



July 2026

Hunterdon Market Report

COMPASS

Hunterdon Overview

Year-To-Date Sales

764

5.2% Year-To-Date
-1.2% Month-Over-Month

Year-To-Date Contracts

921

16.7% Year-To-Date
-19.4% Month-Over-Month

Single-Family
Average Sale Price

\$741K

2.0% Year-To-Date
6.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$417K

0.0% Year-To-Date
6.3% Month-Over-Month

Average Days On Market

36

0.0% Year-To-Date
21.4% Month-Over-Month

Active Listings

370

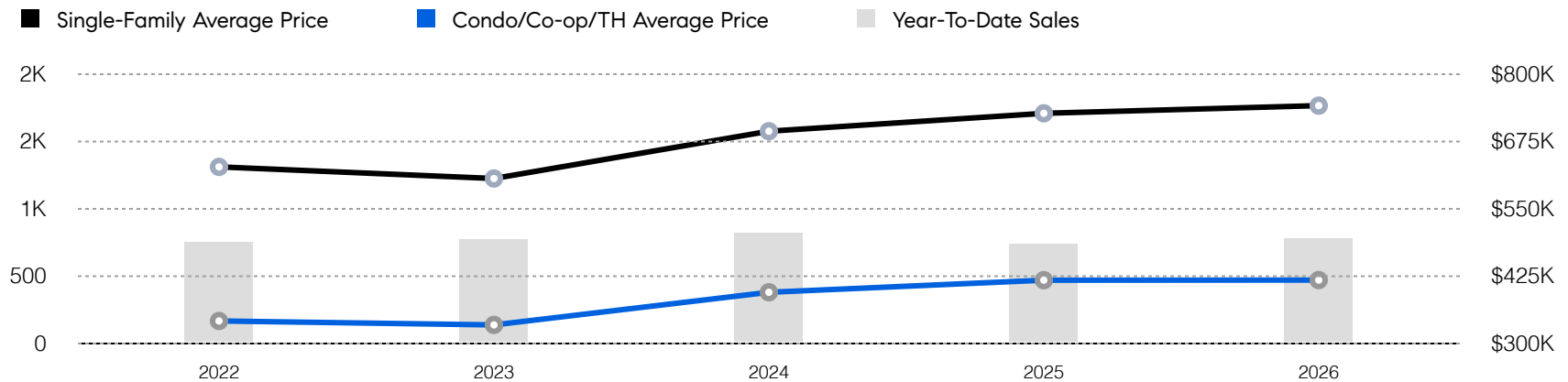
15.3% Year-Over-Year
22.9% Month-Over-Month



Hunterdon Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	611	732	19.8%	99	122	23.2%
	ACTIVE LISTINGS	272	314	15.4%	272	314	15.4%
	# OF SALES	557	585	5.0%	111	124	11.7%
	SALES VOLUME	\$405,150,638	\$433,870,741	7.1%	\$84,797,632	\$97,653,216	15.2%
	MEDIAN PRICE	\$680,000	\$680,000	-	\$730,000	\$760,000	4.1%
	AVERAGE PRICE	\$727,380	\$741,659	2.0%	\$763,943	\$787,526	3.1%
	AVERAGE DOM	41	37	-9.8%	36	29	-19.4%
	% OF ASKING PRICE	101.9%	101.7%	-0.2%	102.8%	102.0%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	178	189	6.2%	32	32	0.0%
	ACTIVE LISTINGS	49	56	14.3%	49	56	14.3%
	# OF SALES	169	179	5.9%	39	38	-2.6%
	SALES VOLUME	\$70,569,777	\$74,782,440	6.0%	\$16,839,299	\$16,585,088	-1.5%
	MEDIAN PRICE	\$389,000	\$409,999	5.4%	\$429,000	\$437,500	2.0%
	AVERAGE PRICE	\$417,573	\$417,779	0.0%	\$431,777	\$436,450	1.1%
	AVERAGE DOM	25	35	40.0%	33	25	-24.2%
	% OF ASKING PRICE	102.2%	100.9%	-1.3%	102.2%	101.3%	-0.9%

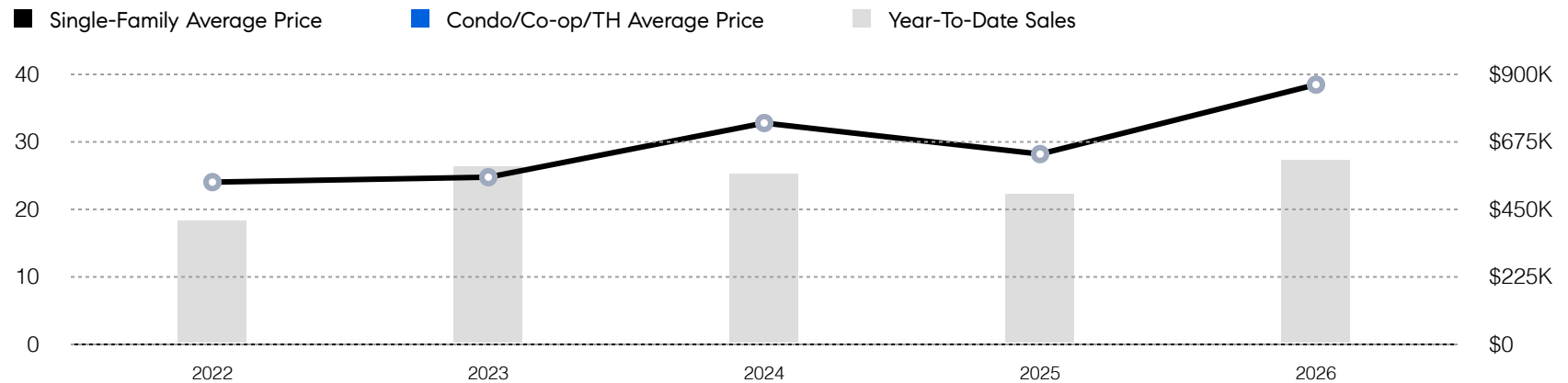
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	32	32	0.0%	8	7	-12.5%
	ACTIVE LISTINGS	13	17	30.8%	13	17	30.8%
	# OF SALES	22	27	22.7%	4	8	100.0%
	SALES VOLUME	\$13,957,500	\$23,378,999	67.5%	\$3,200,000	\$8,779,000	174.3%
	MEDIAN PRICE	\$550,000	\$825,000	50.0%	\$857,500	\$902,500	5.2%
	AVERAGE PRICE	\$634,432	\$865,889	36.5%	\$800,000	\$1,097,375	37.2%
	AVERAGE DOM	30	35	16.7%	26	28	7.7%
	% OF ASKING PRICE	99.8%	101.1%	1.4%	100.8%	98.8%	-2.0%
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	-	-	-	-	-	-

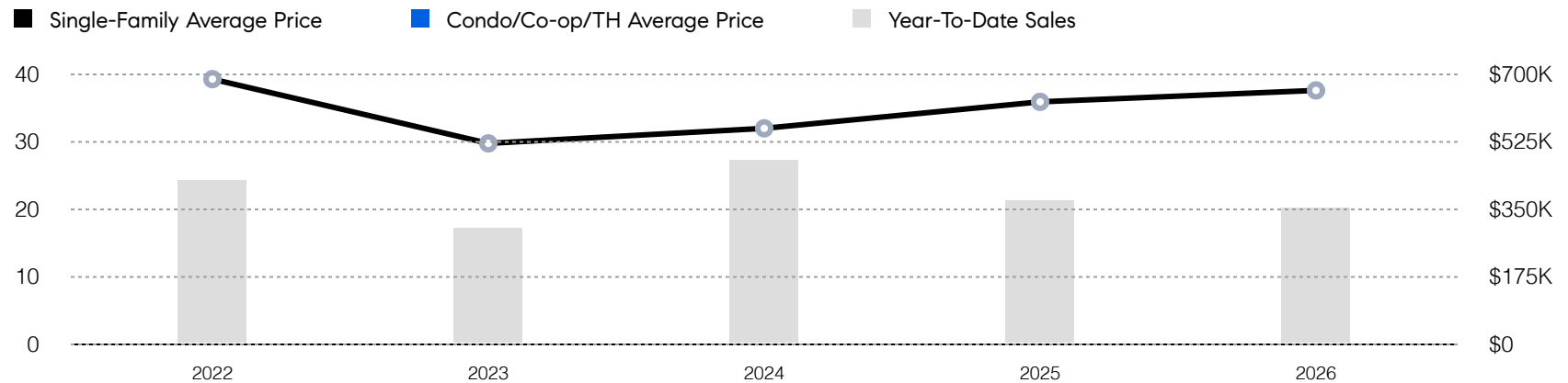
Historic Sales Trends



Bethlehem Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	22	23	4.5%	3	4	33.3%
	ACTIVE LISTINGS	7	13	85.7%	7	13	85.7%
	# OF SALES	21	20	-4.8%	2	2	0.0%
	SALES VOLUME	\$13,206,000	\$13,169,500	-0.3%	\$1,385,000	\$1,565,000	13.0%
	MEDIAN PRICE	\$647,000	\$683,500	5.6%	\$692,500	\$782,500	13.0%
	AVERAGE PRICE	\$628,857	\$658,475	4.7%	\$692,500	\$782,500	13.0%
	AVERAGE DOM	32	43	34.4%	11	81	636.4%
	% OF ASKING PRICE	102.9%	101.5%	-1.4%	101.1%	97.8%	-3.4%
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	-	-	-	-	-	-

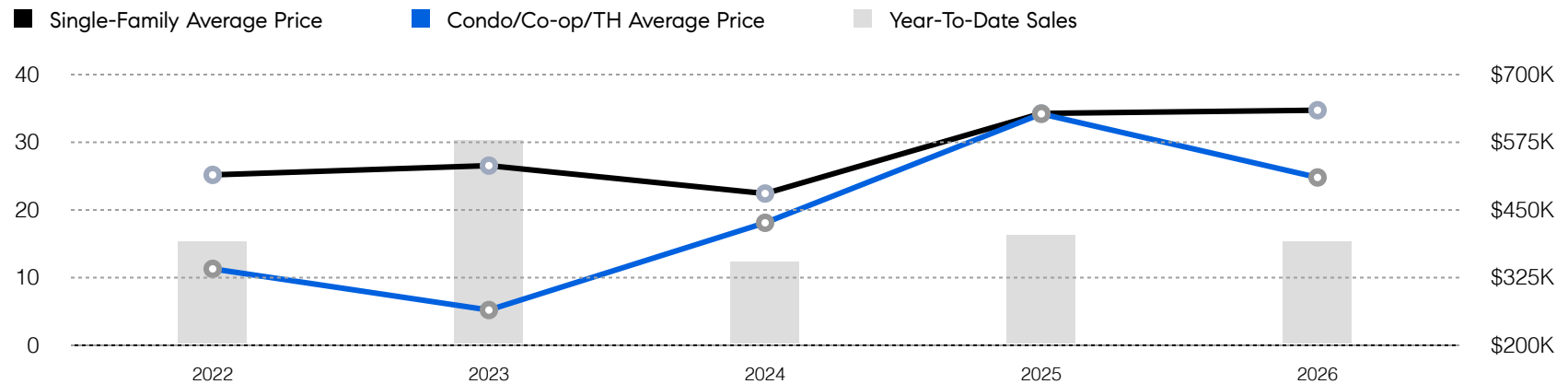
Historic Sales Trends



Clinton Town

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	11	16	45.5%	1	2	100.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	13	14	7.7%	4	3	-25.0%
	SALES VOLUME	\$8,168,500	\$8,878,600	8.7%	\$2,430,000	\$2,500,000	2.9%
	MEDIAN PRICE	\$675,000	\$600,000	-11.1%	\$627,500	\$830,000	32.3%
	AVERAGE PRICE	\$628,346	\$634,186	0.9%	\$607,500	\$833,333	37.2%
	AVERAGE DOM	21	19	-9.5%	10	16	60.0%
	% OF ASKING PRICE	103.1%	104.5%	1.4%	104.2%	105.8%	1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	1	-66.7%	1	1	0.0%
	SALES VOLUME	\$1,882,500	\$510,000	-72.9%	\$630,000	\$510,000	-19.0%
	MEDIAN PRICE	\$627,500	\$510,000	-18.7%	\$630,000	\$510,000	-19.0%
	AVERAGE PRICE	\$627,500	\$510,000	-18.7%	\$630,000	\$510,000	-19.0%
	AVERAGE DOM	60	15	-75.0%	54	15	-72.2%
	% OF ASKING PRICE	97.6%	105.2%	7.6%	100.0%	105.2%	5.2%

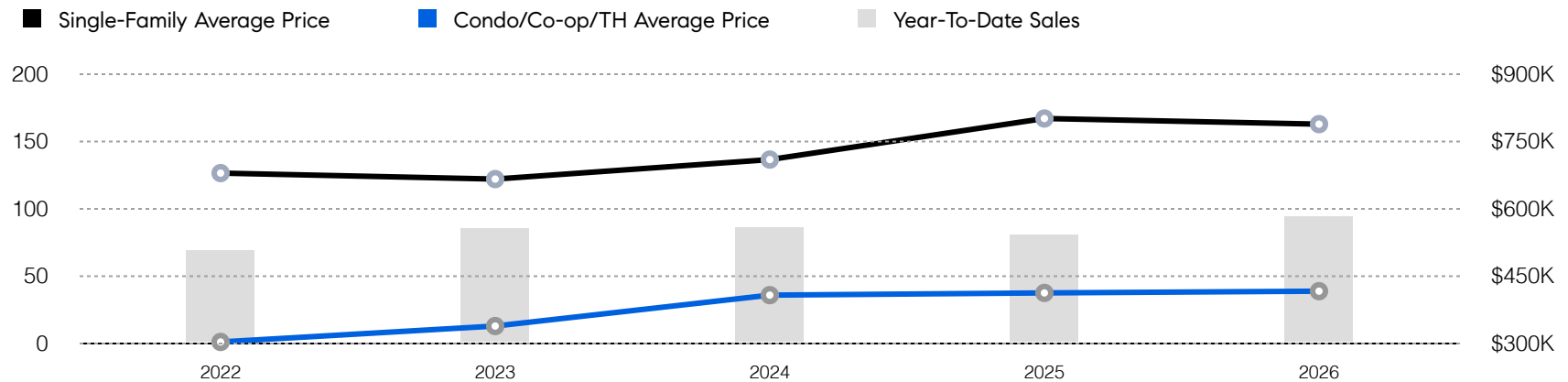
Historic Sales Trends



Clinton Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	57	70	22.8%	7	11	57.1%
	ACTIVE LISTINGS	18	23	27.8%	18	23	27.8%
	# OF SALES	51	59	15.7%	11	11	0.0%
	SALES VOLUME	\$40,866,486	\$46,535,398	13.9%	\$10,896,332	\$9,198,900	-15.6%
	MEDIAN PRICE	\$865,000	\$775,000	-10.4%	\$999,000	\$910,000	-8.9%
	AVERAGE PRICE	\$801,304	\$788,736	-1.6%	\$990,576	\$836,264	-15.6%
	AVERAGE DOM	32	29	-9.4%	22	24	9.1%
	% OF ASKING PRICE	103.3%	102.3%	-1.1%	103.8%	103.7%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	30	32	6.7%	3	4	33.3%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	28	34	21.4%	5	8	60.0%
	SALES VOLUME	\$11,556,800	\$14,164,400	22.6%	\$2,064,900	\$2,927,900	41.8%
	MEDIAN PRICE	\$375,000	\$375,000	-	\$375,000	\$293,450	-21.7%
	AVERAGE PRICE	\$412,743	\$416,600	0.9%	\$412,980	\$365,988	-11.4%
	AVERAGE DOM	20	31	55.0%	32	16	-50.0%
	% OF ASKING PRICE	103.3%	100.8%	-2.5%	101.6%	103.0%	1.4%

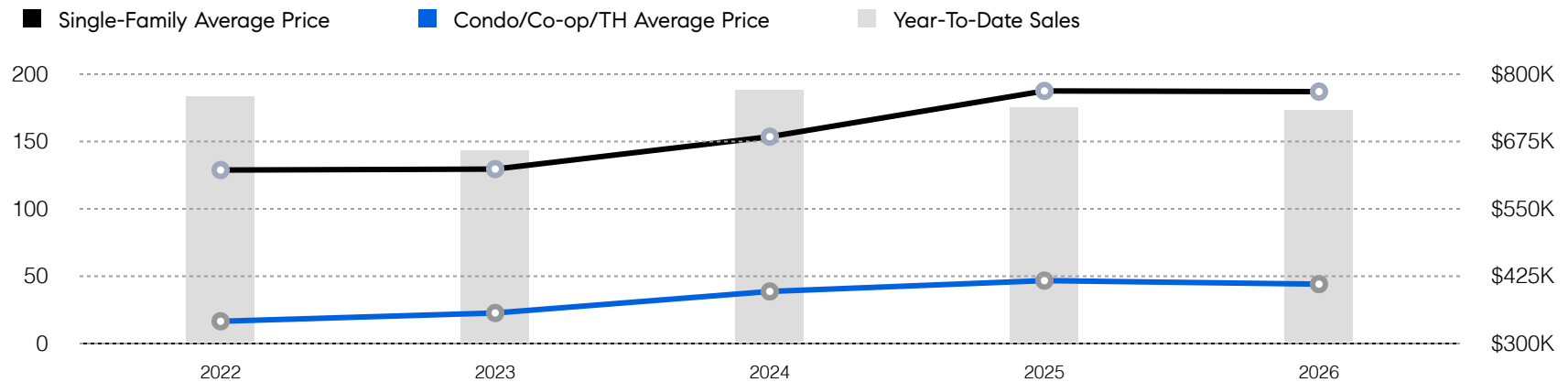
Historic Sales Trends



Flemington

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	128	139	8.6%	23	24	4.3%
	ACTIVE LISTINGS	43	53	23.3%	43	53	23.3%
	# OF SALES	114	111	-2.6%	20	24	20.0%
	SALES VOLUME	\$87,657,802	\$85,208,899	-2.8%	\$15,957,653	\$18,512,999	16.0%
	MEDIAN PRICE	\$762,500	\$720,000	-5.6%	\$777,000	\$732,500	-5.7%
	AVERAGE PRICE	\$768,928	\$767,648	-0.2%	\$797,883	\$771,375	-3.3%
	AVERAGE DOM	35	35	0.0%	24	29	20.8%
	% OF ASKING PRICE	102.9%	101.2%	-1.7%	103.6%	101.6%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	68	62	-8.8%	12	10	-16.7%
	ACTIVE LISTINGS	13	16	23.1%	13	16	23.1%
	# OF SALES	60	61	1.7%	21	15	-28.6%
	SALES VOLUME	\$25,005,077	\$25,025,677	0.1%	\$9,149,399	\$6,454,688	-29.5%
	MEDIAN PRICE	\$413,750	\$424,000	2.5%	\$429,000	\$440,000	2.6%
	AVERAGE PRICE	\$416,751	\$410,257	-1.6%	\$435,686	\$430,313	-1.2%
	AVERAGE DOM	19	29	52.6%	22	26	18.2%
	% OF ASKING PRICE	103.7%	101.8%	-1.9%	102.5%	100.7%	-1.8%

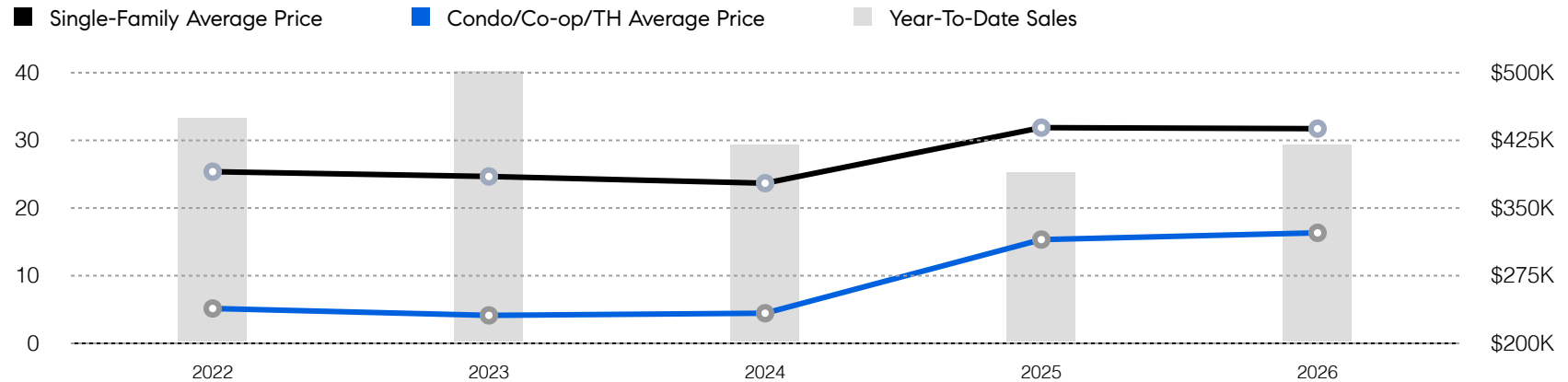
Historic Sales Trends



High Bridge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	25	40	60.0%	5	7	40.0%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	23	27	17.4%	5	7	40.0%
	SALES VOLUME	\$10,099,500	\$11,825,466	17.1%	\$2,371,000	\$2,999,788	26.5%
	MEDIAN PRICE	\$425,000	\$457,000	7.5%	\$420,000	\$410,000	-2.4%
	AVERAGE PRICE	\$439,109	\$437,980	-0.3%	\$474,200	\$428,541	-9.6%
	AVERAGE DOM	21	21	0.0%	21	24	14.3%
	% OF ASKING PRICE	103.7%	103.7%	0.1%	103.1%	103.6%	0.5%
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%	-	-	-

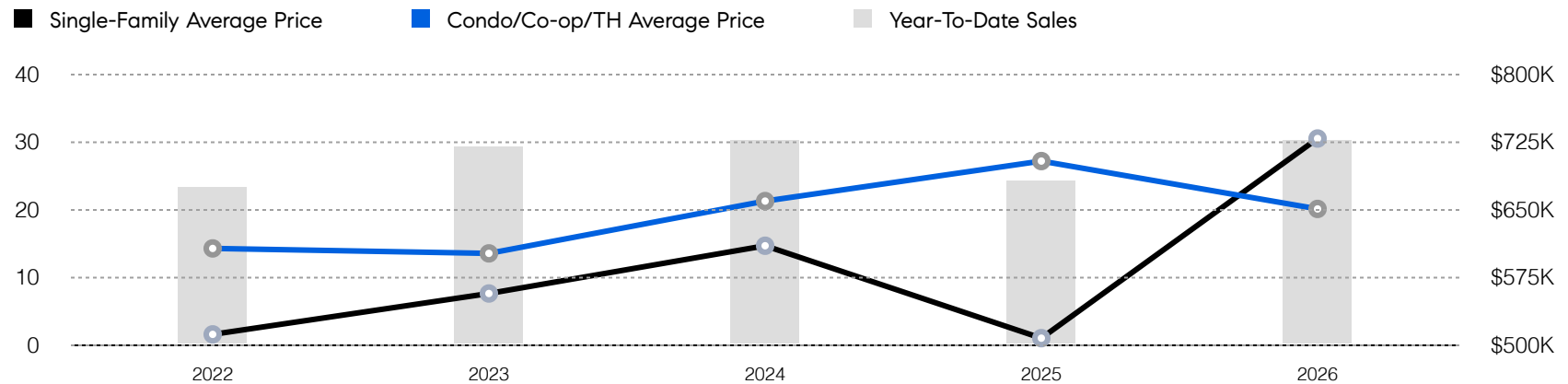
Historic Sales Trends



Lambertville City

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	21	24	14.3%	5	2	-60.0%
	ACTIVE LISTINGS	13	9	-30.8%	13	9	-30.8%
	# OF SALES	18	23	27.8%	1	4	300.0%
	SALES VOLUME	\$9,142,900	\$16,770,806	83.4%	\$235,000	\$2,960,606	1,159.8%
	MEDIAN PRICE	\$475,000	\$610,000	28.4%	\$235,000	\$672,500	186.2%
	AVERAGE PRICE	\$507,939	\$729,165	43.6%	\$235,000	\$740,152	215.0%
	AVERAGE DOM	82	56	-31.7%	487	19	-96.1%
	% OF ASKING PRICE	98.4%	101.0%	2.6%	78.6%	109.3%	30.7%
Condo/Co-op/TH	CONTRACTS SIGNED	9	5	-44.4%	2	0	0.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	6	7	16.7%	2	1	-50.0%
	SALES VOLUME	\$4,225,000	\$4,558,000	7.9%	\$1,155,000	\$900,000	-22.1%
	MEDIAN PRICE	\$655,000	\$590,000	-9.9%	\$577,500	\$900,000	55.8%
	AVERAGE PRICE	\$704,167	\$651,143	-7.5%	\$577,500	\$900,000	55.8%
	AVERAGE DOM	65	35	-46.2%	132	49	-62.9%
	% OF ASKING PRICE	97.8%	99.6%	1.8%	96.9%	97.3%	0.4%

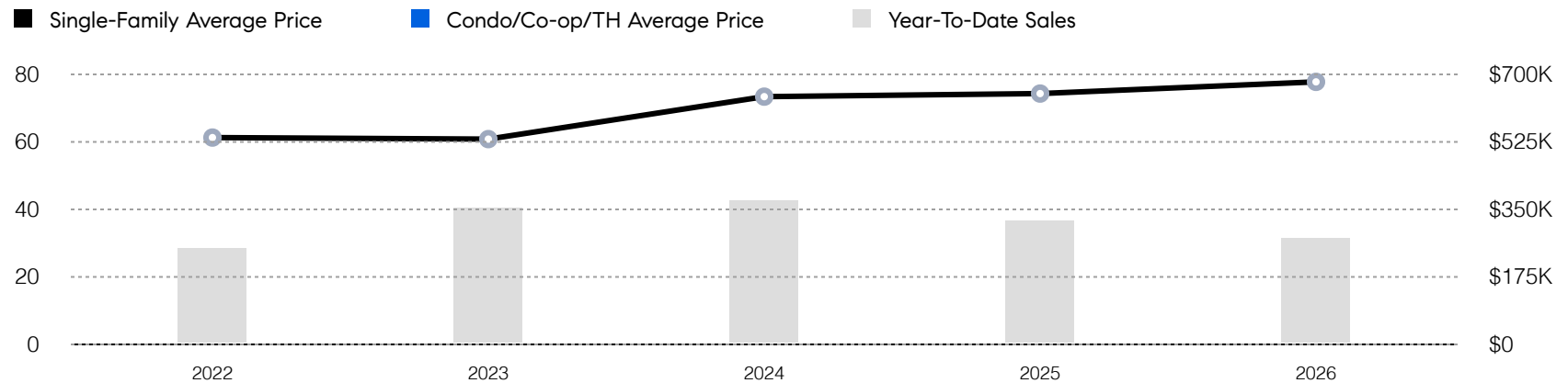
Historic Sales Trends



Lebanon Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	43	46	7.0%	8	6	-25.0%
	ACTIVE LISTINGS	14	21	50.0%	14	21	50.0%
	# OF SALES	36	31	-13.9%	14	5	-64.3%
	SALES VOLUME	\$23,410,000	\$21,099,681	-9.9%	\$9,527,000	\$2,830,900	-70.3%
	MEDIAN PRICE	\$622,250	\$600,000	-3.6%	\$684,500	\$525,000	-23.3%
	AVERAGE PRICE	\$650,278	\$680,635	4.7%	\$680,500	\$566,180	-16.8%
	AVERAGE DOM	37	45	21.6%	29	26	-10.3%
	% OF ASKING PRICE	101.2%	101.9%	0.7%	102.8%	105.9%	3.0%
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	-	-	-	-	-	-

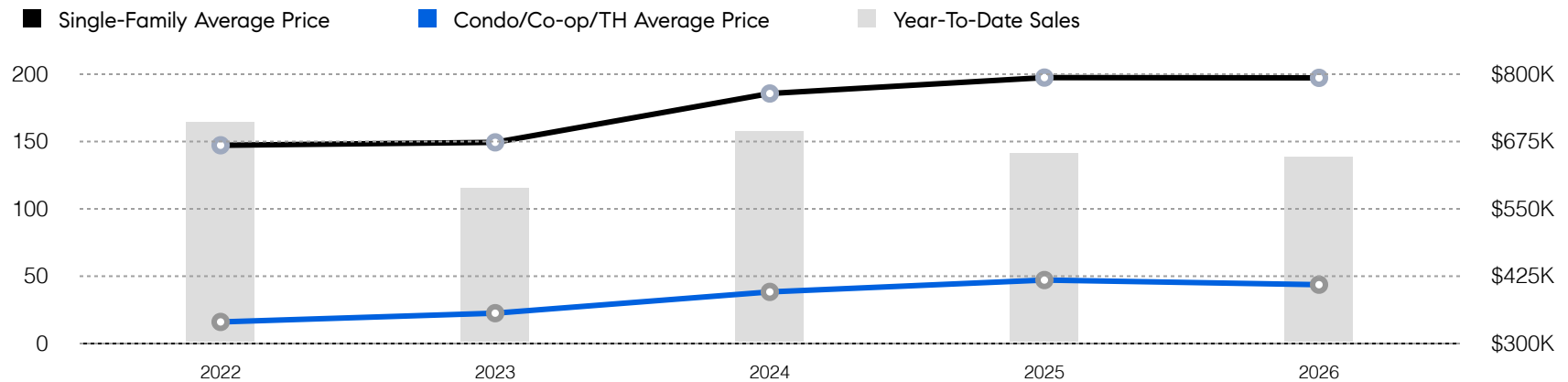
Historic Sales Trends



Raritan Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	97	103	6.2%	20	19	-5.0%
	ACTIVE LISTINGS	38	35	-7.9%	38	35	-7.9%
	# OF SALES	84	80	-4.8%	15	15	0.0%
	SALES VOLUME	\$66,671,123	\$63,457,499	-4.8%	\$12,828,124	\$13,903,999	8.4%
	MEDIAN PRICE	\$787,000	\$747,500	-5.0%	\$812,000	\$855,000	5.3%
	AVERAGE PRICE	\$793,704	\$793,219	-0.1%	\$855,208	\$926,933	8.4%
	AVERAGE DOM	35	39	11.4%	24	27	12.5%
	% OF ASKING PRICE	103.0%	101.2%	-1.9%	103.2%	100.4%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	64	58	-9.4%	12	9	-25.0%
	ACTIVE LISTINGS	14	15	7.1%	14	15	7.1%
	# OF SALES	56	57	1.8%	20	12	-40.0%
	SALES VOLUME	\$23,398,777	\$23,325,677	-0.3%	\$8,689,399	\$5,079,688	-41.5%
	MEDIAN PRICE	\$411,250	\$415,000	0.9%	\$426,950	\$437,000	2.4%
	AVERAGE PRICE	\$417,835	\$409,222	-2.1%	\$434,470	\$423,307	-2.6%
	AVERAGE DOM	19	32	68.4%	22	29	31.8%
	% OF ASKING PRICE	103.7%	101.5%	-2.1%	102.2%	99.8%	-2.4%

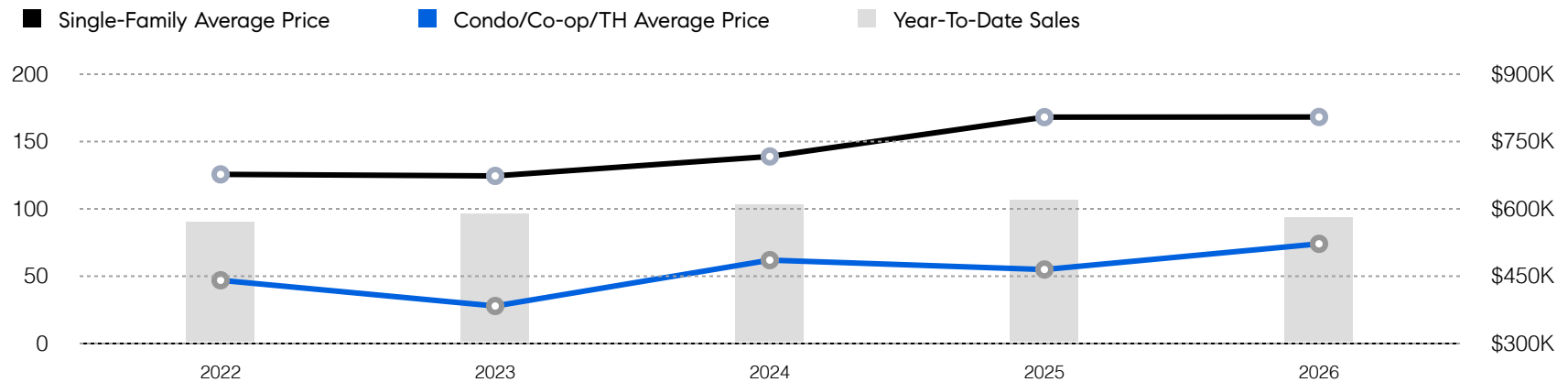
Historic Sales Trends



Readington Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	74	85	14.9%	9	14	55.6%
	ACTIVE LISTINGS	21	31	47.6%	21	31	47.6%
	# OF SALES	72	68	-5.6%	9	17	88.9%
	SALES VOLUME	\$57,911,792	\$54,714,801	-5.5%	\$7,301,000	\$15,013,500	105.6%
	MEDIAN PRICE	\$788,750	\$780,000	-1.1%	\$801,500	\$865,000	7.9%
	AVERAGE PRICE	\$804,330	\$804,629	0.0%	\$811,222	\$883,147	8.9%
	AVERAGE DOM	37	27	-27.0%	43	26	-39.5%
	% OF ASKING PRICE	102.8%	102.2%	-0.6%	102.0%	102.2%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	30	29	-3.3%	6	6	0.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	33	24	-27.3%	5	4	-20.0%
	SALES VOLUME	\$15,339,500	\$12,530,364	-18.3%	\$2,274,000	\$2,120,000	-6.8%
	MEDIAN PRICE	\$430,000	\$550,000	27.9%	\$430,000	\$545,000	26.7%
	AVERAGE PRICE	\$464,833	\$522,099	12.3%	\$454,800	\$530,000	16.5%
	AVERAGE DOM	29	28	-3.4%	35	18	-48.6%
	% OF ASKING PRICE	102.0%	101.5%	-0.6%	103.4%	103.7%	0.3%

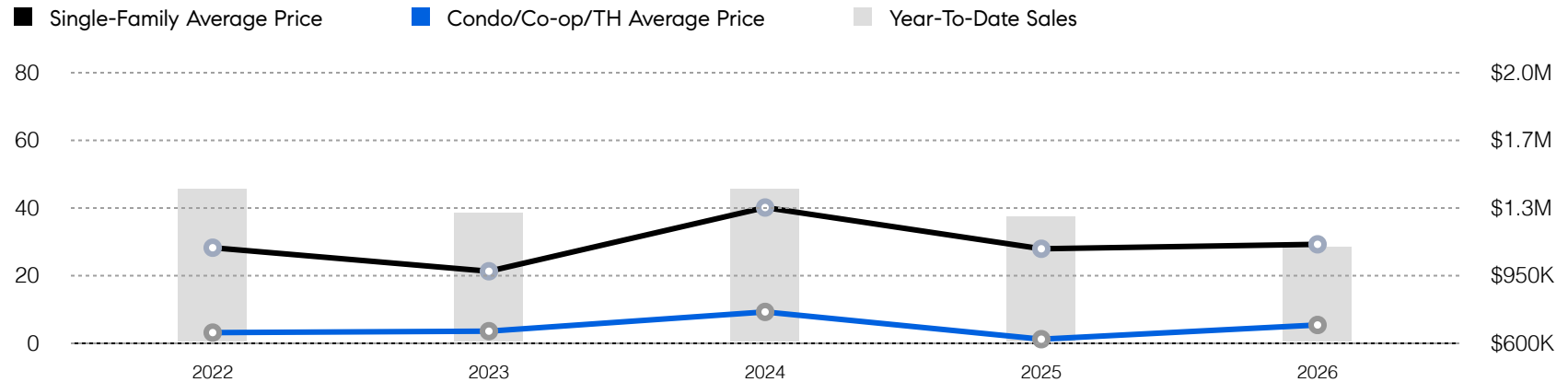
Historic Sales Trends



Tewksbury Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	38	39	2.6%	6	10	66.7%
	ACTIVE LISTINGS	20	25	25.0%	20	25	25.0%
	# OF SALES	35	26	-25.7%	6	4	-33.3%
	SALES VOLUME	\$38,121,475	\$28,917,252	-24.1%	\$6,719,276	\$4,489,000	-33.2%
	MEDIAN PRICE	\$999,500	\$997,500	-0.2%	\$1,145,750	\$922,000	-19.5%
	AVERAGE PRICE	\$1,089,185	\$1,112,202	2.1%	\$1,119,879	\$1,122,250	0.2%
	AVERAGE DOM	37	27	-27.0%	42	26	-38.1%
	% OF ASKING PRICE	97.9%	103.9%	6.1%	102.6%	106.9%	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	2	0.0%	0	1	0.0%
	SALES VOLUME	\$1,243,000	\$1,390,000	11.8%	-	\$650,000	-
	MEDIAN PRICE	\$621,500	\$695,000	11.8%	-	\$650,000	-
	AVERAGE PRICE	\$621,500	\$695,000	11.8%	-	\$650,000	-
	AVERAGE DOM	33	58	75.8%	-	13	-
	% OF ASKING PRICE	97.9%	97.5%	-0.4%	-	96.3%	-

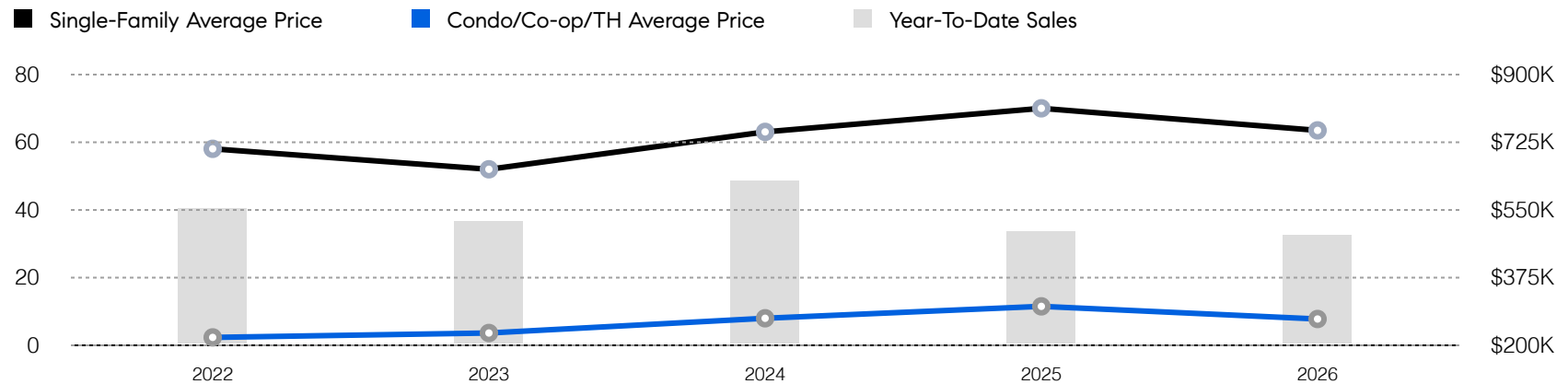
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	20	23	15.0%	4	4	0.0%
	ACTIVE LISTINGS	8	13	62.5%	8	13	62.5%
	# OF SALES	20	16	-20.0%	4	3	-25.0%
	SALES VOLUME	\$16,256,008	\$12,091,666	-25.6%	\$4,688,608	\$2,790,000	-40.5%
	MEDIAN PRICE	\$858,950	\$745,000	-13.3%	\$1,214,464	\$930,000	-23.4%
	AVERAGE PRICE	\$812,800	\$755,729	-7.0%	\$1,172,152	\$930,000	-20.7%
	AVERAGE DOM	59	35	-40.7%	105	21	-80.0%
	% OF ASKING PRICE	102.1%	102.4%	0.3%	107.9%	103.1%	-4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	18	50.0%	2	6	200.0%
	ACTIVE LISTINGS	7	7	0.0%	7	7	0.0%
	# OF SALES	13	16	23.1%	2	3	50.0%
	SALES VOLUME	\$3,910,000	\$4,289,000	9.7%	\$621,000	\$873,000	40.6%
	MEDIAN PRICE	\$305,000	\$260,000	-14.8%	\$310,500	\$296,000	-4.7%
	AVERAGE PRICE	\$300,769	\$268,063	-10.9%	\$310,500	\$291,000	-6.3%
	AVERAGE DOM	18	43	138.9%	14	68	385.7%
	% OF ASKING PRICE	103.1%	99.2%	-3.9%	107.9%	96.9%	-11.0%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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