.6%
	ACTIVE LISTINGS	39	61	56.4%	39	61	56.4%
	# OF SALES	140	141	0.7%	26	28	7.7%
	SALES VOLUME	\$108,129,318	\$110,403,604	2.1%	\$20,471,516	\$22,644,705	10.6%
	MEDIAN PRICE	\$767,000	\$727,000	-5.2%	\$795,000	\$775,000	-2.5%
	AVERAGE PRICE	\$772,352	\$783,004	1.4%	\$787,366	\$808,739	2.7%
	AVERAGE DOM	34	33	-2.9%	28	28	0.0%
	% OF ASKING PRICE	102.9%	101.2%	-1.6%	102.6%	101.4%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	79	65	-17.7%	11	3	-72.7%
	ACTIVE LISTINGS	10	21	110.0%	10	21	110.0%
	# OF SALES	65	72	10.8%	5	11	120.0%
	SALES VOLUME	\$27,063,077	\$29,874,177	10.4%	\$2,058,000	\$4,848,500	135.6%
	MEDIAN PRICE	\$415,000	\$425,500	2.5%	\$416,000	\$450,000	8.2%
	AVERAGE PRICE	\$416,355	\$414,919	-0.3%	\$411,600	\$440,773	7.1%
	AVERAGE DOM	20	28	40.0%	31	24	-22.6%
	% OF ASKING PRICE	103.6%	102.0%	-1.7%	102.5%	103.0%	0.5%

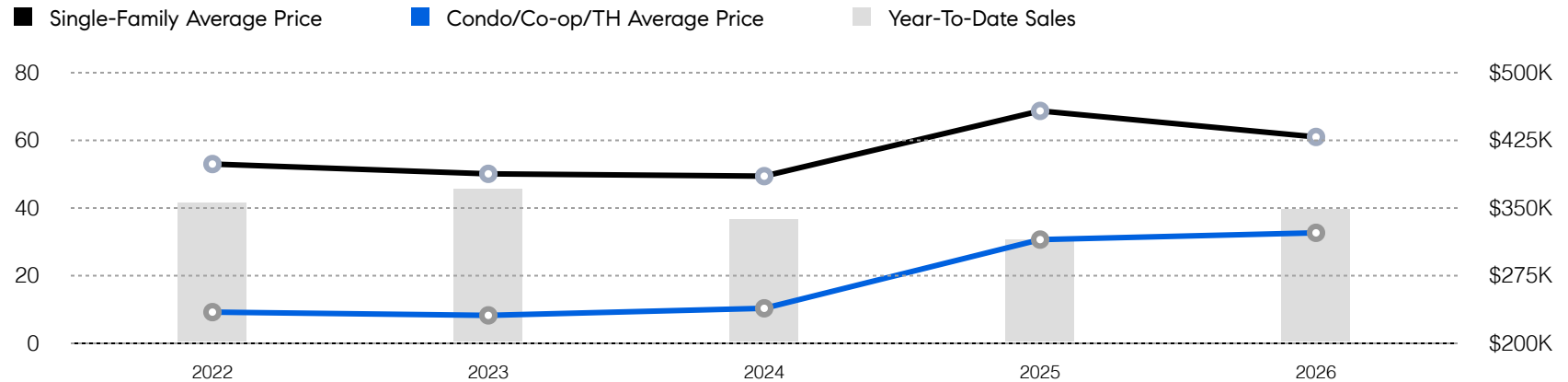
Historic Sales Trends



High Bridge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	28	42	50.0%	3	2	-33.3%
	ACTIVE LISTINGS	8	13	62.5%	8	13	62.5%
	# OF SALES	28	37	32.1%	5	10	100.0%
	SALES VOLUME	\$12,814,500	\$15,865,672	23.8%	\$2,715,000	\$4,040,206	48.8%
	MEDIAN PRICE	\$462,500	\$446,000	-3.6%	\$530,000	\$380,000	-28.3%
	AVERAGE PRICE	\$457,661	\$428,802	-6.3%	\$543,000	\$404,021	-25.6%
	AVERAGE DOM	22	22	0.0%	27	22	-18.5%
	% OF ASKING PRICE	104.1%	103.3%	-0.9%	106.4%	102.1%	-4.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$630,000	\$645,000	2.4%	-	-	-
	MEDIAN PRICE	\$315,000	\$322,500	2.4%	-	-	-
	AVERAGE PRICE	\$315,000	\$322,500	2.4%	-	-	-
	AVERAGE DOM	17	97	470.6%	-	-	-
	% OF ASKING PRICE	106.6%	108.9%	2.4%	-	-	-

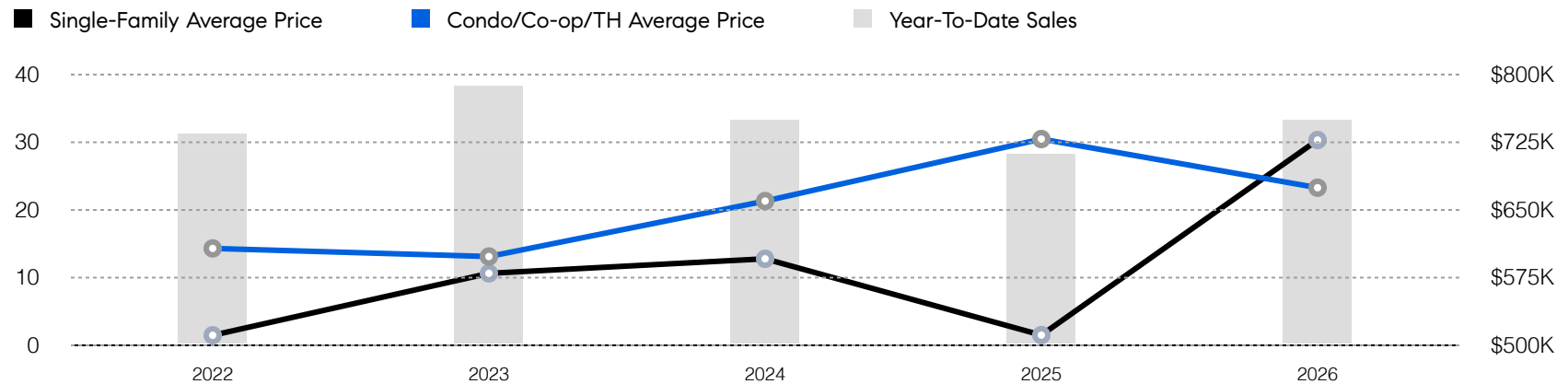
Historic Sales Trends



Lambertville City

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	21	27	28.6%	0	3	0.0%
	ACTIVE LISTINGS	15	14	-6.7%	15	14	-6.7%
	# OF SALES	21	25	19.0%	3	2	-33.3%
	SALES VOLUME	\$10,737,900	\$18,186,806	69.4%	\$1,595,000	\$1,416,000	-11.2%
	MEDIAN PRICE	\$490,000	\$610,000	24.5%	\$530,000	\$708,000	33.6%
	AVERAGE PRICE	\$511,329	\$727,472	42.3%	\$531,667	\$708,000	33.2%
	AVERAGE DOM	77	53	-31.2%	48	16	-66.7%
	% OF ASKING PRICE	98.0%	101.0%	3.0%	95.3%	100.8%	5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	0	2	0.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	7	8	14.3%	1	1	0.0%
	SALES VOLUME	\$5,100,000	\$5,397,000	5.8%	\$875,000	\$839,000	-4.1%
	MEDIAN PRICE	\$670,000	\$602,500	-10.1%	\$875,000	\$839,000	-4.1%
	AVERAGE PRICE	\$728,571	\$674,625	-7.4%	\$875,000	\$839,000	-4.1%
	AVERAGE DOM	63	32	-49.2%	51	9	-82.4%
	% OF ASKING PRICE	97.9%	99.9%	2.0%	98.3%	101.7%	3.4%

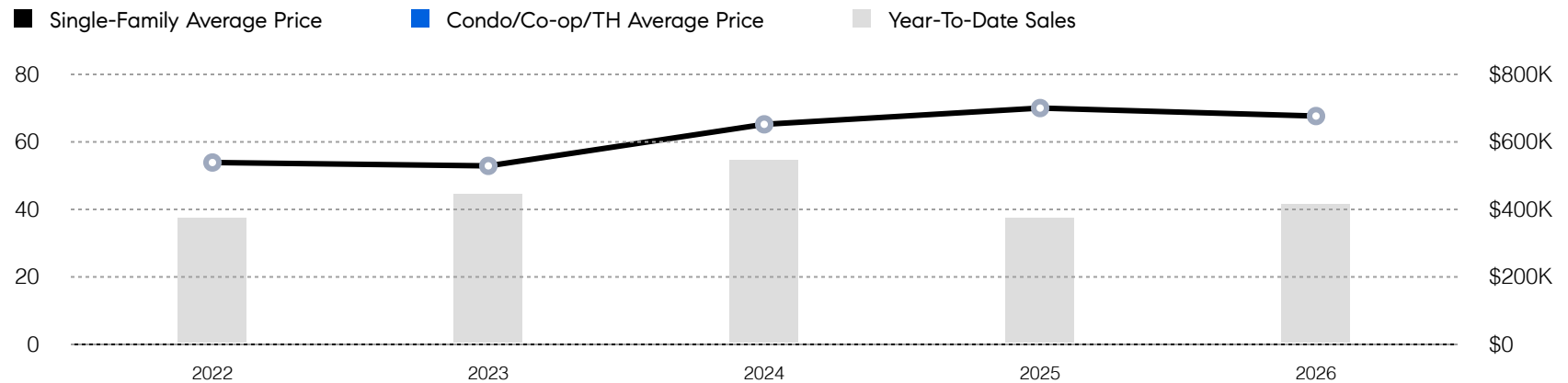
Historic Sales Trends



Lebanon Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	50	52	4.0%	7	6	-14.3%
	ACTIVE LISTINGS	8	27	237.5%	8	27	237.5%
	# OF SALES	37	41	10.8%	1	9	800.0%
	SALES VOLUME	\$25,910,000	\$27,739,581	7.1%	\$2,500,000	\$5,839,900	133.6%
	MEDIAN PRICE	\$632,500	\$615,000	-2.8%	\$2,500,000	\$615,000	-75.4%
	AVERAGE PRICE	\$700,270	\$676,575	-3.4%	\$2,500,000	\$648,878	-74.0%
	AVERAGE DOM	37	42	13.5%	37	34	-8.1%
	% OF ASKING PRICE	101.1%	102.0%	0.9%	96.2%	101.5%	5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

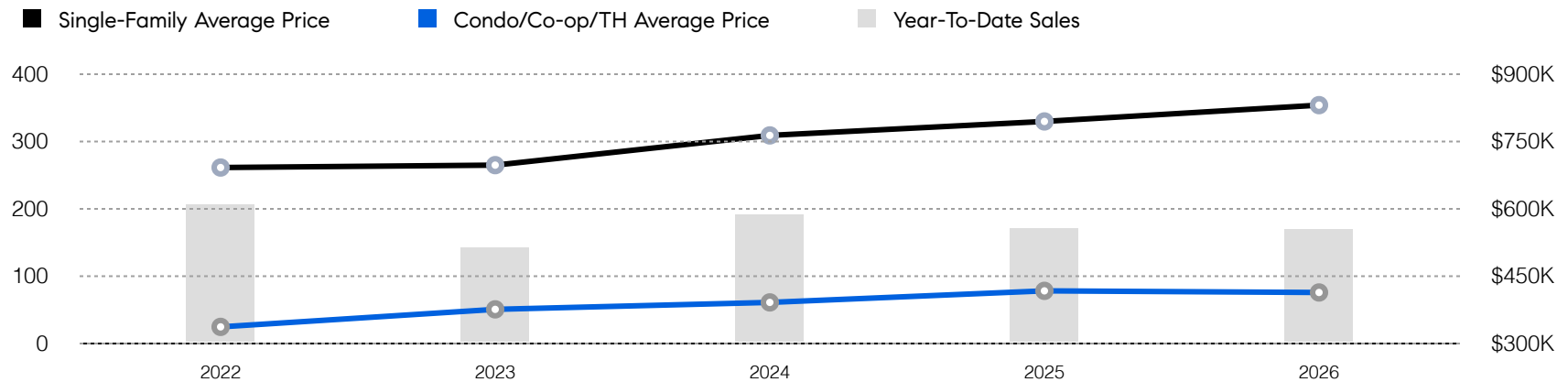
Historic Sales Trends



Raritan Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	114	121	6.1%	17	15	-11.8%
	ACTIVE LISTINGS	29	37	27.6%	29	37	27.6%
	# OF SALES	107	100	-6.5%	23	18	-21.7%
	SALES VOLUME	\$85,038,639	\$83,106,954	-2.3%	\$18,367,516	\$17,099,455	-6.9%
	MEDIAN PRICE	\$800,000	\$762,500	-4.7%	\$800,000	\$860,000	7.5%
	AVERAGE PRICE	\$794,754	\$831,070	4.6%	\$798,588	\$949,970	19.0%
	AVERAGE DOM	33	37	12.1%	27	29	7.4%
	% OF ASKING PRICE	103.0%	100.9%	-2.1%	102.9%	99.9%	-3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	75	61	-18.7%	11	3	-72.7%
	ACTIVE LISTINGS	11	20	81.8%	11	20	81.8%
	# OF SALES	61	67	9.8%	5	10	100.0%
	SALES VOLUME	\$25,456,777	\$27,719,177	8.9%	\$2,058,000	\$4,393,500	113.5%
	MEDIAN PRICE	\$412,500	\$424,000	2.8%	\$416,000	\$445,500	7.1%
	AVERAGE PRICE	\$417,324	\$413,719	-0.9%	\$411,600	\$439,350	6.7%
	AVERAGE DOM	20	30	50.0%	31	21	-32.3%
	% OF ASKING PRICE	103.6%	101.8%	-1.7%	102.5%	103.6%	1.1%

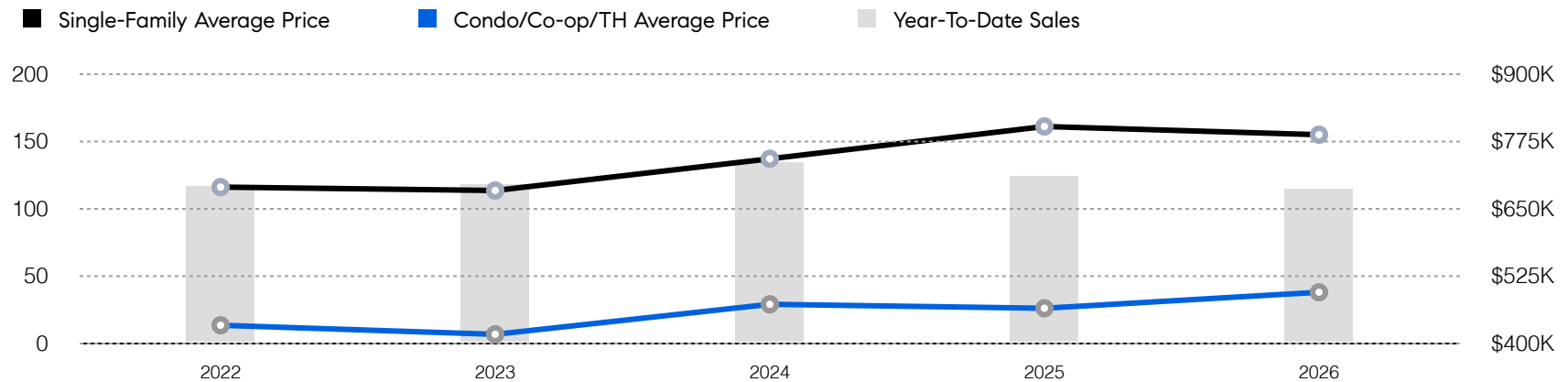
Historic Sales Trends



Readington Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	83	103	24.1%	9	17	88.9%
	ACTIVE LISTINGS	17	32	88.2%	17	32	88.2%
	# OF SALES	88	83	-5.7%	16	15	-6.2%
	SALES VOLUME	\$70,656,589	\$65,375,301	-7.5%	\$12,744,797	\$10,660,500	-16.4%
	MEDIAN PRICE	\$786,250	\$779,900	-0.8%	\$764,000	\$750,000	-1.8%
	AVERAGE PRICE	\$802,916	\$787,654	-1.9%	\$796,550	\$710,700	-10.8%
	AVERAGE DOM	34	28	-17.6%	21	33	57.1%
	% OF ASKING PRICE	102.3%	102.0%	-0.3%	100.3%	101.0%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	33	35	6.1%	3	5	66.7%
	ACTIVE LISTINGS	9	13	44.4%	9	13	44.4%
	# OF SALES	35	30	-14.3%	2	6	200.0%
	SALES VOLUME	\$16,291,500	\$14,855,864	-8.8%	\$952,000	\$2,325,500	144.3%
	MEDIAN PRICE	\$435,000	\$479,000	10.1%	\$476,000	\$349,000	-26.7%
	AVERAGE PRICE	\$465,471	\$495,195	6.4%	\$476,000	\$387,583	-18.6%
	AVERAGE DOM	28	27	-3.6%	12	23	91.7%
	% OF ASKING PRICE	102.2%	101.3%	-0.9%	104.6%	100.5%	-4.1%

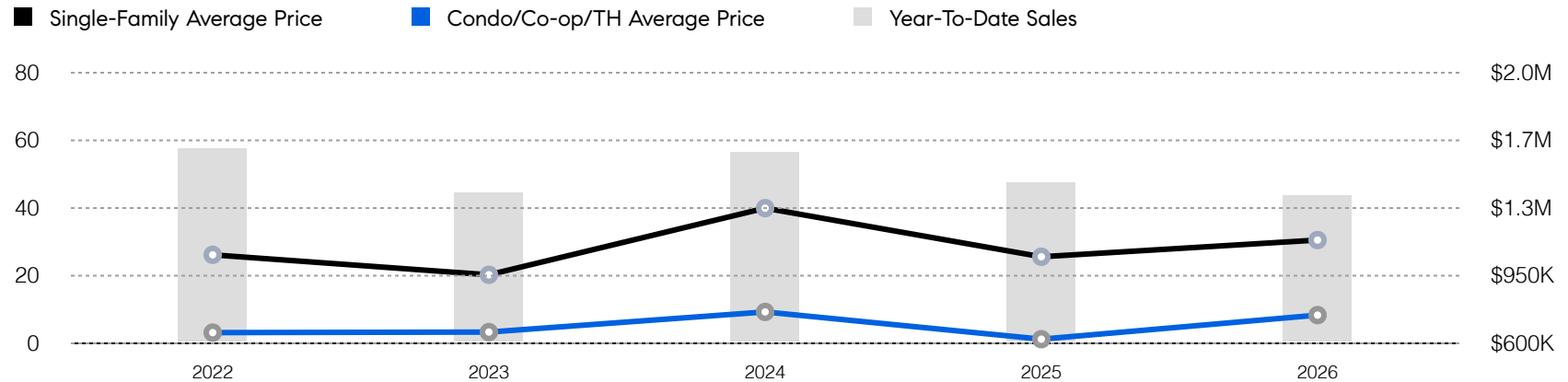
Historic Sales Trends



Tewksbury Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	44	43	-2.3%	6	3	-50.0%
	ACTIVE LISTINGS	16	29	81.3%	16	29	81.3%
	# OF SALES	45	39	-13.3%	10	13	30.0%
	SALES VOLUME	\$47,155,375	\$44,237,252	-6.2%	\$9,033,900	\$15,320,000	69.6%
	MEDIAN PRICE	\$999,000	\$995,000	-0.4%	\$765,950	\$900,000	17.5%
	AVERAGE PRICE	\$1,047,897	\$1,134,289	8.2%	\$903,390	\$1,178,462	30.4%
	AVERAGE DOM	38	34	-10.5%	44	49	11.4%
	% OF ASKING PRICE	98.7%	102.5%	3.9%	101.5%	99.8%	-1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	2	4	100.0%	0	2	0.0%
	SALES VOLUME	\$1,243,000	\$2,984,000	140.1%	-	\$1,594,000	-
	MEDIAN PRICE	\$621,500	\$695,000	11.8%	-	\$797,000	-
	AVERAGE PRICE	\$621,500	\$746,000	20.0%	-	\$797,000	-
	AVERAGE DOM	33	43	30.3%	-	27	-
	% OF ASKING PRICE	97.9%	99.8%	1.8%	-	102.0%	-

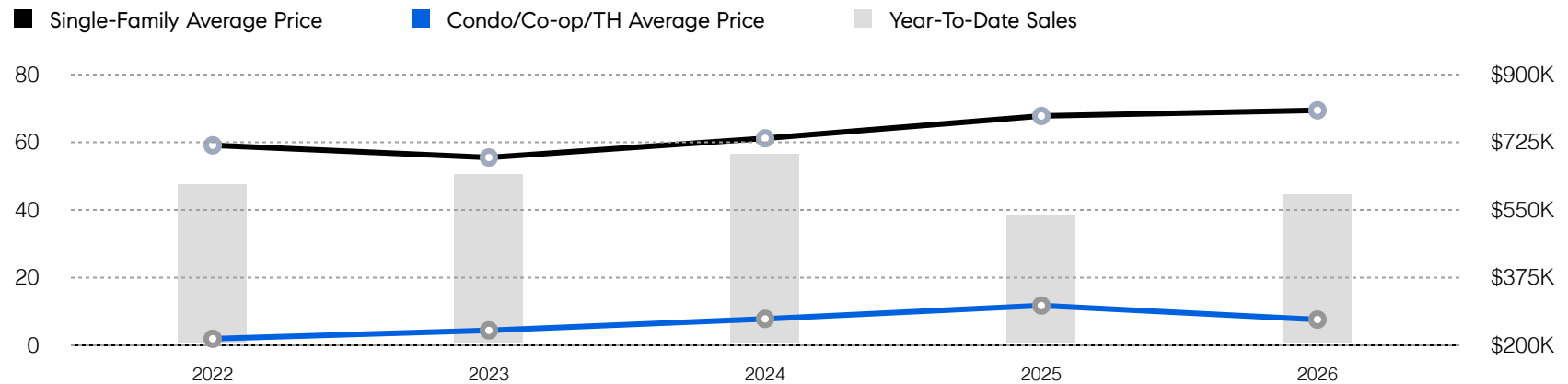
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	24	26	8.3%	4	3	-25.0%
	ACTIVE LISTINGS	13	15	15.4%	13	15	15.4%
	# OF SALES	24	24	0.0%	4	8	100.0%
	SALES VOLUME	\$19,034,008	\$19,382,666	1.8%	\$2,778,000	\$7,291,000	162.5%
	MEDIAN PRICE	\$831,450	\$778,000	-6.4%	\$624,000	\$808,000	29.5%
	AVERAGE PRICE	\$793,084	\$807,611	1.8%	\$694,500	\$911,375	31.2%
	AVERAGE DOM	54	39	-27.8%	28	45	60.7%
	% OF ASKING PRICE	102.1%	101.9%	-0.2%	102.4%	100.9%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	16	22	37.5%	4	4	0.0%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	14	20	42.9%	1	4	300.0%
	SALES VOLUME	\$4,240,000	\$5,331,000	25.7%	\$330,000	\$1,042,000	215.8%
	MEDIAN PRICE	\$310,000	\$260,000	-16.1%	\$330,000	\$260,000	-21.2%
	AVERAGE PRICE	\$302,857	\$266,550	-12.0%	\$330,000	\$260,500	-21.1%
	AVERAGE DOM	17	38	123.5%	10	20	100.0%
	% OF ASKING PRICE	103.1%	99.2%	-4.0%	103.1%	98.8%	-4.3%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.