



Q2 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

602

4.5% Year-To-Date
59.5% Quarter-Over-Quarter

Year-To-Date Contracts

765

16.3% Year-To-Date
100.0% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$729K

1.5% Year-To-Date
2.5% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$412K

-0.1% Year-To-Date
-5.6% Quarter-Over-Quarter

Average Days On Market

36

0.0% Year-To-Date
-46.2% Quarter-Over-Quarter

Active Listings

298

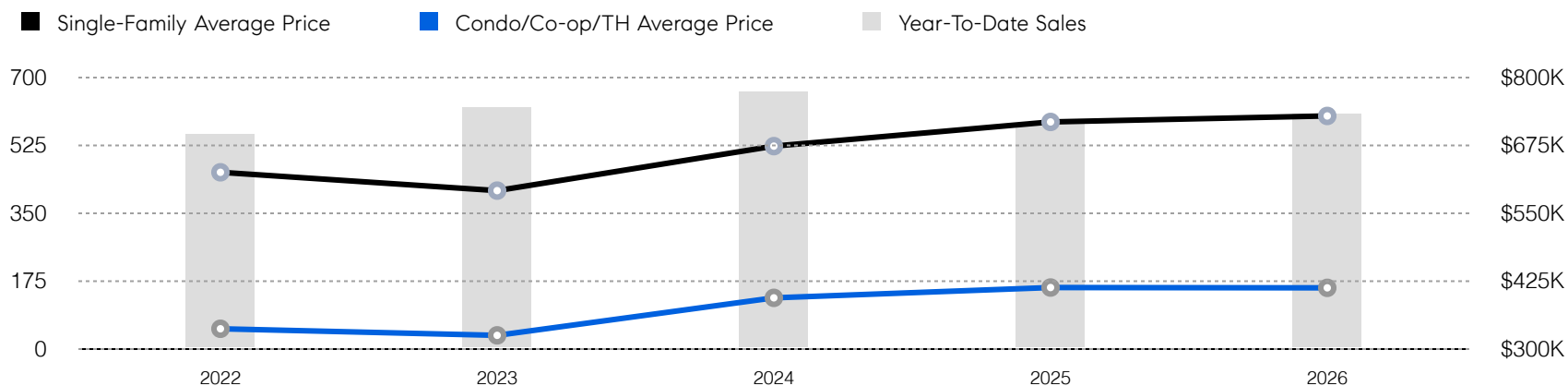
-5.1% Year-Over-Year
24.2% Quarter-Over-Quarter



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	512	608	18.8%	317	414	30.6%
	ACTIVE LISTINGS	270	260	-3.7%	270	260	-3.7%
	# OF SALES	446	461	3.4%	255	292	14.5%
	SALES VOLUME	\$320,353,006	\$336,217,525	5.0%	\$180,782,659	\$214,858,207	18.8%
	MEDIAN PRICE	\$668,500	\$660,000	-1.3%	\$685,000	\$682,500	-0.4%
	AVERAGE PRICE	\$718,280	\$729,322	1.5%	\$708,952	\$735,816	3.8%
	AVERAGE DOM	43	39	-9.3%	36	35	-2.8%
	% OF ASKING PRICE	101.7%	101.6%	0.0%	103.0%	102.5%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	146	157	7.5%	82	96	17.1%
	ACTIVE LISTINGS	44	38	-13.6%	44	38	-13.6%
	# OF SALES	130	141	8.5%	72	78	8.3%
	SALES VOLUME	\$53,730,478	\$58,197,352	8.3%	\$30,829,077	\$31,363,989	1.7%
	MEDIAN PRICE	\$378,000	\$390,000	3.2%	\$397,500	\$376,750	-5.2%
	AVERAGE PRICE	\$413,311	\$412,747	-0.1%	\$428,182	\$402,102	-6.1%
	AVERAGE DOM	23	37	60.9%	21	34	61.9%
	% OF ASKING PRICE	102.2%	100.8%	-1.4%	102.1%	101.1%	-1.0%

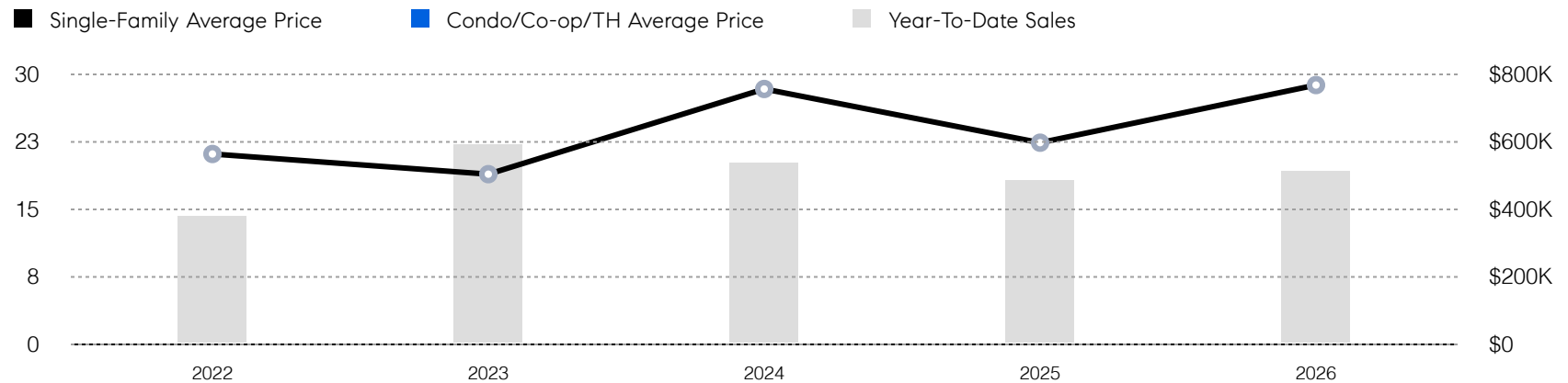
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	24	25	4.2%	15	16	6.7%
	ACTIVE LISTINGS	15	12	-20.0%	15	12	-20.0%
	# OF SALES	18	19	5.6%	9	14	55.6%
	SALES VOLUME	\$10,757,500	\$14,599,999	35.7%	\$5,515,000	\$11,154,999	102.3%
	MEDIAN PRICE	\$512,500	\$775,000	51.2%	\$575,000	\$782,500	36.1%
	AVERAGE PRICE	\$597,639	\$768,421	28.6%	\$612,778	\$796,786	30.0%
	AVERAGE DOM	31	38	22.6%	28	46	64.3%
	% OF ASKING PRICE	99.5%	102.1%	2.6%	99.5%	101.1%	1.6%
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	-	-	-	-	-	-

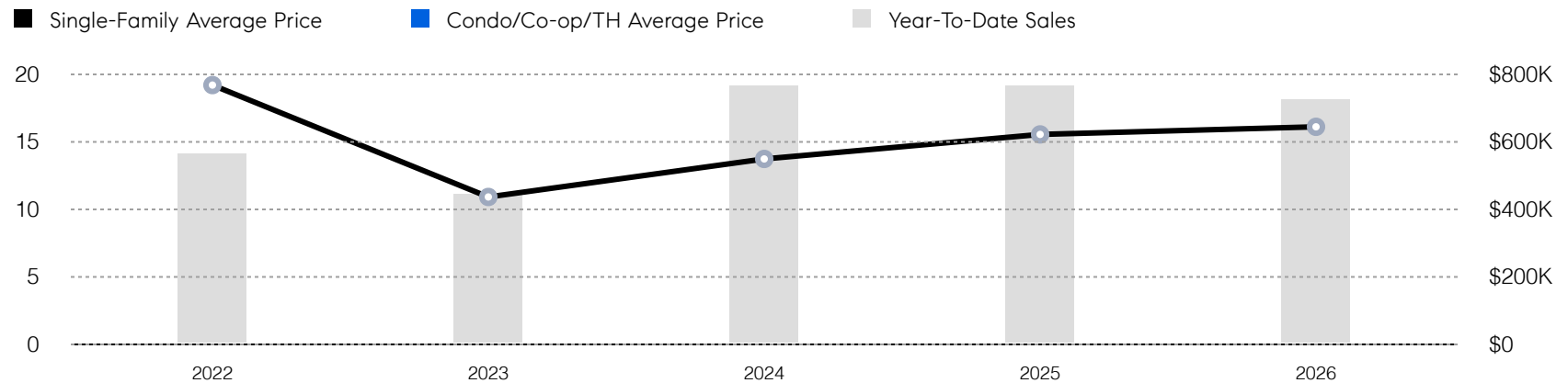
Historic Sales Trends



Bethlehem Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	19	19	0.0%	8	12	50.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	19	18	-5.3%	11	10	-9.1%
	SALES VOLUME	\$11,821,000	\$11,604,500	-1.8%	\$7,385,000	\$7,322,000	-0.9%
	MEDIAN PRICE	\$595,000	\$683,500	14.9%	\$650,000	\$745,000	14.6%
	AVERAGE PRICE	\$622,158	\$644,694	3.6%	\$671,364	\$732,200	9.1%
	AVERAGE DOM	35	39	11.4%	31	39	25.8%
	% OF ASKING PRICE	103.0%	101.9%	-1.2%	105.1%	101.8%	-3.3%
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	-	-	-	-	-	-

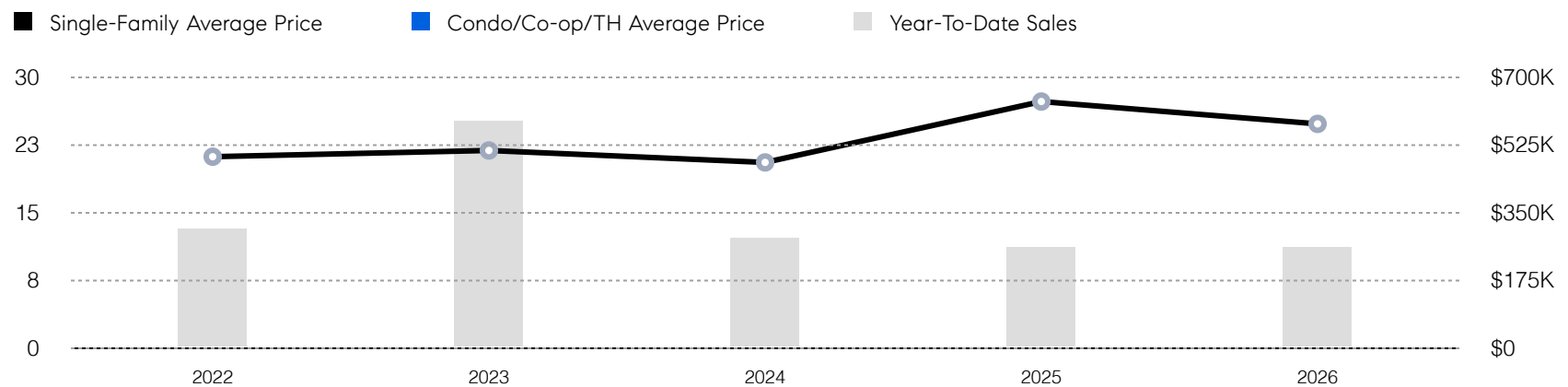
Historic Sales Trends



Clinton Town

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	10	14	40.0%	8	12	50.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	9	11	22.2%	4	10	150.0%
	SALES VOLUME	\$5,738,500	\$6,378,600	11.2%	\$2,601,000	\$5,783,600	122.4%
	MEDIAN PRICE	\$680,000	\$555,000	-18.4%	\$667,500	\$552,500	-17.2%
	AVERAGE PRICE	\$637,611	\$579,873	-9.1%	\$650,250	\$578,360	-11.1%
	AVERAGE DOM	26	20	-23.1%	34	21	-38.2%
	% OF ASKING PRICE	102.6%	104.1%	1.5%	103.3%	104.4%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	2	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,252,500	-	-	-	-	-
	MEDIAN PRICE	\$626,250	-	-	-	-	-
	AVERAGE PRICE	\$626,250	-	-	-	-	-
	AVERAGE DOM	64	-	-	-	-	-
	% OF ASKING PRICE	96.4%	-	-	-	-	-

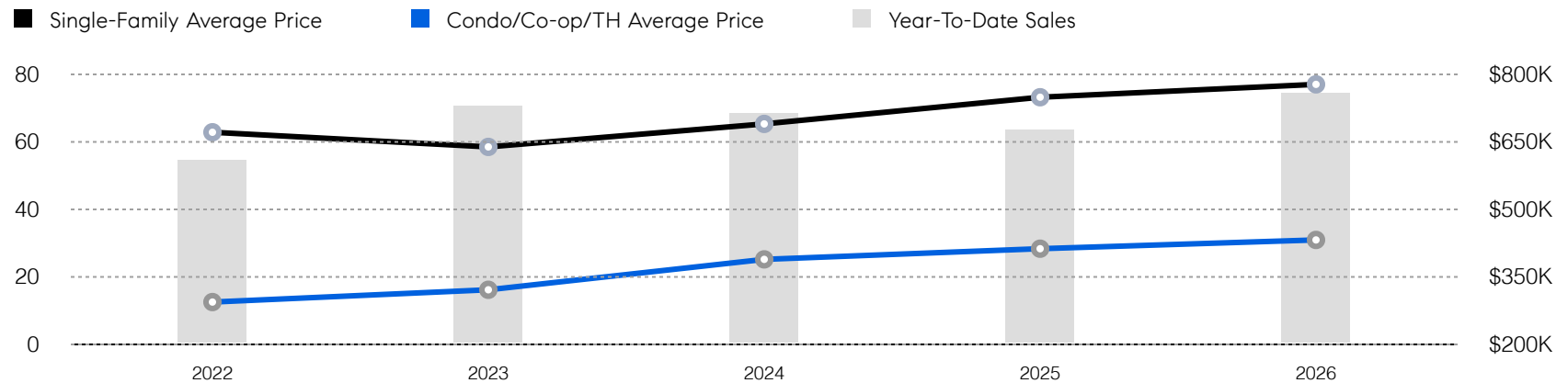
Historic Sales Trends



Clinton Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	50	59	18.0%	33	41	24.2%
	ACTIVE LISTINGS	17	20	17.6%	17	20	17.6%
	# OF SALES	40	48	20.0%	27	25	-7.4%
	SALES VOLUME	\$29,970,154	\$37,336,498	24.6%	\$19,129,754	\$22,005,498	15.0%
	MEDIAN PRICE	\$677,500	\$763,000	12.6%	\$670,000	\$920,000	37.3%
	AVERAGE PRICE	\$749,254	\$777,844	3.8%	\$708,509	\$880,220	24.2%
	AVERAGE DOM	35	30	-14.3%	24	32	33.3%
	% OF ASKING PRICE	103.2%	101.9%	-1.2%	102.8%	103.7%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	27	28	3.7%	16	23	43.8%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	23	26	13.0%	16	16	0.0%
	SALES VOLUME	\$9,491,900	\$11,236,500	18.4%	\$6,969,900	\$6,590,500	-5.4%
	MEDIAN PRICE	\$375,000	\$376,750	0.5%	\$382,500	\$347,500	-9.2%
	AVERAGE PRICE	\$412,691	\$432,173	4.7%	\$435,619	\$411,906	-5.4%
	AVERAGE DOM	17	36	111.8%	17	29	70.6%
	% OF ASKING PRICE	103.7%	100.2%	-3.5%	103.8%	100.2%	-3.6%

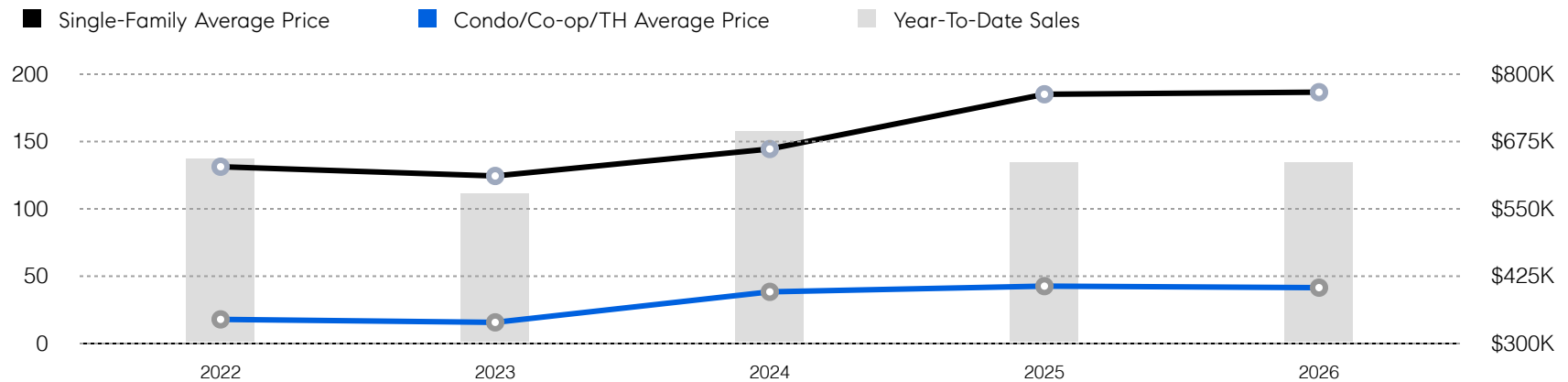
Historic Sales Trends



Flemington

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	105	115	9.5%	66	73	10.6%
	ACTIVE LISTINGS	48	44	-8.3%	48	44	-8.3%
	# OF SALES	94	87	-7.4%	57	43	-24.6%
	SALES VOLUME	\$71,700,149	\$66,695,900	-7.0%	\$44,277,500	\$32,553,800	-26.5%
	MEDIAN PRICE	\$760,000	\$720,000	-5.3%	\$765,000	\$727,000	-5.0%
	AVERAGE PRICE	\$762,768	\$766,620	0.5%	\$776,798	\$757,065	-2.5%
	AVERAGE DOM	38	37	-2.6%	30	27	-10.0%
	% OF ASKING PRICE	102.8%	101.1%	-1.7%	105.0%	102.3%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	56	52	-7.1%	36	28	-22.2%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	39	46	17.9%	26	22	-15.4%
	SALES VOLUME	\$15,855,678	\$18,570,989	17.1%	\$11,232,677	\$8,663,989	-22.9%
	MEDIAN PRICE	\$405,000	\$415,000	2.5%	\$416,900	\$415,000	-0.5%
	AVERAGE PRICE	\$406,556	\$403,717	-0.7%	\$432,026	\$393,818	-8.8%
	AVERAGE DOM	18	30	66.7%	20	29	45.0%
	% OF ASKING PRICE	104.4%	102.1%	-2.3%	104.1%	102.8%	-1.3%

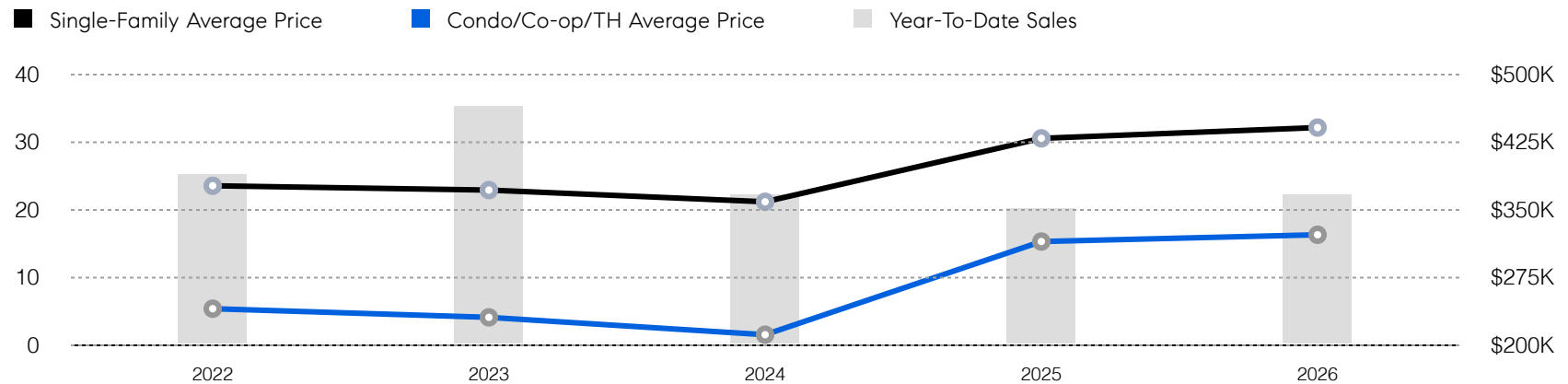
Historic Sales Trends



High Bridge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	20	33	65.0%	11	21	90.9%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	18	20	11.1%	7	14	100.0%
	SALES VOLUME	\$7,728,500	\$8,825,678	14.2%	\$3,072,500	\$5,947,678	93.6%
	MEDIAN PRICE	\$432,500	\$458,500	6.0%	\$492,500	\$427,500	-13.2%
	AVERAGE PRICE	\$429,361	\$441,284	2.8%	\$438,929	\$424,834	-3.2%
	AVERAGE DOM	21	21	0.0%	26	23	-11.5%
	% OF ASKING PRICE	103.8%	103.7%	-0.1%	107.2%	104.3%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	2	0.0%	1	1	0.0%
	SALES VOLUME	\$630,000	\$645,000	2.4%	\$350,000	\$330,000	-5.7%
	MEDIAN PRICE	\$315,000	\$322,500	2.4%	\$350,000	\$330,000	-5.7%
	AVERAGE PRICE	\$315,000	\$322,500	2.4%	\$350,000	\$330,000	-5.7%
	AVERAGE DOM	17	97	470.6%	10	9	-10.0%
	% OF ASKING PRICE	106.6%	108.9%	2.4%	101.2%	117.9%	16.7%

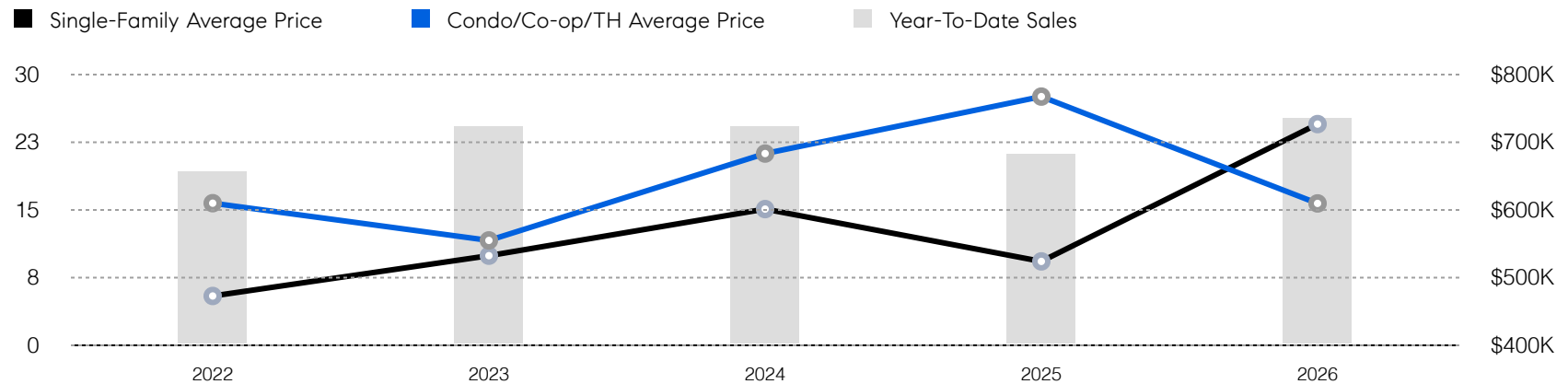
Historic Sales Trends



Lambertville City

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	16	22	37.5%	7	12	71.4%
	ACTIVE LISTINGS	16	6	-62.5%	16	6	-62.5%
	# OF SALES	17	19	11.8%	10	14	40.0%
	SALES VOLUME	\$8,907,900	\$13,810,200	55.0%	\$5,515,000	\$8,961,200	62.5%
	MEDIAN PRICE	\$475,000	\$610,000	28.4%	\$552,500	\$625,000	13.1%
	AVERAGE PRICE	\$523,994	\$726,853	38.7%	\$551,500	\$640,086	16.1%
	AVERAGE DOM	58	64	10.3%	60	64	6.7%
	% OF ASKING PRICE	99.6%	99.2%	-0.4%	98.9%	99.7%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	6	3	-50.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	4	6	50.0%	3	3	0.0%
	SALES VOLUME	\$3,070,000	\$3,658,000	19.2%	\$2,155,000	\$1,988,000	-7.7%
	MEDIAN PRICE	\$772,500	\$572,500	-25.9%	\$640,000	\$615,000	-3.9%
	AVERAGE PRICE	\$767,500	\$609,667	-20.6%	\$718,333	\$662,667	-7.7%
	AVERAGE DOM	32	33	3.1%	30	25	-16.7%
	% OF ASKING PRICE	98.2%	100.0%	1.8%	98.8%	101.6%	2.8%

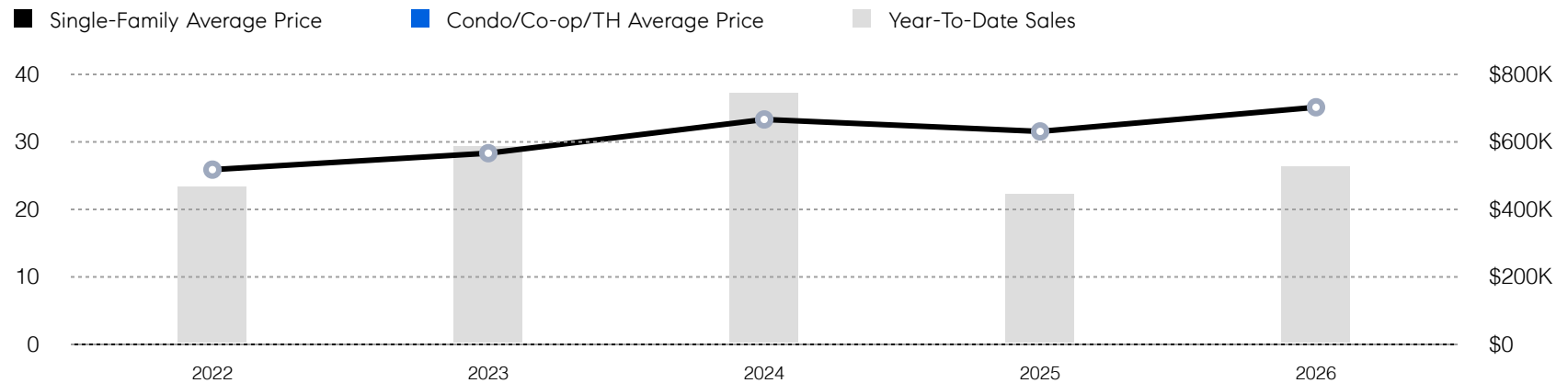
Historic Sales Trends



Lebanon Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	35	40	14.3%	26	27	3.8%
	ACTIVE LISTINGS	17	14	-17.6%	17	14	-17.6%
	# OF SALES	22	26	18.2%	13	20	53.8%
	SALES VOLUME	\$13,883,000	\$18,268,781	31.6%	\$8,319,000	\$14,497,929	74.3%
	MEDIAN PRICE	\$532,500	\$642,500	20.7%	\$550,000	\$685,000	24.5%
	AVERAGE PRICE	\$631,045	\$702,645	11.3%	\$639,923	\$724,896	13.3%
	AVERAGE DOM	43	48	11.6%	51	45	-11.8%
	% OF ASKING PRICE	100.2%	101.2%	1.0%	102.2%	101.2%	-1.1%
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	-	-	-	-	-	-

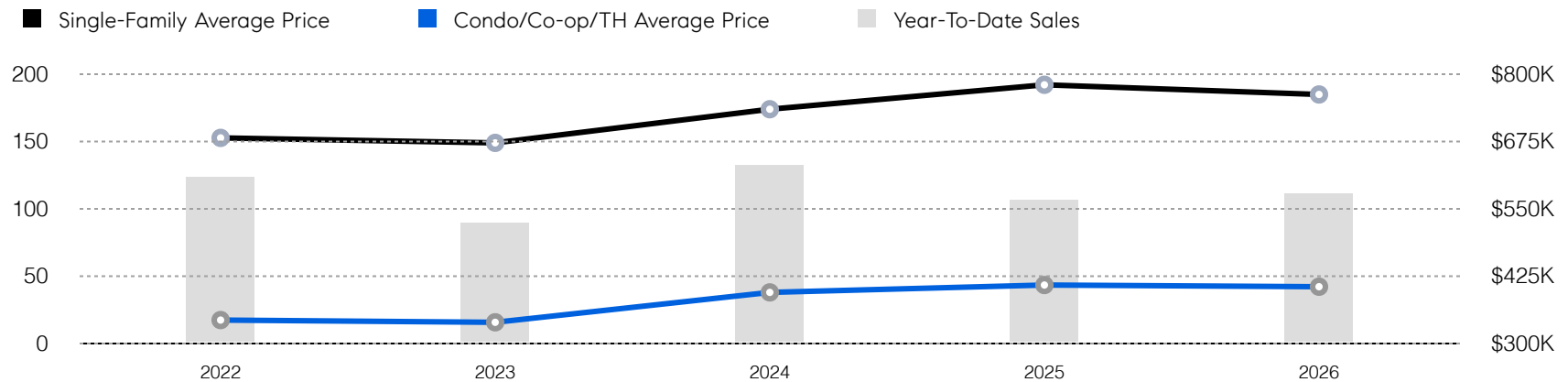
Historic Sales Trends



Raritan Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	77	84	9.1%	55	52	-5.5%
	ACTIVE LISTINGS	42	31	-26.2%	42	31	-26.2%
	# OF SALES	69	65	-5.8%	44	31	-29.5%
	SALES VOLUME	\$53,842,999	\$49,553,500	-8.0%	\$33,975,000	\$23,840,900	-29.8%
	MEDIAN PRICE	\$770,000	\$727,000	-5.6%	\$767,500	\$731,000	-4.8%
	AVERAGE PRICE	\$780,333	\$762,362	-2.3%	\$772,159	\$769,061	-0.4%
	AVERAGE DOM	38	41	7.9%	34	26	-23.5%
	% OF ASKING PRICE	103.0%	101.3%	-1.7%	104.5%	103.0%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	52	49	-5.8%	32	26	-18.7%
	ACTIVE LISTINGS	11	11	0.0%	11	11	0.0%
	# OF SALES	36	45	25.0%	23	22	-4.3%
	SALES VOLUME	\$14,709,378	\$18,245,989	24.0%	\$10,086,377	\$8,663,989	-14.1%
	MEDIAN PRICE	\$402,500	\$415,000	3.1%	\$412,500	\$415,000	0.6%
	AVERAGE PRICE	\$408,594	\$405,466	-0.8%	\$438,538	\$393,818	-10.2%
	AVERAGE DOM	17	33	94.1%	19	29	52.6%
	% OF ASKING PRICE	104.5%	102.0%	-2.5%	104.2%	102.8%	-1.4%

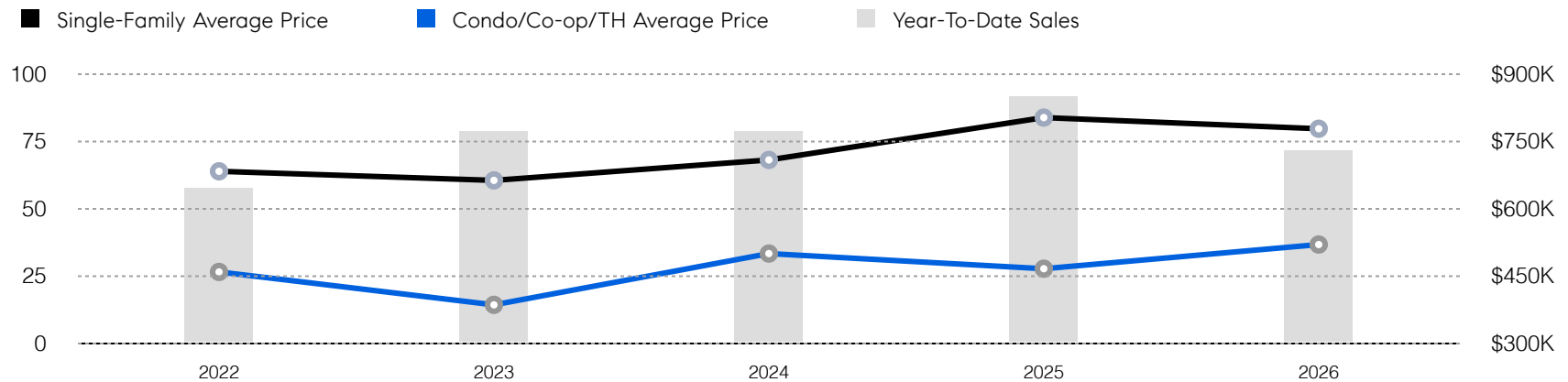
Historic Sales Trends



Readington Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	65	71	9.2%	38	50	31.6%
	ACTIVE LISTINGS	16	23	43.8%	16	23	43.8%
	# OF SALES	63	51	-19.0%	34	33	-2.9%
	SALES VOLUME	\$50,610,792	\$39,701,301	-21.6%	\$29,048,643	\$25,565,288	-12.0%
	MEDIAN PRICE	\$787,500	\$735,000	-6.7%	\$805,000	\$735,000	-8.7%
	AVERAGE PRICE	\$803,346	\$778,457	-3.1%	\$854,372	\$774,706	-9.3%
	AVERAGE DOM	37	27	-27.0%	32	26	-18.7%
	% OF ASKING PRICE	102.9%	102.2%	-0.7%	104.2%	103.1%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	24	23	-4.2%	12	14	16.7%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	28	20	-28.6%	12	14	16.7%
	SALES VOLUME	\$13,065,500	\$10,410,364	-20.3%	\$5,217,500	\$7,011,000	34.4%
	MEDIAN PRICE	\$425,000	\$550,000	29.4%	\$382,500	\$516,500	35.0%
	AVERAGE PRICE	\$466,625	\$520,518	11.5%	\$434,792	\$500,786	15.2%
	AVERAGE DOM	28	30	7.1%	29	31	6.9%
	% OF ASKING PRICE	101.8%	101.0%	-0.8%	100.7%	100.9%	0.3%

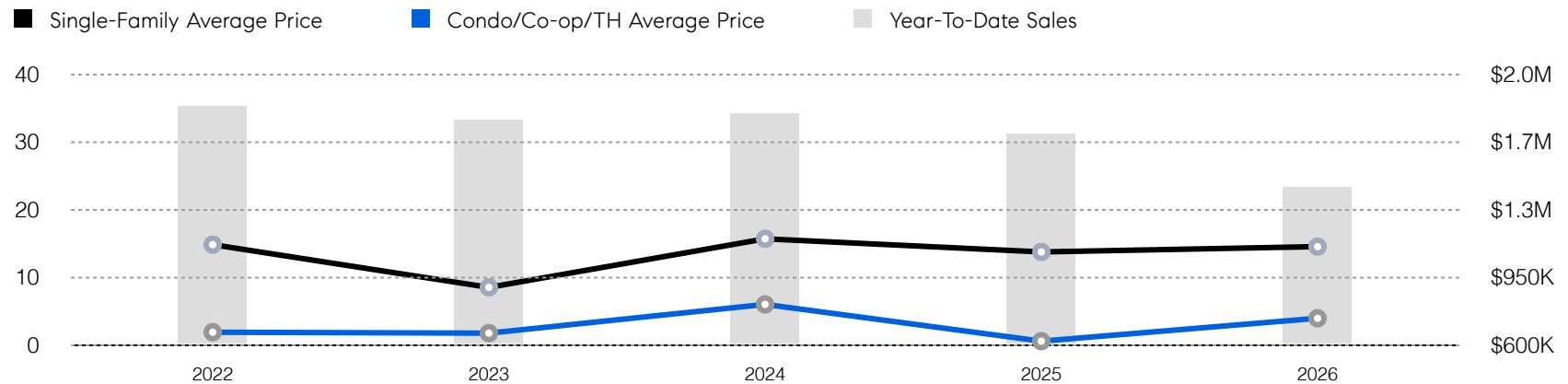
Historic Sales Trends



Tewksbury Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	32	29	-9.4%	23	18	-21.7%
	ACTIVE LISTINGS	20	25	25.0%	20	25	25.0%
	# OF SALES	29	22	-24.1%	14	14	0.0%
	SALES VOLUME	\$31,402,199	\$24,428,252	-22.2%	\$13,036,800	\$15,680,299	20.3%
	MEDIAN PRICE	\$990,000	\$1,015,000	2.5%	\$999,450	\$1,015,000	1.6%
	AVERAGE PRICE	\$1,082,834	\$1,110,375	2.5%	\$931,200	\$1,120,021	20.3%
	AVERAGE DOM	36	27	-25.0%	19	22	15.8%
	% OF ASKING PRICE	96.9%	103.4%	6.5%	97.8%	102.8%	5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	3	3	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	1	-50.0%	2	0	0.0%
	SALES VOLUME	\$1,243,000	\$740,000	-40.5%	\$1,243,000	-	-
	MEDIAN PRICE	\$621,500	\$740,000	19.1%	\$621,500	-	-
	AVERAGE PRICE	\$621,500	\$740,000	19.1%	\$621,500	-	-
	AVERAGE DOM	33	103	212.1%	33	-	-
	% OF ASKING PRICE	97.9%	98.7%	0.8%	97.9%	-	-

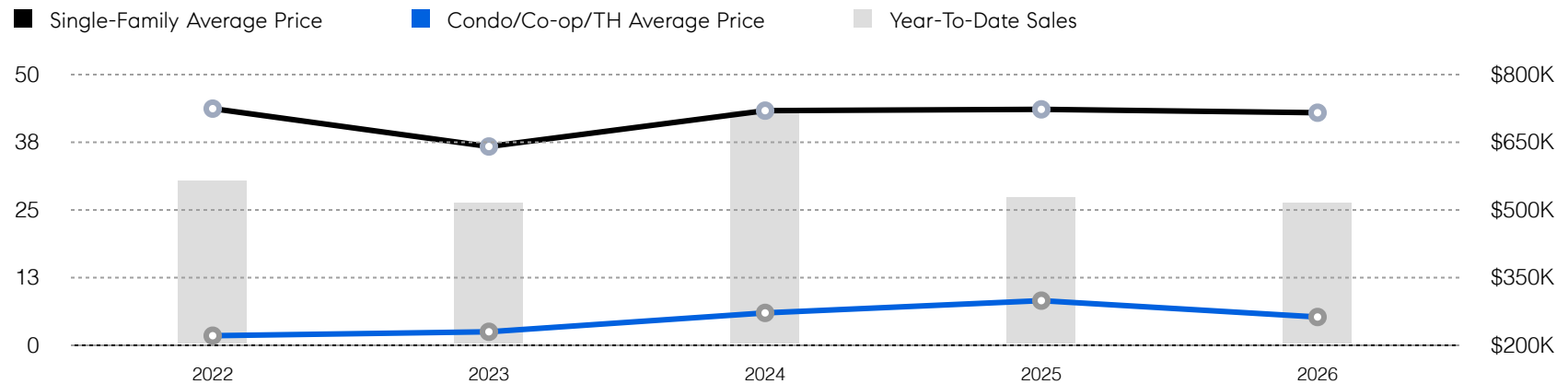
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	16	19	18.8%	5	14	180.0%
	ACTIVE LISTINGS	13	12	-7.7%	13	12	-7.7%
	# OF SALES	16	13	-18.7%	8	11	37.5%
	SALES VOLUME	\$11,567,400	\$9,301,666	-19.6%	\$5,735,000	\$8,521,666	48.6%
	MEDIAN PRICE	\$812,500	\$700,000	-13.8%	\$812,500	\$730,000	-10.2%
	AVERAGE PRICE	\$722,963	\$715,513	-1.0%	\$716,875	\$774,697	8.1%
	AVERAGE DOM	48	39	-18.7%	17	25	47.1%
	% OF ASKING PRICE	100.6%	102.2%	1.6%	102.1%	103.5%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	10	12	20.0%	5	8	60.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	11	13	18.2%	5	7	40.0%
	SALES VOLUME	\$3,289,000	\$3,416,000	3.9%	\$1,580,000	\$1,821,000	15.3%
	MEDIAN PRICE	\$305,000	\$260,000	-14.8%	\$315,000	\$220,000	-30.2%
	AVERAGE PRICE	\$299,000	\$262,769	-12.1%	\$316,000	\$260,143	-17.7%
	AVERAGE DOM	18	37	105.6%	20	41	105.0%
	% OF ASKING PRICE	102.3%	99.8%	-2.5%	103.4%	100.2%	-3.2%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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