



February 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

61

5.2% Year-To-Date
-30.6% Month-Over-Month

Year-To-Date Contracts

67

28.8% Year-To-Date
39.3% Month-Over-Month

Single-Family
Average Sale Price

\$777K

3.5% Year-To-Date
-19.3% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$445K

12.9% Year-To-Date
3.5% Month-Over-Month

Average Days On Market

45

4.7% Year-To-Date
-39.7% Month-Over-Month

Active Listings

51

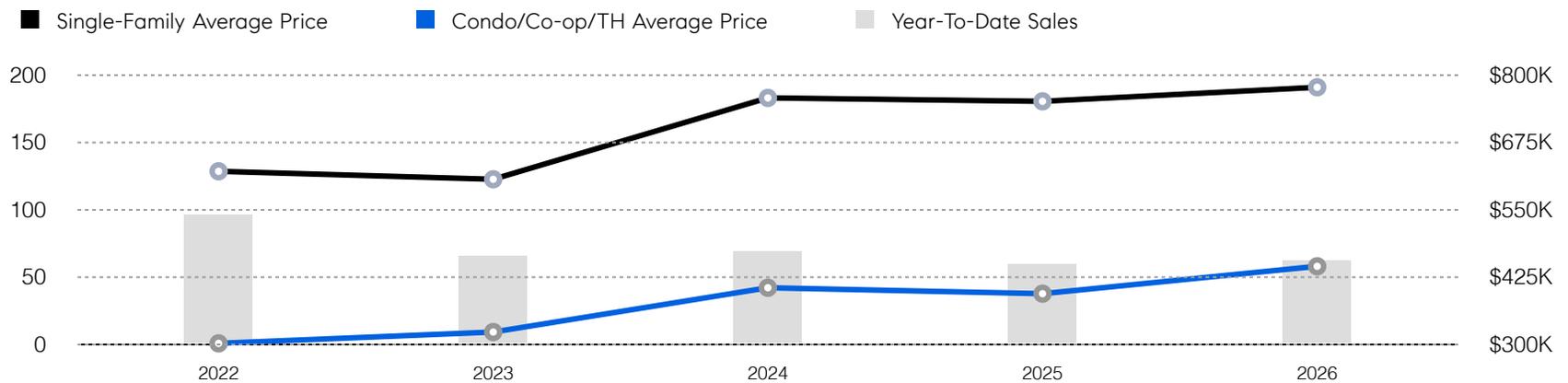
13.3% Year-Over-Year
-7.3% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	34	46	35.3%	15	29	93.3%
	ACTIVE LISTINGS	37	39	5.4%	37	39	5.4%
	# OF SALES	49	39	-20.4%	20	18	-10.0%
	SALES VOLUME	\$36,822,799	\$30,325,553	-17.6%	\$14,475,400	\$12,403,600	-14.3%
	MEDIAN PRICE	\$725,000	\$735,000	1.4%	\$625,000	\$697,500	11.6%
	AVERAGE PRICE	\$751,486	\$777,578	3.5%	\$723,770	\$689,089	-4.8%
	AVERAGE DOM	41	39	-4.9%	32	49	53.1%
Condo/Co-op/TH	CONTRACTS SIGNED	18	21	16.7%	12	10	-16.7%
	ACTIVE LISTINGS	8	12	50.0%	8	12	50.0%
	# OF SALES	9	22	144.4%	6	7	16.7%
	SALES VOLUME	\$3,549,501	\$9,796,000	176.0%	\$2,414,501	\$3,191,000	32.2%
	MEDIAN PRICE	\$415,000	\$439,500	5.9%	\$396,000	\$460,000	16.2%
	AVERAGE PRICE	\$394,389	\$445,273	12.9%	\$402,417	\$455,857	13.3%
	AVERAGE DOM	19	49	157.9%	20	55	175.0%

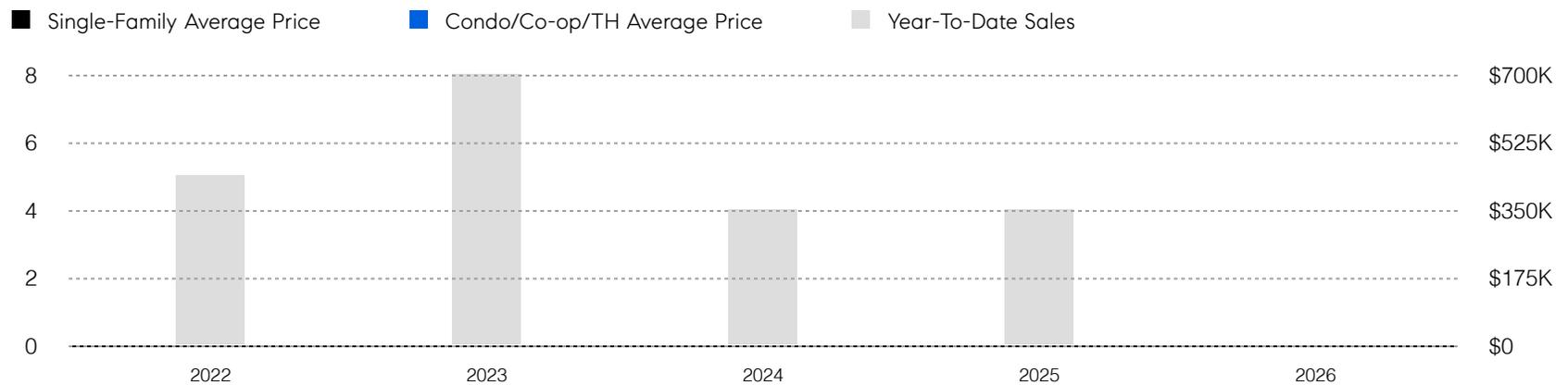
Historic Sales Trends



Clinton Town

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	0	2	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,747,500	-	-	\$537,500	-	-
	MEDIAN PRICE	\$537,500	-	-	\$537,500	-	-
	AVERAGE PRICE	\$582,500	-	-	\$537,500	-	-
	AVERAGE DOM	18	-	-	27	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$625,000	-	-	\$625,000	-	-
	MEDIAN PRICE	\$625,000	-	-	\$625,000	-	-
	AVERAGE PRICE	\$625,000	-	-	\$625,000	-	-
	AVERAGE DOM	45	-	-	45	-	-

Historic Sales Trends

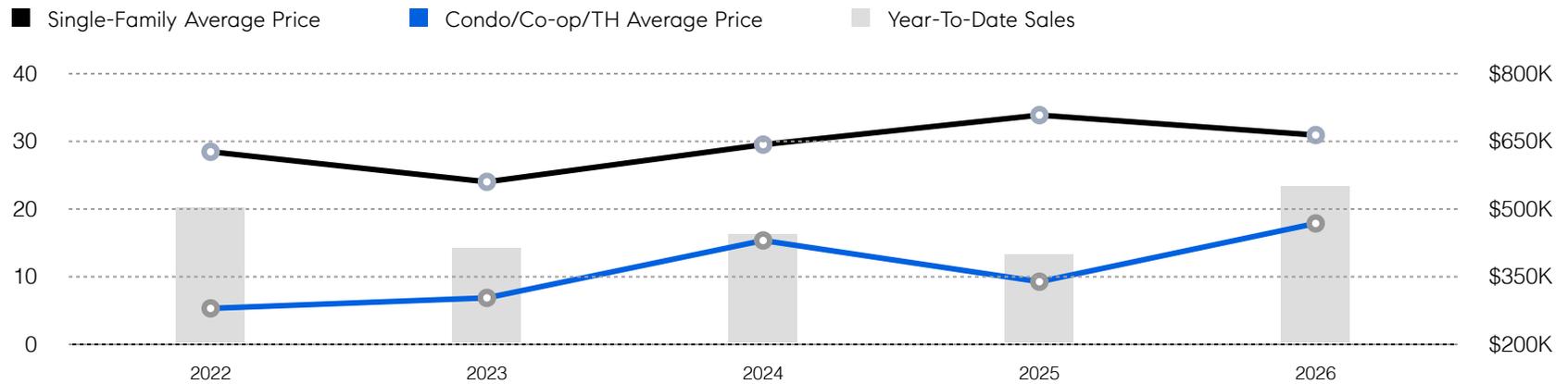


* Line graphs may be hidden due to limited sales data

Clinton Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	14	75.0%	2	9	350.0%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	11	15	36.4%	6	7	16.7%
	SALES VOLUME	\$7,790,400	\$9,960,000	27.8%	\$3,853,900	\$4,000,000	3.8%
	MEDIAN PRICE	\$540,000	\$650,000	20.4%	\$529,000	\$600,000	13.4%
	AVERAGE PRICE	\$708,218	\$664,000	-6.2%	\$642,317	\$571,429	-11.0%
	AVERAGE DOM	41	30	-26.8%	20	29	45.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	3	3	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	2	8	300.0%	0	2	0.0%
	SALES VOLUME	\$678,000	\$3,745,500	452.4%	-	\$792,500	-
	MEDIAN PRICE	\$339,000	\$497,500	46.8%	-	\$396,250	-
	AVERAGE PRICE	\$339,000	\$468,188	38.1%	-	\$396,250	-
	AVERAGE DOM	15	54	260.0%	-	98	-

Historic Sales Trends

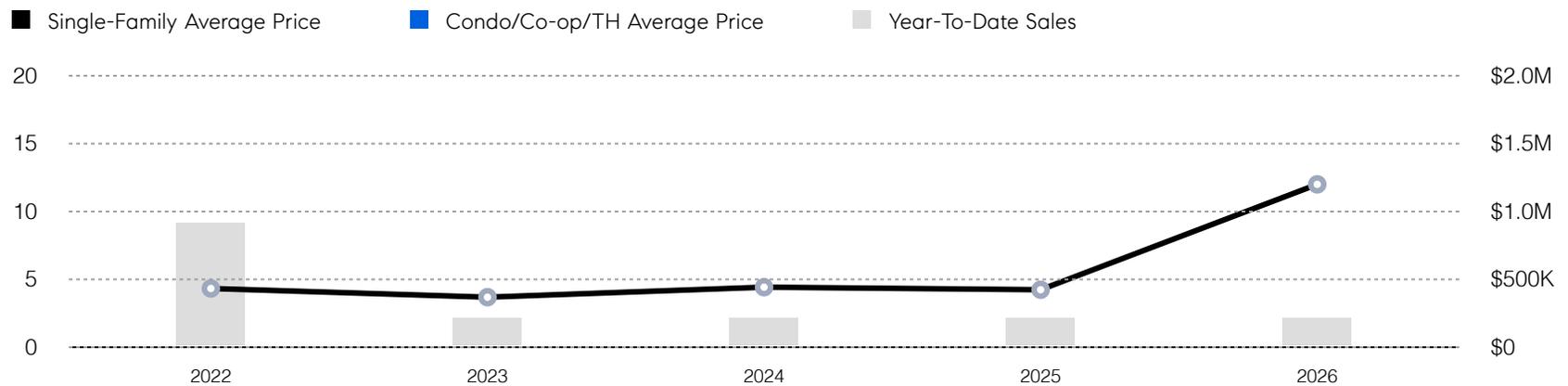


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Flemington

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	2	-60.0%	3	1	-66.7%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	2	1	-50.0%	1	1	0.0%
	SALES VOLUME	\$847,500	\$1,200,000	41.6%	\$485,000	\$1,200,000	147.4%
	MEDIAN PRICE	\$423,750	\$1,200,000	183.2%	\$485,000	\$1,200,000	147.4%
	AVERAGE PRICE	\$423,750	\$1,200,000	183.2%	\$485,000	\$1,200,000	147.4%
	AVERAGE DOM	6	25	316.7%	0	25	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$460,000	-	-	\$460,000	-
	MEDIAN PRICE	-	\$460,000	-	-	\$460,000	-
	AVERAGE PRICE	-	\$460,000	-	-	\$460,000	-
	AVERAGE DOM	-	49	-	-	49	-

Historic Sales Trends

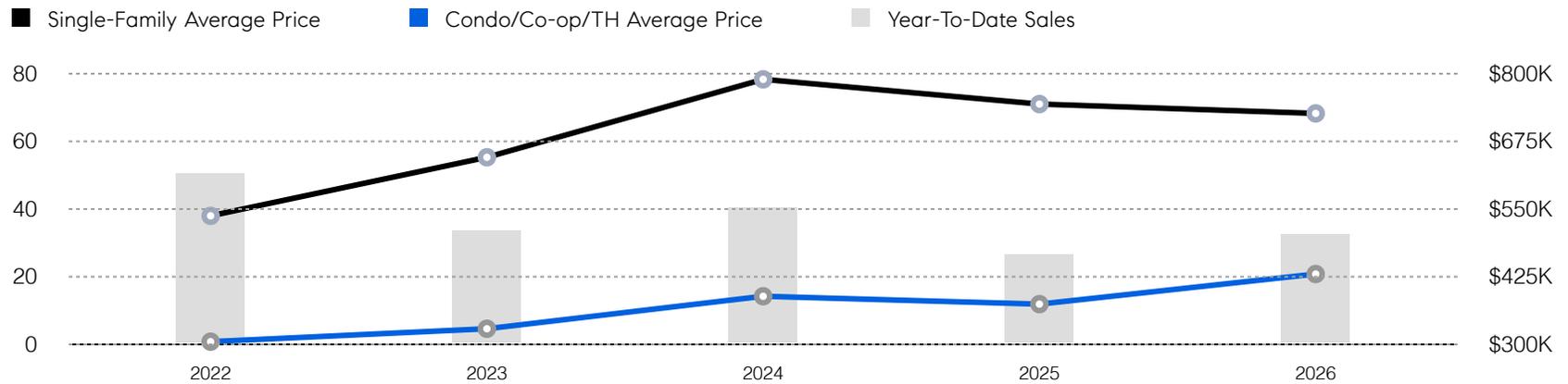


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Raritan Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	24	71.4%	8	14	75.0%
	ACTIVE LISTINGS	15	15	0.0%	15	15	0.0%
	# OF SALES	20	19	-5.0%	6	9	50.0%
	SALES VOLUME	\$14,879,000	\$13,806,600	-7.2%	\$4,700,000	\$6,485,600	38.0%
	MEDIAN PRICE	\$720,000	\$745,000	3.5%	\$625,000	\$715,000	14.4%
	AVERAGE PRICE	\$743,950	\$726,663	-2.3%	\$783,333	\$720,622	-8.0%
	AVERAGE DOM	44	48	9.1%	22	72	227.3%
Condo/Co-op/TH	CONTRACTS SIGNED	12	14	16.7%	8	4	-50.0%
	ACTIVE LISTINGS	6	8	33.3%	6	8	33.3%
	# OF SALES	6	13	116.7%	5	4	-20.0%
	SALES VOLUME	\$2,246,501	\$5,590,500	148.9%	\$1,789,501	\$1,938,500	8.3%
	MEDIAN PRICE	\$389,500	\$405,000	4.0%	\$322,000	\$433,750	34.7%
	AVERAGE PRICE	\$374,417	\$430,038	14.9%	\$357,900	\$484,625	35.4%
	AVERAGE DOM	16	45	181.3%	15	35	133.3%

Historic Sales Trends

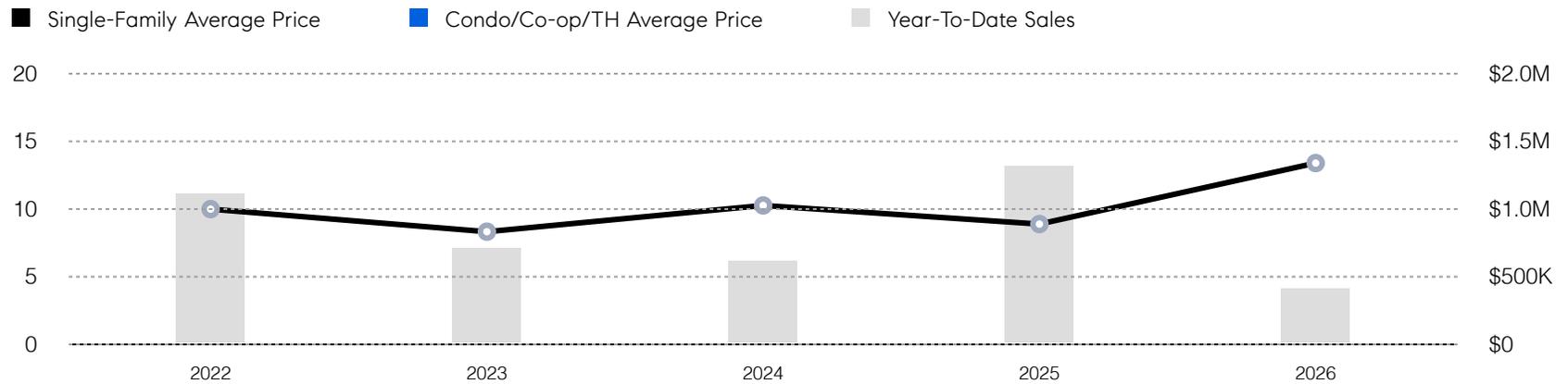


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Tewksbury Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	6	4	-33.3%	2	3	50.0%
	ACTIVE LISTINGS	9	14	55.6%	9	14	55.6%
	# OF SALES	13	4	-69.2%	6	1	-83.3%
	SALES VOLUME	\$11,558,399	\$5,358,953	-53.6%	\$4,899,000	\$718,000	-85.3%
	MEDIAN PRICE	\$985,000	\$1,266,250	28.6%	\$724,500	\$718,000	-0.9%
	AVERAGE PRICE	\$889,108	\$1,339,738	50.7%	\$816,500	\$718,000	-12.1%
	AVERAGE DOM	48	34	-29.2%	60	20	-66.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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