

November 2025

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

487

-7.2% Year-To-Date
-47.3% Month-Over-Month

Year-To-Date Contracts

513

-4.5% Year-To-Date
-4.5% Month-Over-Month

Single-Family
Average Sale Price

\$814K

-0.1% Year-To-Date
10.8% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$428K

4.7% Year-To-Date
26.9% Month-Over-Month

Average Days On Market

32

6.7% Year-To-Date
-5.1% Month-Over-Month

Active Listings

68

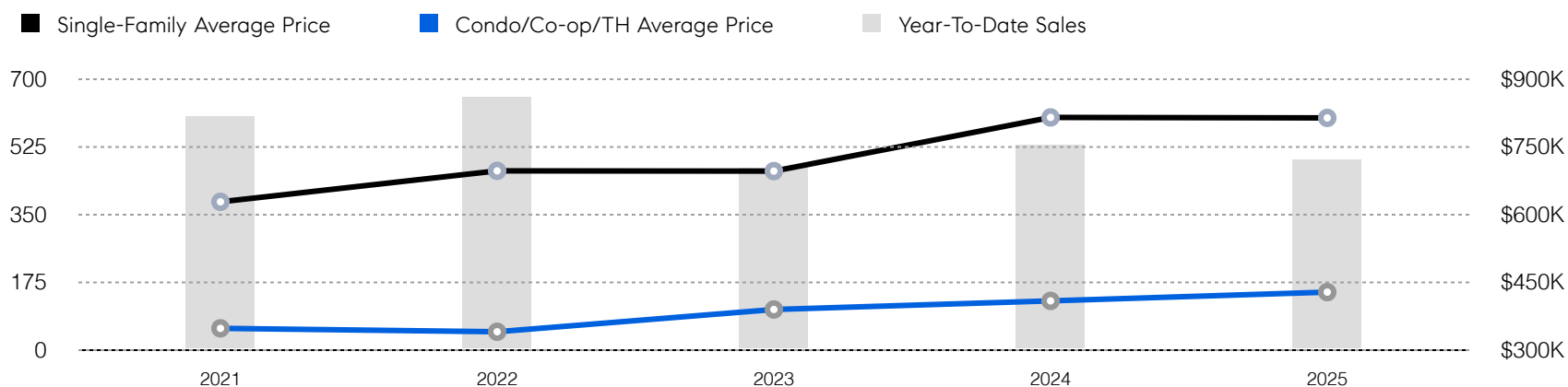
-1.4% Year-Over-Year
-26.1% Month-Over-Month



Hunterdon County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	376	352	-6.4%	29	24	-17.2%
	ACTIVE LISTINGS	61	54	-11.5%	61	54	-11.5%
	# OF SALES	364	345	-5.2%	32	20	-37.5%
	SALES VOLUME	\$296,812,434	\$280,972,332	-5.3%	\$24,410,498	\$16,314,900	-33.2%
	MEDIAN PRICE	\$750,000	\$765,000	2.0%	\$734,500	\$704,000	-4.2%
	AVERAGE PRICE	\$815,419	\$814,413	-0.1%	\$762,828	\$815,745	6.9%
	AVERAGE DOM	34	34	0.0%	33	21	-36.4%
Condo/Co-op/TH	CONTRACTS SIGNED	161	161	0.0%	8	18	125.0%
	ACTIVE LISTINGS	8	14	75.0%	8	14	75.0%
	# OF SALES	161	142	-11.8%	19	9	-52.6%
	SALES VOLUME	\$65,865,726	\$60,842,077	-7.6%	\$7,738,500	\$4,441,000	-42.6%
	MEDIAN PRICE	\$402,000	\$402,500	0.1%	\$380,000	\$425,000	11.8%
	AVERAGE PRICE	\$409,104	\$428,465	4.7%	\$407,289	\$493,444	21.2%
	AVERAGE DOM	23	25	8.7%	27	47	74.1%

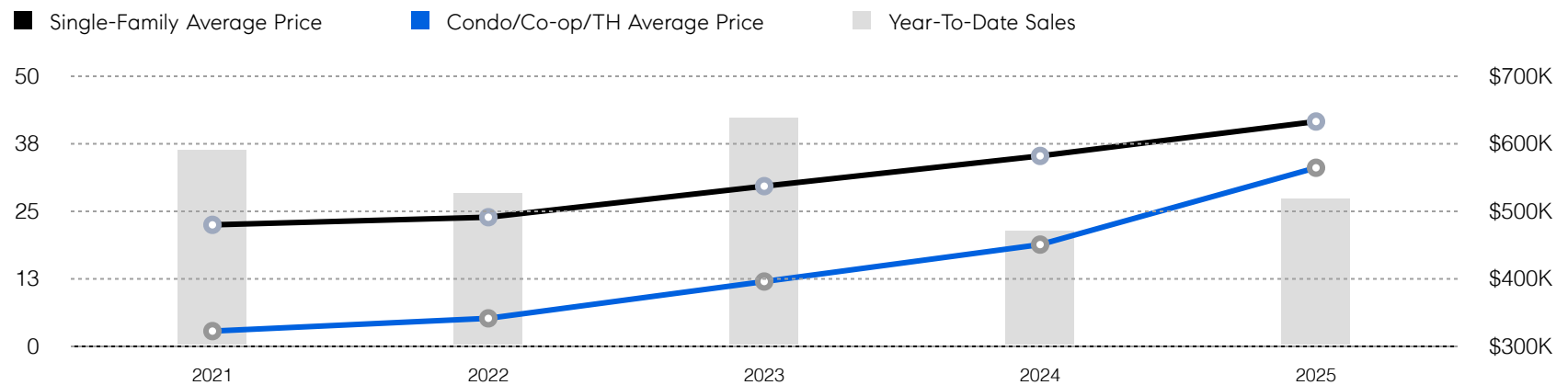
Historic Sales Trends



Clinton Town

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	18	20	11.1%	4	1	-75.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	15	22	46.7%	1	3	200.0%
	SALES VOLUME	\$8,730,706	\$13,925,500	59.5%	\$725,000	\$2,131,000	193.9%
	MEDIAN PRICE	\$560,000	\$657,500	17.4%	\$725,000	\$680,000	-6.2%
	AVERAGE PRICE	\$582,047	\$632,977	8.8%	\$725,000	\$710,333	-2.0%
	AVERAGE DOM	60	25	-58.3%	15	50	233.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	6	5	-16.7%	0	0	0.0%
	SALES VOLUME	\$2,704,500	\$2,822,500	4.4%	-	-	-
	MEDIAN PRICE	\$470,000	\$625,000	33.0%	-	-	-
	AVERAGE PRICE	\$450,750	\$564,500	25.2%	-	-	-
	AVERAGE DOM	27	40	48.1%	-	-	-

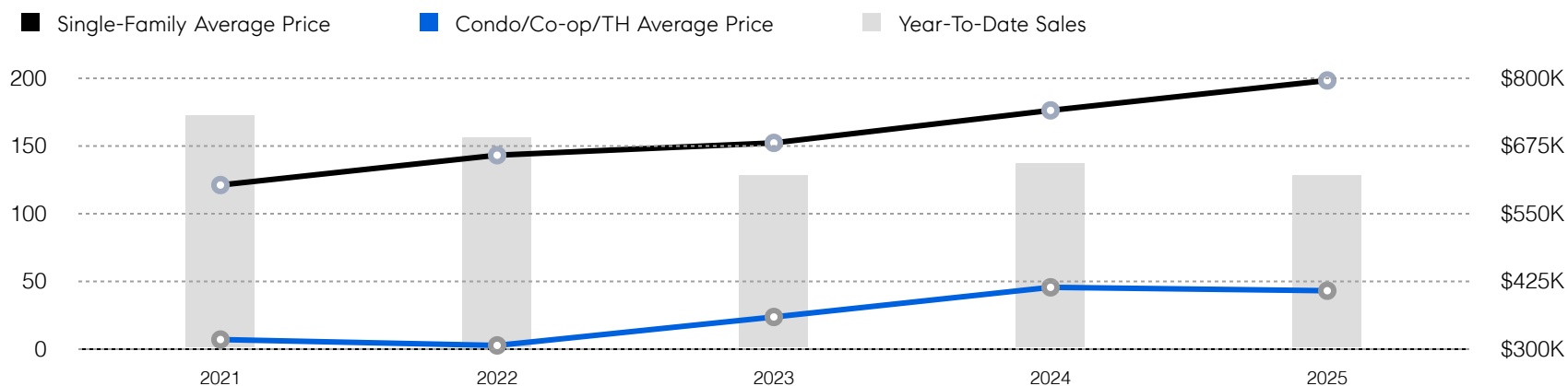
Historic Sales Trends



Clinton Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	88	98	11.4%	7	13	85.7%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	86	85	-1.2%	8	3	-62.5%
	SALES VOLUME	\$63,707,957	\$67,660,668	6.2%	\$5,699,999	\$2,009,900	-64.7%
	MEDIAN PRICE	\$730,500	\$810,000	10.9%	\$722,000	\$614,900	-14.8%
	AVERAGE PRICE	\$740,790	\$796,008	7.5%	\$712,500	\$669,967	-6.0%
	AVERAGE DOM	26	33	26.9%	20	14	-30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	52	47	-9.6%	4	6	50.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	50	42	-16.0%	8	3	-62.5%
	SALES VOLUME	\$20,706,526	\$17,130,500	-17.3%	\$3,681,000	\$1,440,000	-60.9%
	MEDIAN PRICE	\$416,500	\$347,000	-16.7%	\$483,000	\$515,000	6.6%
	AVERAGE PRICE	\$414,131	\$407,869	-1.5%	\$460,125	\$480,000	4.3%
	AVERAGE DOM	20	26	30.0%	32	28	-12.5%

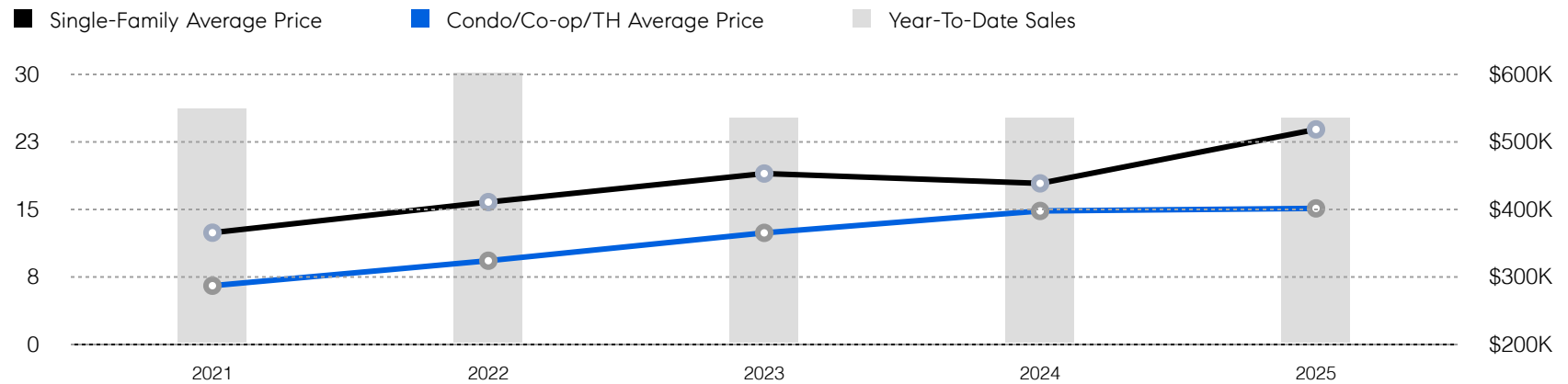
Historic Sales Trends



Flemington

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	21	21	0.0%	2	0	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	18	21	16.7%	0	0	0.0%
	SALES VOLUME	\$7,895,400	\$10,889,500	37.9%	-	-	-
	MEDIAN PRICE	\$450,000	\$525,000	16.7%	-	-	-
	AVERAGE PRICE	\$438,633	\$518,548	18.2%	-	-	-
	AVERAGE DOM	22	33	50.0%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	7	4	-42.9%	1	0	0.0%
	SALES VOLUME	\$2,784,500	\$1,606,300	-42.3%	\$350,000	-	-
	MEDIAN PRICE	\$395,000	\$440,650	11.6%	\$350,000	-	-
	AVERAGE PRICE	\$397,786	\$401,575	1.0%	\$350,000	-	-
	AVERAGE DOM	15	21	40.0%	15	-	-

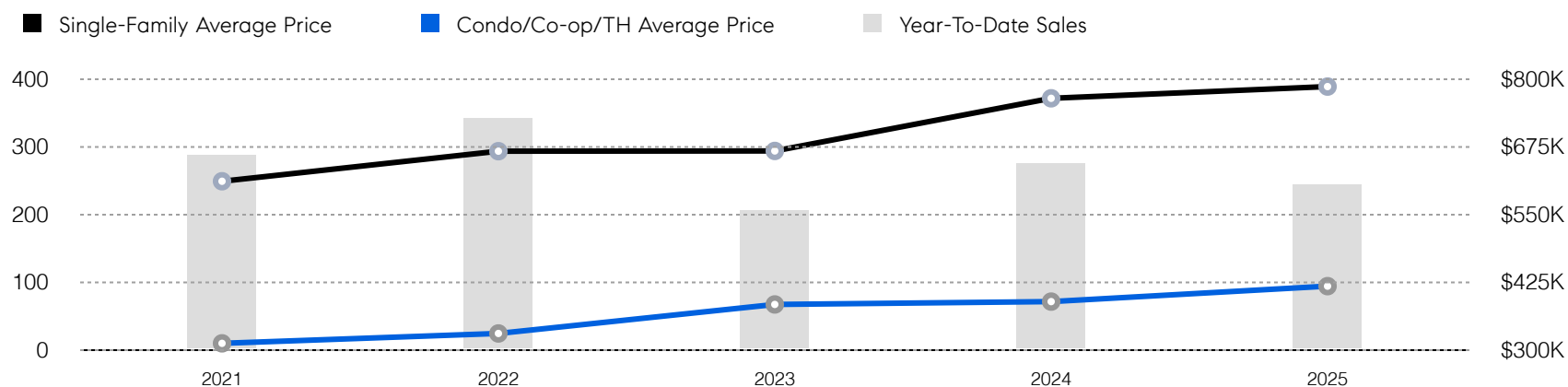
Historic Sales Trends



Raritan Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	176	153	-13.1%	11	7	-36.4%
	ACTIVE LISTINGS	23	23	0.0%	23	23	0.0%
	# OF SALES	179	155	-13.4%	20	11	-45.0%
	SALES VOLUME	\$136,903,073	\$121,900,789	-11.0%	\$14,846,999	\$9,124,000	-38.5%
	MEDIAN PRICE	\$750,000	\$770,000	2.7%	\$715,000	\$705,000	-1.4%
	AVERAGE PRICE	\$764,822	\$786,457	2.8%	\$742,350	\$829,455	11.7%
	AVERAGE DOM	34	34	0.0%	41	16	-61.0%
Condo/Co-op/TH	CONTRACTS SIGNED	91	98	7.7%	3	9	200.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	94	86	-8.5%	10	4	-60.0%
	SALES VOLUME	\$36,620,200	\$35,957,277	-1.8%	\$3,707,500	\$1,548,500	-58.2%
	MEDIAN PRICE	\$392,000	\$400,000	2.0%	\$358,750	\$387,500	8.0%
	AVERAGE PRICE	\$389,577	\$418,108	7.3%	\$370,750	\$387,125	4.4%
	AVERAGE DOM	24	22	-8.3%	24	43	79.2%

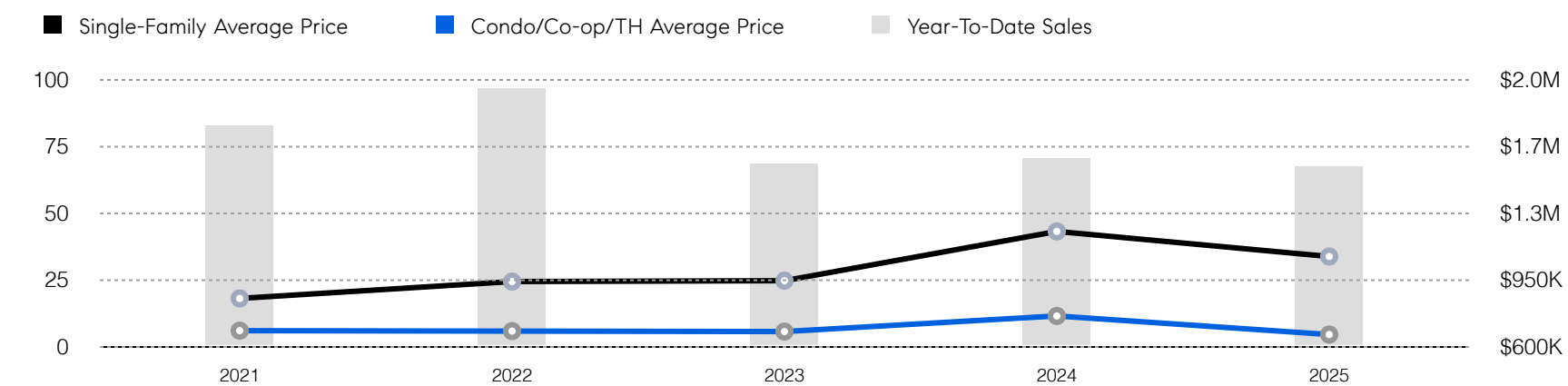
Historic Sales Trends



Tewksbury Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	73	60	-17.8%	5	3	-40.0%
	ACTIVE LISTINGS	21	13	-38.1%	21	13	-38.1%
	# OF SALES	66	62	-6.1%	3	3	0.0%
	SALES VOLUME	\$79,575,298	\$66,595,875	-16.3%	\$3,138,500	\$3,050,000	-2.8%
	MEDIAN PRICE	\$999,000	\$994,500	-0.5%	\$987,500	\$1,100,000	11.4%
	AVERAGE PRICE	\$1,205,686	\$1,074,127	-10.9%	\$1,046,167	\$1,016,667	-2.8%
	AVERAGE DOM	42	39	-7.1%	23	19	-17.4%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	1	2	100.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	4	5	25.0%	0	2	0.0%
	SALES VOLUME	\$3,050,000	\$3,325,500	9.0%	-	\$1,452,500	-
	MEDIAN PRICE	\$797,500	\$668,000	-16.2%	-	\$726,250	-
	AVERAGE PRICE	\$762,500	\$665,100	-12.8%	-	\$726,250	-
	AVERAGE DOM	20	58	190.0%	-	83	-

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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