



Year In Review 2025

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

529

-7.5% Year-To-Date
-29.2% Quarter-Over-Quarter

Year-To-Date Contracts

540

-3.4% Year-To-Date
-26.5% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$822K

1.9% Year-To-Date
-6.6% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$427K

3.2% Year-To-Date
0.5% Quarter-Over-Quarter

Average Days On Market

33

6.5% Year-To-Date
14.3% Quarter-Over-Quarter

Active Listings

42

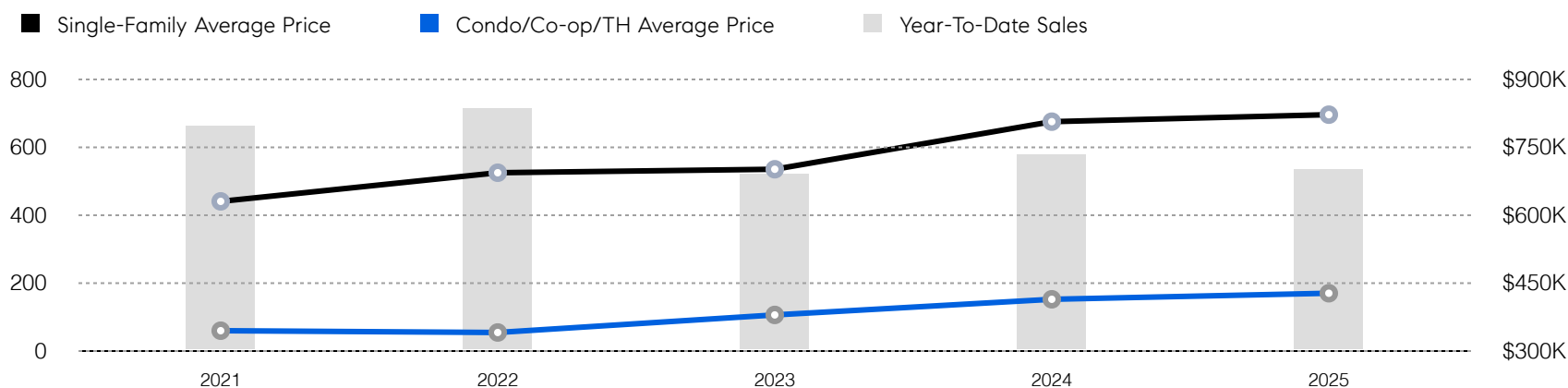
-19.2% Year-Over-Year
-52.3% Quarter-Over-Quarter



Hunterdon County Overview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	394	370	-6.1%	86	77	-10.5%
	ACTIVE LISTINGS	46	33	-28.3%	46	33	-28.3%
	# OF SALES	397	373	-6.0%	96	95	-1.0%
	SALES VOLUME	\$320,270,934	\$306,664,290	-4.2%	\$73,246,252	\$76,603,758	4.6%
	MEDIAN PRICE	\$735,000	\$770,000	4.8%	\$720,000	\$750,000	4.2%
	AVERAGE PRICE	\$806,728	\$822,156	1.9%	\$762,982	\$806,355	5.7%
	AVERAGE DOM	34	35	2.9%	34	37	8.8%
Condo/Co-op/TH	CONTRACTS SIGNED	165	170	3.0%	34	37	8.8%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	175	156	-10.9%	43	31	-27.9%
	SALES VOLUME	\$72,508,126	\$66,719,577	-8.0%	\$17,746,900	\$13,430,400	-24.3%
	MEDIAN PRICE	\$405,000	\$400,000	-1.2%	\$390,000	\$388,000	-0.5%
	AVERAGE PRICE	\$414,332	\$427,690	3.2%	\$412,719	\$433,239	5.0%
	AVERAGE DOM	23	28	21.7%	24	50	108.3%

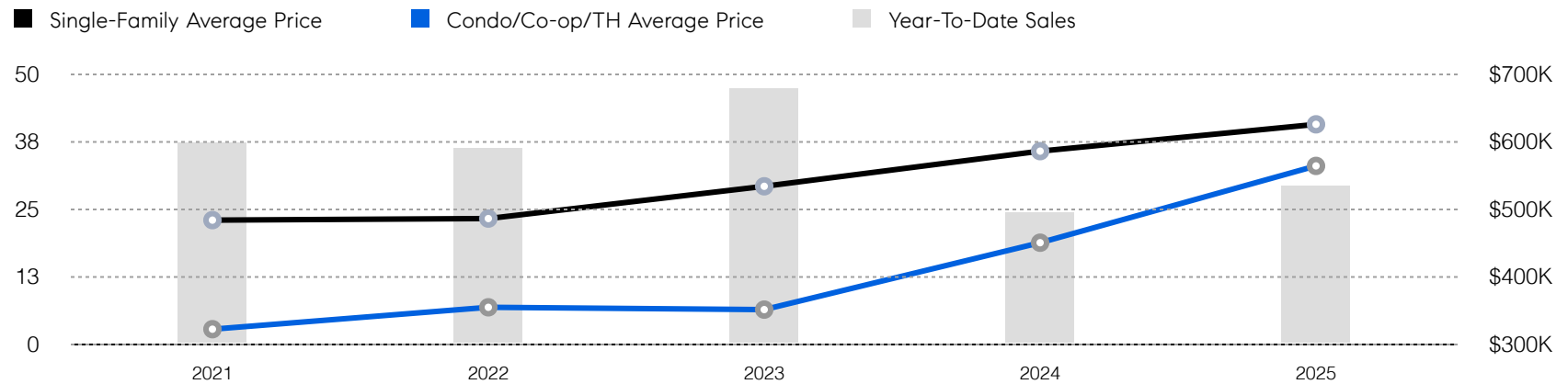
Historic Sales Trends



Clinton Town

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	20	20	0.0%	7	2	-71.4%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	18	24	33.3%	5	7	40.0%
	SALES VOLUME	\$10,554,706	\$15,025,500	42.4%	\$3,429,706	\$4,547,000	32.6%
	MEDIAN PRICE	\$561,500	\$640,000	14.0%	\$725,000	\$675,000	-6.9%
	AVERAGE PRICE	\$586,373	\$626,063	6.8%	\$685,941	\$649,571	-5.3%
	AVERAGE DOM	61	24	-60.7%	44	31	-29.5%
Condo/Co-op/TH	CONTRACTS SIGNED	6	4	-33.3%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	6	5	-16.7%	0	1	0.0%
	SALES VOLUME	\$2,704,500	\$2,822,500	4.4%	-	\$480,000	-
	MEDIAN PRICE	\$470,000	\$625,000	33.0%	-	\$480,000	-
	AVERAGE PRICE	\$450,750	\$564,500	25.2%	-	\$480,000	-
	AVERAGE DOM	27	40	48.1%	-	11	-

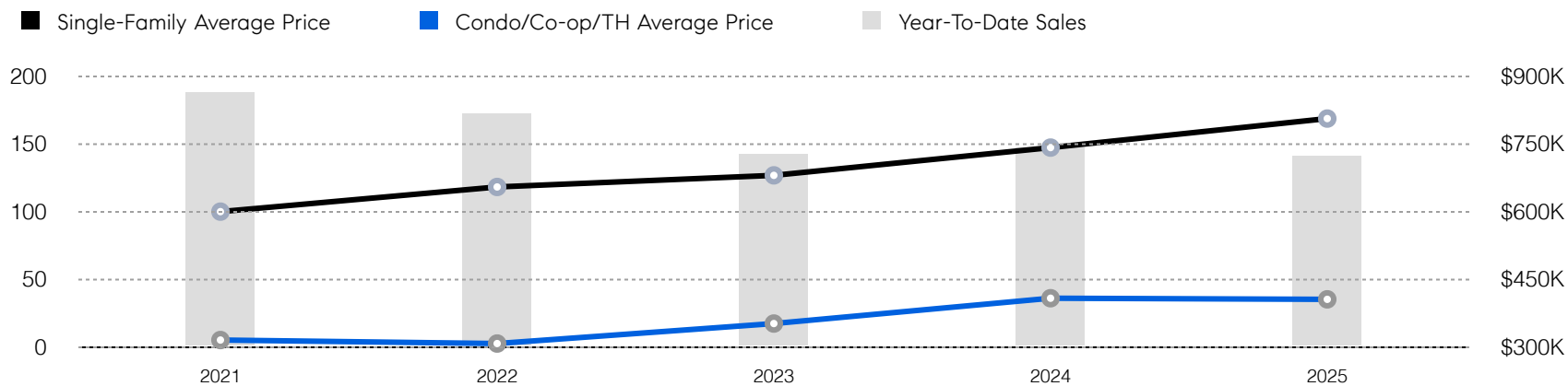
Historic Sales Trends



Clinton Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	91	103	13.2%	18	26	44.4%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	92	96	4.3%	20	27	35.0%
	SALES VOLUME	\$68,300,457	\$77,445,667	13.4%	\$16,627,499	\$21,635,899	30.1%
	MEDIAN PRICE	\$716,000	\$835,000	16.6%	\$778,000	\$800,000	2.8%
	AVERAGE PRICE	\$742,396	\$806,726	8.7%	\$831,375	\$801,330	-3.6%
	AVERAGE DOM	26	33	26.9%	18	29	61.1%
Condo/Co-op/TH	CONTRACTS SIGNED	52	50	-3.8%	11	11	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	54	44	-18.5%	14	7	-50.0%
	SALES VOLUME	\$22,071,926	\$17,875,500	-19.0%	\$5,536,400	\$2,695,000	-51.3%
	MEDIAN PRICE	\$407,500	\$347,000	-14.8%	\$384,250	\$300,000	-21.9%
	AVERAGE PRICE	\$408,739	\$406,261	-0.6%	\$395,457	\$385,000	-2.6%
	AVERAGE DOM	21	30	42.9%	30	81	170.0%

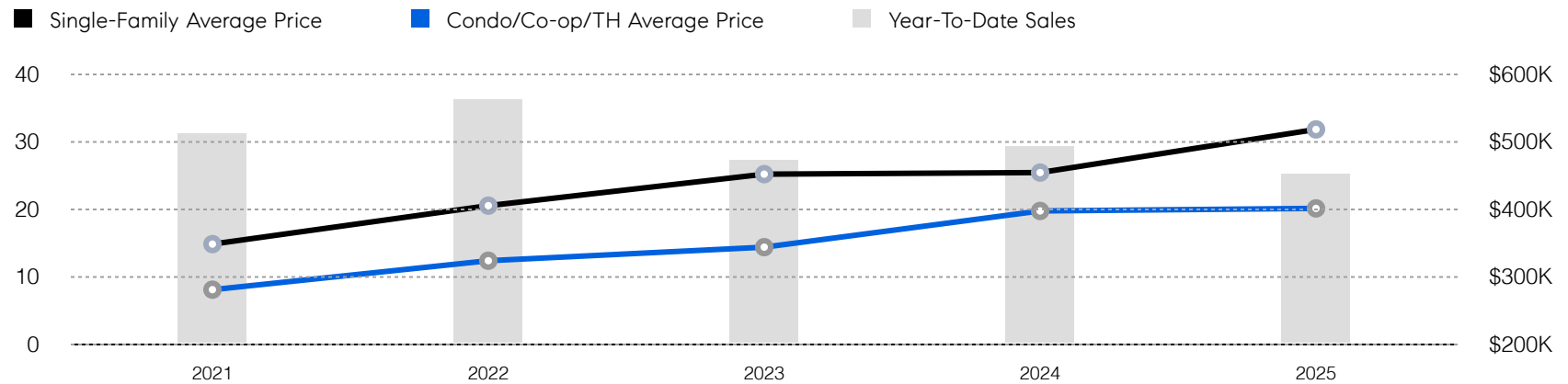
Historic Sales Trends



Flemington

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	21	23	9.5%	4	3	-25.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	22	21	-4.5%	6	4	-33.3%
	SALES VOLUME	\$10,001,400	\$10,889,500	8.9%	\$2,886,000	\$1,705,000	-40.9%
	MEDIAN PRICE	\$458,750	\$525,000	14.4%	\$508,000	\$367,500	-27.7%
	AVERAGE PRICE	\$454,609	\$518,548	14.1%	\$481,000	\$426,250	-11.4%
	AVERAGE DOM	20	33	65.0%	20	39	95.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	7	4	-42.9%	2	0	0.0%
	SALES VOLUME	\$2,784,500	\$1,606,300	-42.3%	\$755,500	-	-
	MEDIAN PRICE	\$395,000	\$440,650	11.6%	\$377,750	-	-
	AVERAGE PRICE	\$397,786	\$401,575	1.0%	\$377,750	-	-
	AVERAGE DOM	15	21	40.0%	15	-	-

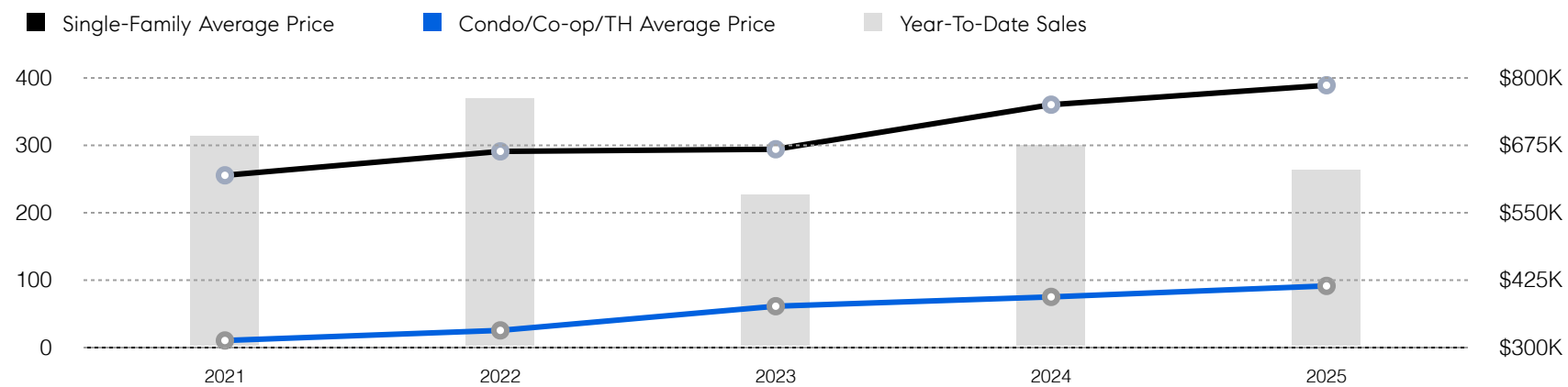
Historic Sales Trends



Raritan Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	184	162	-12.0%	39	32	-17.9%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	195	164	-15.9%	51	40	-21.6%
	SALES VOLUME	\$146,329,073	\$128,983,789	-11.9%	\$36,381,548	\$30,324,900	-16.6%
	MEDIAN PRICE	\$725,000	\$770,000	6.2%	\$665,000	\$726,000	9.2%
	AVERAGE PRICE	\$750,406	\$786,487	4.8%	\$713,364	\$758,123	6.3%
	AVERAGE DOM	36	34	-5.6%	42	34	-19.0%
Condo/Co-op/TH	CONTRACTS SIGNED	94	104	10.6%	19	21	10.5%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	102	96	-5.9%	25	19	-24.0%
	SALES VOLUME	\$40,182,200	\$39,773,777	-1.0%	\$9,740,000	\$7,486,900	-23.1%
	MEDIAN PRICE	\$397,500	\$395,000	-0.6%	\$380,000	\$387,000	1.8%
	AVERAGE PRICE	\$393,943	\$414,310	5.2%	\$389,600	\$394,047	1.1%
	AVERAGE DOM	24	24	0.0%	21	35	66.7%

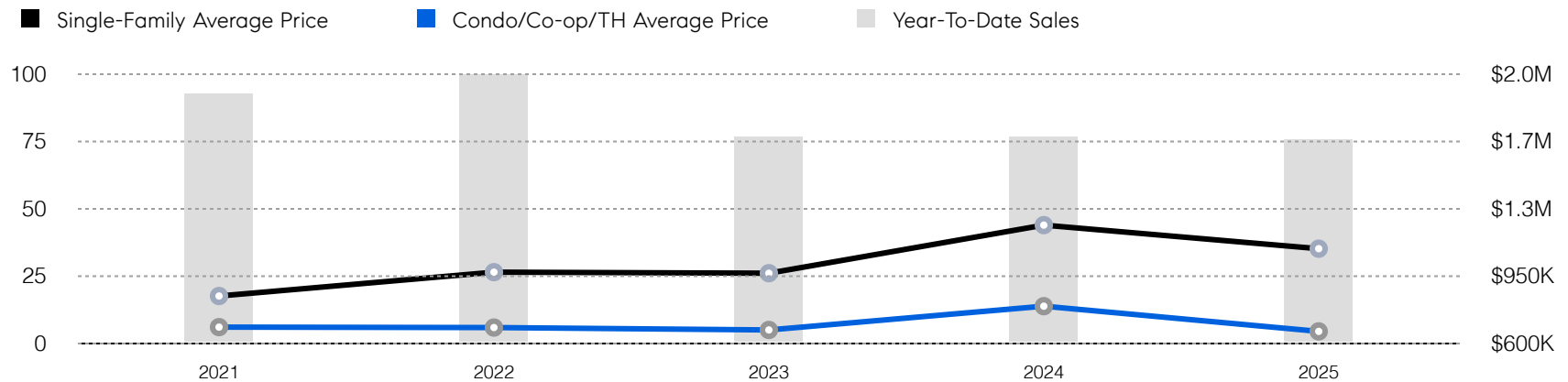
Historic Sales Trends



Tewksbury Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	78	62	-20.5%	18	14	-22.2%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	70	68	-2.9%	14	17	21.4%
	SALES VOLUME	\$85,085,298	\$74,319,834	-12.7%	\$13,921,499	\$18,390,959	32.1%
	MEDIAN PRICE	\$999,500	\$999,250	0.0%	\$992,750	\$977,000	-1.6%
	AVERAGE PRICE	\$1,215,504	\$1,092,939	-10.1%	\$994,393	\$1,081,821	8.8%
	AVERAGE DOM	41	44	7.3%	28	61	117.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	2	4	100.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	6	7	16.7%	2	4	100.0%
	SALES VOLUME	\$4,765,000	\$4,641,500	-2.6%	\$1,715,000	\$2,768,500	61.4%
	MEDIAN PRICE	\$805,000	\$665,000	-17.4%	\$857,500	\$677,500	-21.0%
	AVERAGE PRICE	\$794,167	\$663,071	-16.5%	\$857,500	\$692,125	-19.3%
	AVERAGE DOM	24	61	154.2%	33	75	127.3%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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