



September 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

1,069

8.3% Year-To-Date
-28.0% Month-Over-Month

Year-To-Date Contracts

1,152

12.4% Year-To-Date
19.8% Month-Over-Month

Single-Family
Average Sale Price

\$748K

0.6% Year-To-Date
-3.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$420K

0.4% Year-To-Date
-4.8% Month-Over-Month

Average Days On Market

36

0.0% Year-To-Date
14.7% Month-Over-Month

Active Listings

490

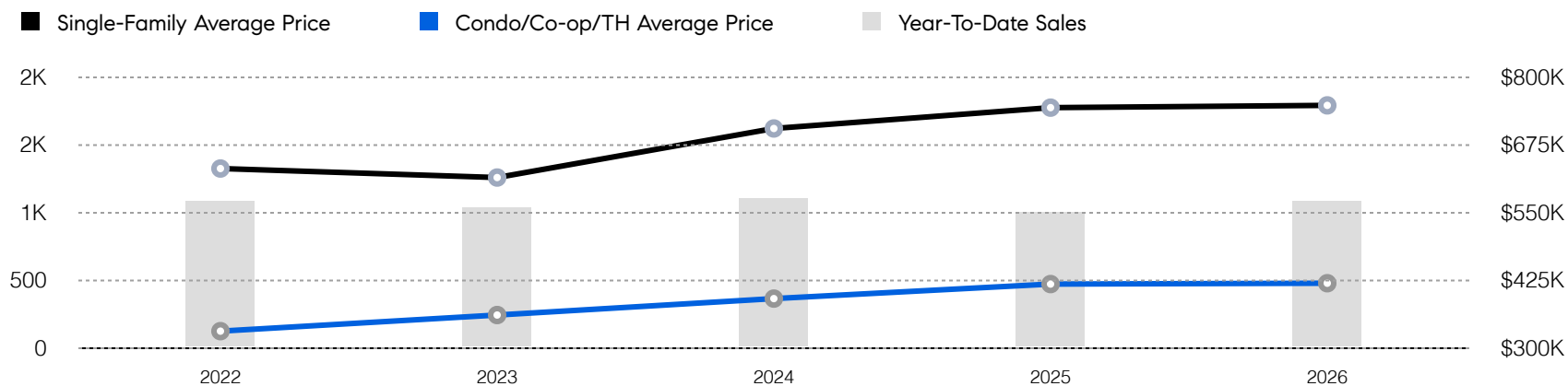
56.1% Year-Over-Year
9.1% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	793	908	14.5%	87	90	3.4%
	ACTIVE LISTINGS	270	414	53.3%	270	414	53.3%
	# OF SALES	769	826	7.4%	105	95	-9.5%
	SALES VOLUME	\$572,248,273	\$618,117,493	8.0%	\$77,664,290	\$70,748,249	-8.9%
	MEDIAN PRICE	\$676,000	\$689,000	1.9%	\$650,000	\$725,000	11.5%
	AVERAGE PRICE	\$744,146	\$748,326	0.6%	\$739,660	\$744,718	0.7%
	AVERAGE DOM	40	36	-10.0%	36	31	-13.9%
	% OF ASKING PRICE	101.7%	101.6%	-0.1%	101.2%	101.6%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	232	244	5.2%	27	31	14.8%
	ACTIVE LISTINGS	44	76	72.7%	44	76	72.7%
	# OF SALES	218	243	11.5%	31	31	0.0%
	SALES VOLUME	\$91,217,577	\$102,060,240	11.9%	\$12,943,100	\$12,879,800	-0.5%
	MEDIAN PRICE	\$387,000	\$405,000	4.7%	\$370,000	\$380,000	2.7%
	AVERAGE PRICE	\$418,429	\$420,001	0.4%	\$417,519	\$415,477	-0.5%
	AVERAGE DOM	26	32	23.1%	29	28	-3.4%
	% OF ASKING PRICE	102.0%	100.8%	-1.2%	101.9%	99.6%	-2.3%

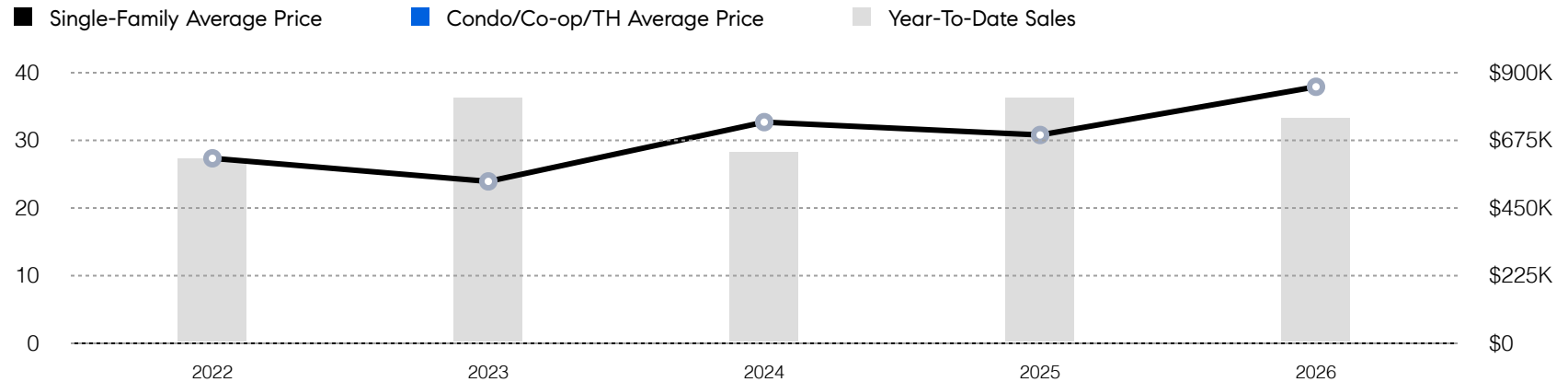
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	40	40	0.0%	5	5	0.0%
	ACTIVE LISTINGS	9	21	133.3%	9	21	133.3%
	# OF SALES	36	33	-8.3%	5	2	-60.0%
	SALES VOLUME	\$24,946,200	\$28,155,998	12.9%	\$3,372,000	\$1,590,000	-52.8%
	MEDIAN PRICE	\$688,500	\$789,999	14.7%	\$670,000	\$795,000	18.7%
	AVERAGE PRICE	\$692,950	\$853,212	23.1%	\$674,400	\$795,000	17.9%
	AVERAGE DOM	30	33	10.0%	20	19	-5.0%
	% OF ASKING PRICE	100.9%	101.1%	0.2%	105.4%	100.8%	-4.6%
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	-	-	-	-	-	-

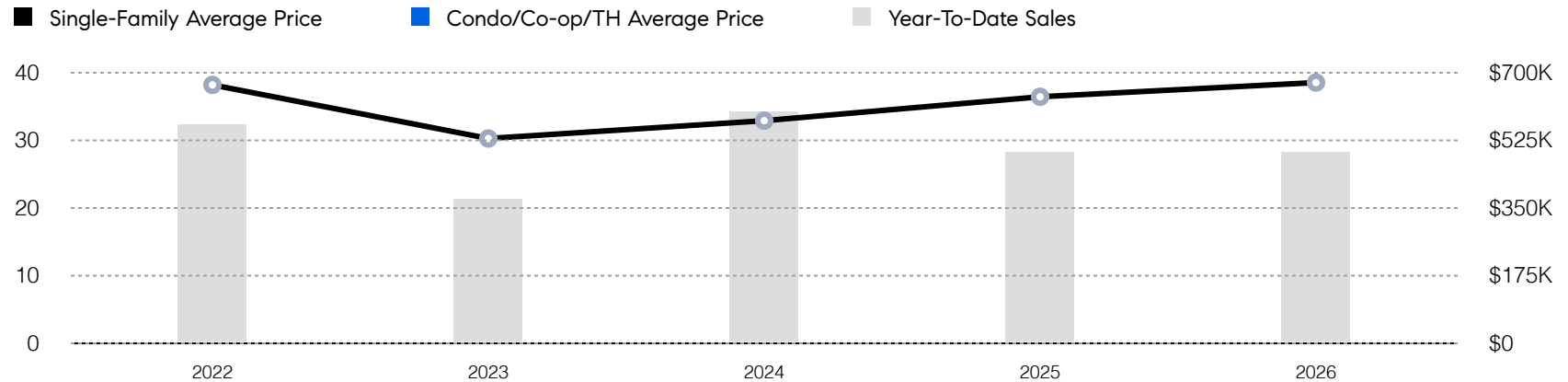
Historic Sales Trends



Bethlehem Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	32	31	-3.1%	4	7	75.0%
	ACTIVE LISTINGS	10	13	30.0%	10	13	30.0%
	# OF SALES	28	28	0.0%	4	2	-50.0%
	SALES VOLUME	\$17,857,900	\$18,887,177	5.8%	\$2,715,000	\$1,272,650	-53.1%
	MEDIAN PRICE	\$607,500	\$693,500	14.2%	\$562,500	\$636,325	13.1%
	AVERAGE PRICE	\$637,782	\$674,542	5.8%	\$678,750	\$636,325	-6.3%
	AVERAGE DOM	42	39	-7.1%	25	50	100.0%
	% OF ASKING PRICE	102.4%	102.2%	-0.1%	103.9%	105.1%	1.2%
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	-	-	-	-	-	-

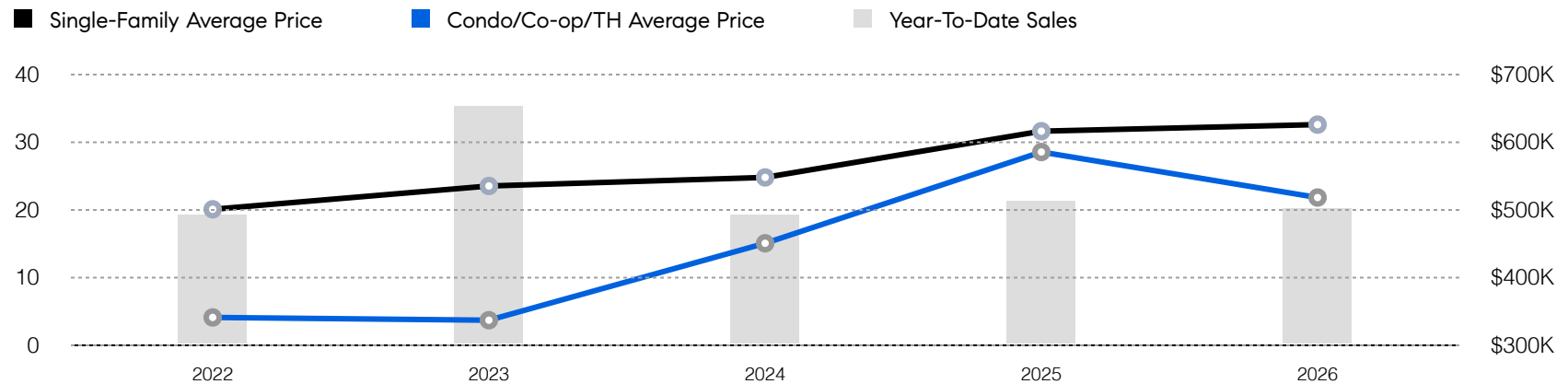
Historic Sales Trends



Clinton Town

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	18	18	0.0%	4	0	0.0%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	17	17	0.0%	2	2	0.0%
	SALES VOLUME	\$10,478,500	\$10,643,600	1.6%	\$1,030,000	\$1,115,000	8.3%
	MEDIAN PRICE	\$640,000	\$605,000	-5.5%	\$515,000	\$557,500	8.3%
	AVERAGE PRICE	\$616,382	\$626,094	1.6%	\$515,000	\$557,500	8.3%
	AVERAGE DOM	21	22	4.8%	26	35	34.6%
	% OF ASKING PRICE	103.6%	103.7%	0.1%	100.4%	98.2%	-2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	1	2	100.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	4	3	-25.0%	0	1	0.0%
	SALES VOLUME	\$2,342,500	\$1,555,000	-33.6%	-	\$520,000	-
	MEDIAN PRICE	\$626,250	\$520,000	-17.0%	-	\$520,000	-
	AVERAGE PRICE	\$585,625	\$518,333	-11.5%	-	\$520,000	-
	AVERAGE DOM	48	16	-66.7%	-	12	-
	% OF ASKING PRICE	99.0%	104.4%	5.4%	-	107.2%	-

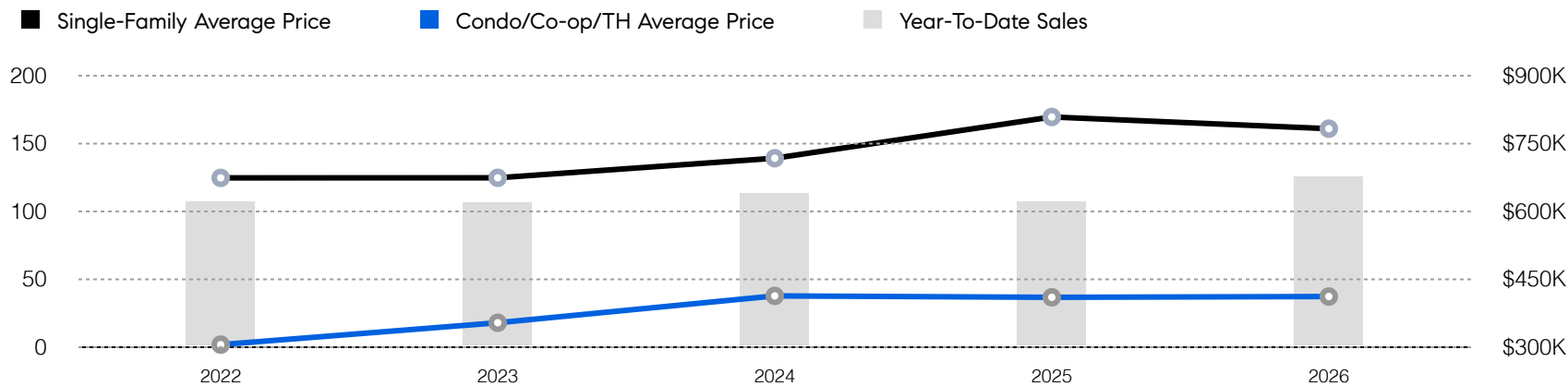
Historic Sales Trends



Clinton Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	77	84	9.1%	12	10	-16.7%
	ACTIVE LISTINGS	21	35	66.7%	21	35	66.7%
	# OF SALES	69	82	18.8%	9	8	-11.1%
	SALES VOLUME	\$55,809,768	\$64,201,446	15.0%	\$6,638,500	\$6,439,000	-3.0%
	MEDIAN PRICE	\$855,000	\$770,500	-9.9%	\$663,500	\$807,500	21.7%
	AVERAGE PRICE	\$808,837	\$782,944	-3.2%	\$737,611	\$804,875	9.1%
	AVERAGE DOM	35	28	-20.0%	41	21	-48.8%
	% OF ASKING PRICE	102.4%	101.9%	-0.5%	96.7%	101.2%	4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	39	35	-10.3%	4	2	-50.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	37	42	13.5%	4	4	0.0%
	SALES VOLUME	\$15,180,500	\$17,304,400	14.0%	\$1,634,000	\$1,324,000	-19.0%
	MEDIAN PRICE	\$350,000	\$376,750	7.6%	\$334,500	\$330,000	-1.3%
	AVERAGE PRICE	\$410,284	\$412,010	0.4%	\$408,500	\$331,000	-19.0%
	AVERAGE DOM	20	28	40.0%	14	16	14.3%
	% OF ASKING PRICE	102.6%	101.1%	-1.6%	102.0%	101.3%	-0.7%

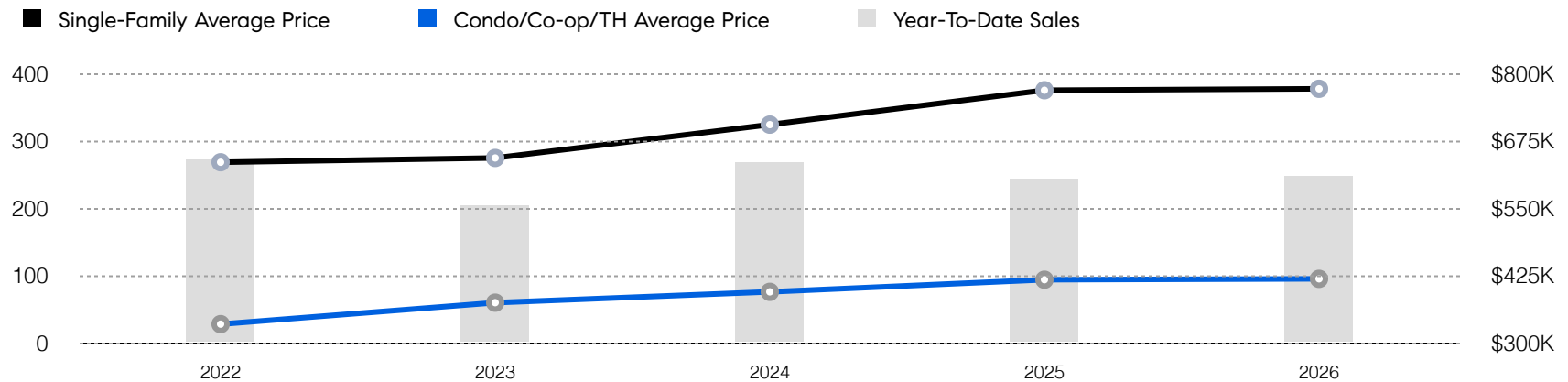
Historic Sales Trends



Flemington

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	168	180	7.1%	21	15	-28.6%
	ACTIVE LISTINGS	29	78	169.0%	29	78	169.0%
	# OF SALES	161	169	5.0%	21	25	19.0%
	SALES VOLUME	\$124,013,508	\$130,624,504	5.3%	\$15,884,190	\$17,238,900	8.5%
	MEDIAN PRICE	\$765,000	\$722,500	-5.6%	\$705,000	\$670,000	-5.0%
	AVERAGE PRICE	\$770,270	\$772,926	0.3%	\$756,390	\$689,556	-8.8%
	AVERAGE DOM	35	33	-5.7%	39	32	-17.9%
	% OF ASKING PRICE	102.7%	101.4%	-1.3%	101.9%	102.3%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	87	76	-12.6%	8	10	25.0%
	ACTIVE LISTINGS	8	21	162.5%	8	21	162.5%
	# OF SALES	81	77	-4.9%	16	4	-75.0%
	SALES VOLUME	\$33,893,177	\$32,344,077	-4.6%	\$6,830,100	\$2,054,900	-69.9%
	MEDIAN PRICE	\$412,500	\$426,000	3.3%	\$375,000	\$459,950	22.7%
	AVERAGE PRICE	\$418,434	\$420,053	0.4%	\$426,881	\$513,725	20.3%
	AVERAGE DOM	21	29	38.1%	26	37	42.3%
	% OF ASKING PRICE	103.5%	101.9%	-1.5%	102.9%	101.3%	-1.6%

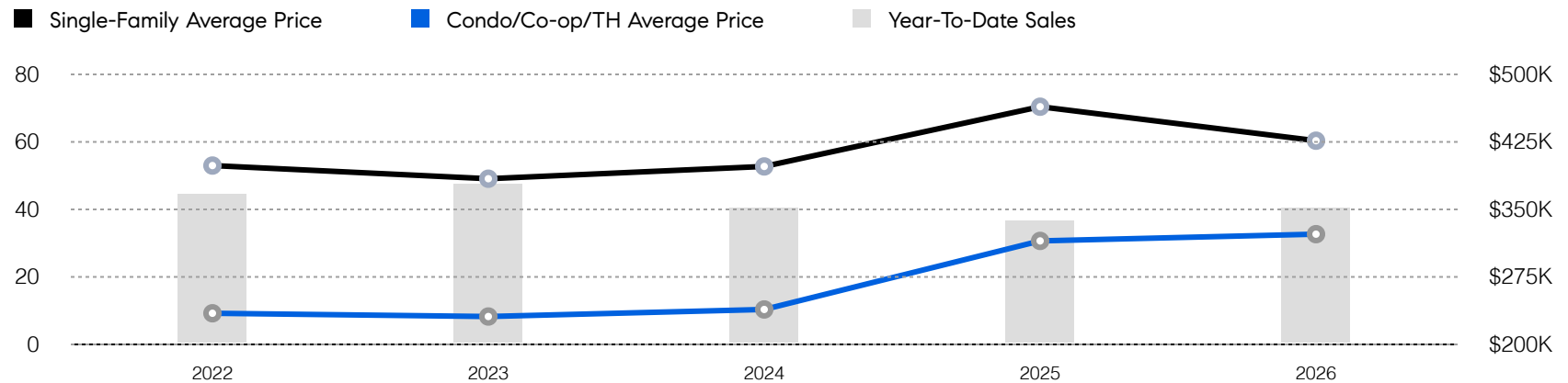
Historic Sales Trends



High Bridge

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	29	48	65.5%	1	6	500.0%
	ACTIVE LISTINGS	9	14	55.6%	9	14	55.6%
	# OF SALES	34	38	11.8%	6	1	-83.3%
	SALES VOLUME	\$15,779,400	\$16,200,672	2.7%	\$2,964,900	\$335,000	-88.7%
	MEDIAN PRICE	\$488,750	\$443,000	-9.4%	\$520,000	\$335,000	-35.6%
	AVERAGE PRICE	\$464,100	\$426,333	-8.1%	\$494,150	\$335,000	-32.2%
	AVERAGE DOM	22	23	4.5%	21	58	176.2%
	% OF ASKING PRICE	103.8%	103.1%	-0.7%	102.2%	95.7%	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	0	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# 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%	-	-	-

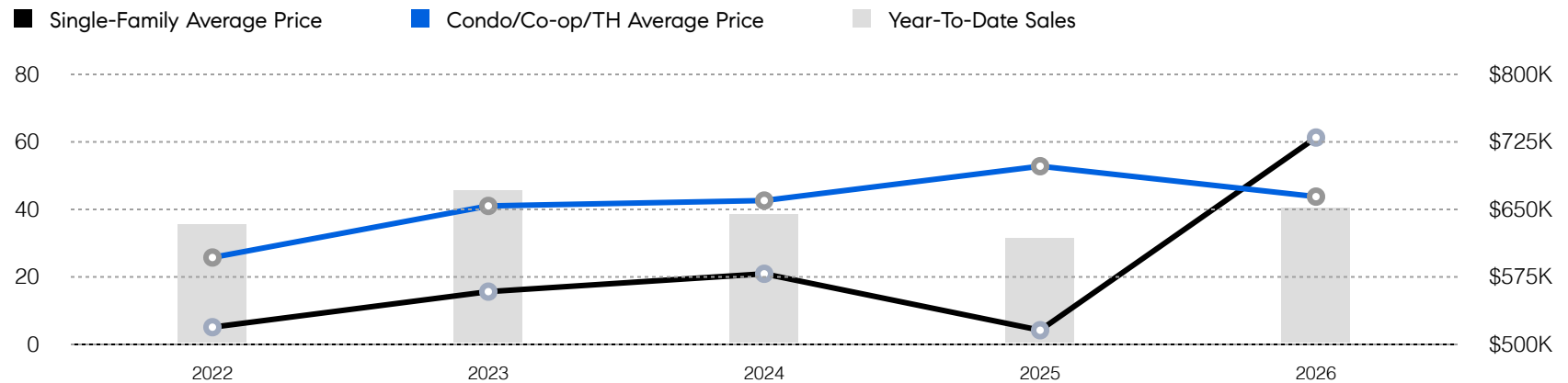
Historic Sales Trends



Lambertville City

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	26	30	15.4%	5	3	-40.0%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	23	30	30.4%	2	4	100.0%
	SALES VOLUME	\$11,862,900	\$21,895,606	84.6%	\$1,125,000	\$2,923,800	159.9%
	MEDIAN PRICE	\$490,000	\$651,000	32.9%	\$562,500	\$809,400	43.9%
	AVERAGE PRICE	\$515,778	\$729,854	41.5%	\$562,500	\$730,950	29.9%
	AVERAGE DOM	77	49	-36.4%	78	28	-64.1%
	% OF ASKING PRICE	97.0%	100.7%	3.7%	87.1%	99.3%	12.2%
Condo/Co-op/TH	CONTRACTS SIGNED	9	11	22.2%	0	3	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	8	10	25.0%	1	2	100.0%
	SALES VOLUME	\$5,584,000	\$6,642,000	18.9%	\$484,000	\$1,245,000	157.2%
	MEDIAN PRICE	\$655,000	\$602,500	-8.0%	\$484,000	\$622,500	28.6%
	AVERAGE PRICE	\$698,000	\$664,200	-4.8%	\$484,000	\$622,500	28.6%
	AVERAGE DOM	60	43	-28.3%	36	87	141.7%
	% OF ASKING PRICE	97.8%	98.6%	0.8%	97.2%	93.3%	-3.9%

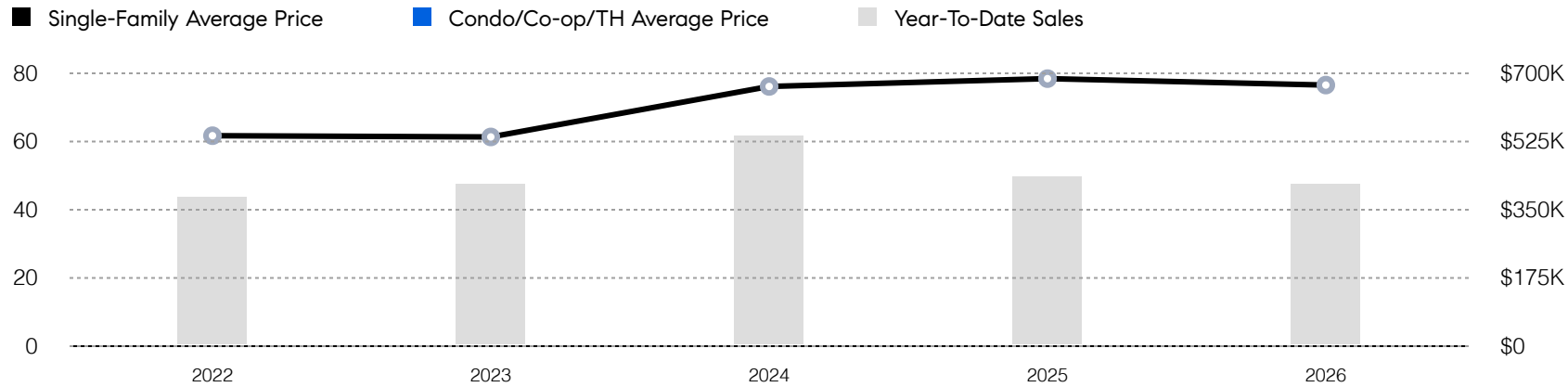
Historic Sales Trends



Lebanon Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	51	56	9.8%	1	5	400.0%
	ACTIVE LISTINGS	10	28	180.0%	10	28	180.0%
	# OF SALES	49	47	-4.1%	12	6	-50.0%
	SALES VOLUME	\$33,631,000	\$31,482,581	-6.4%	\$7,721,000	\$3,743,000	-51.5%
	MEDIAN PRICE	\$612,000	\$600,000	-2.0%	\$585,000	\$532,500	-9.0%
	AVERAGE PRICE	\$686,347	\$669,842	-2.4%	\$643,417	\$623,833	-3.0%
	AVERAGE DOM	39	40	2.6%	43	29	-32.6%
	% OF ASKING PRICE	101.7%	102.1%	0.5%	103.5%	103.5%	0.0%
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	-	-	-	-	-	-

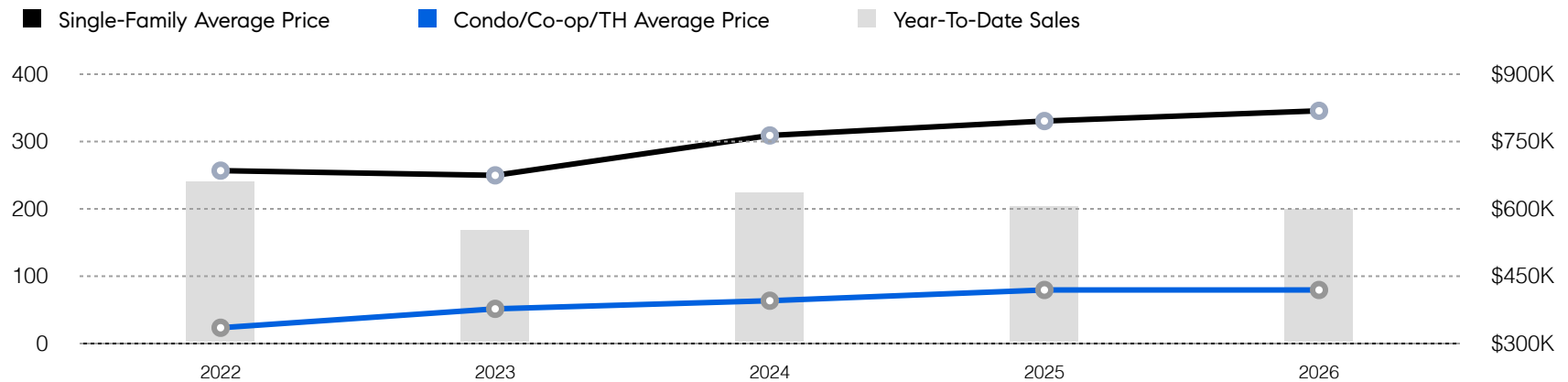
Historic Sales Trends



Raritan Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	130	129	-0.8%	16	10	-37.5%
	ACTIVE LISTINGS	25	53	112.0%	25	53	112.0%
	# OF SALES	124	124	0.0%	17	20	17.6%
	SALES VOLUME	\$98,658,889	\$101,487,454	2.9%	\$13,620,250	\$14,613,500	7.3%
	MEDIAN PRICE	\$800,000	\$767,000	-4.1%	\$825,000	\$762,500	-7.6%
	AVERAGE PRICE	\$795,636	\$818,447	2.9%	\$801,191	\$730,675	-8.8%
	AVERAGE DOM	34	35	2.9%	36	28	-22.2%
	% OF ASKING PRICE	102.7%	101.2%	-1.5%	101.1%	102.8%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	83	71	-14.5%	8	9	12.5%
	ACTIVE LISTINGS	9	18	100.0%	9	18	100.0%
	# OF SALES	77	72	-6.5%	16	4	-75.0%
	SALES VOLUME	\$32,286,877	\$30,189,077	-6.5%	\$6,830,100	\$2,054,900	-69.9%
	MEDIAN PRICE	\$410,000	\$424,500	3.5%	\$375,000	\$459,950	22.7%
	AVERAGE PRICE	\$419,310	\$419,293	0.0%	\$426,881	\$513,725	20.3%
	AVERAGE DOM	21	31	47.6%	26	37	42.3%
	% OF ASKING PRICE	103.4%	101.8%	-1.6%	102.9%	101.3%	-1.6%

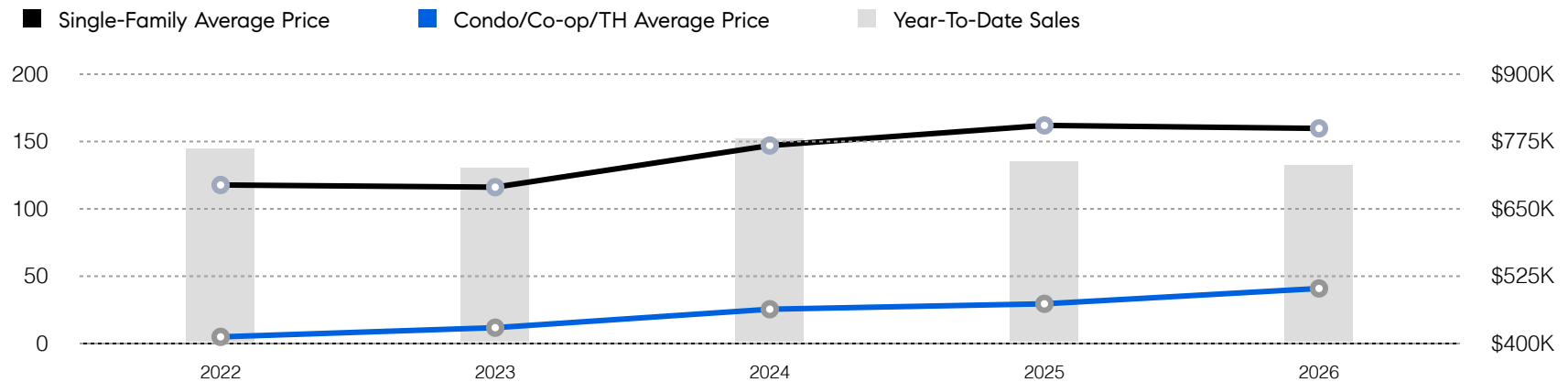
Historic Sales Trends



Readington Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	90	111	23.3%	7	9	28.6%
	ACTIVE LISTINGS	24	33	37.5%	24	33	37.5%
	# OF SALES	96	94	-2.1%	8	10	25.0%
	SALES VOLUME	\$77,271,529	\$75,142,051	-2.8%	\$6,614,940	\$8,541,750	29.1%
	MEDIAN PRICE	\$788,750	\$780,000	-1.1%	\$840,000	\$837,500	-0.3%
	AVERAGE PRICE	\$804,912	\$799,384	-0.7%	\$826,868	\$854,175	3.3%
	AVERAGE DOM	34	27	-20.6%	24	23	-4.2%
	% OF ASKING PRICE	102.4%	102.4%	0.1%	102.7%	105.2%	2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	40	39	-2.5%	7	4	-42.9%
	ACTIVE LISTINGS	4	12	200.0%	4	12	200.0%
	# OF SALES	38	37	-2.6%	3	7	133.3%
	SALES VOLUME	\$18,001,500	\$18,580,764	3.2%	\$1,710,000	\$3,724,900	117.8%
	MEDIAN PRICE	\$462,500	\$483,000	4.4%	\$577,000	\$495,000	-14.2%
	AVERAGE PRICE	\$473,724	\$502,183	6.0%	\$570,000	\$532,129	-6.6%
	AVERAGE DOM	28	25	-10.7%	25	17	-32.0%
	% OF ASKING PRICE	102.2%	101.3%	-1.0%	102.8%	101.3%	-1.4%

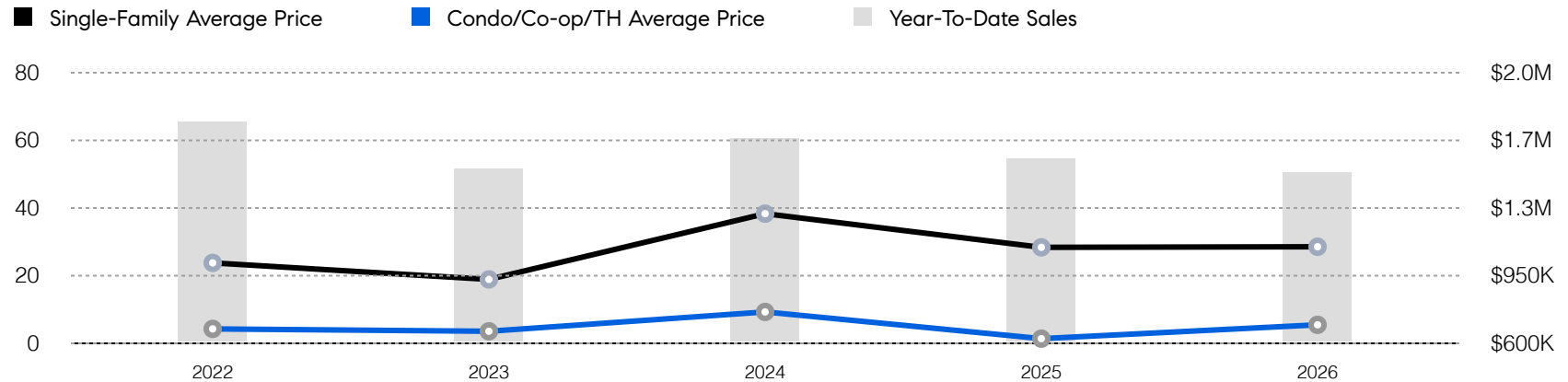
Historic Sales Trends



Tewksbury Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	48	46	-4.2%	4	4	0.0%
	ACTIVE LISTINGS	21	37	76.2%	21	37	76.2%
	# OF SALES	51	45	-11.8%	6	6	0.0%
	SALES VOLUME	\$55,928,875	\$49,482,251	-11.5%	\$8,773,500	\$5,244,999	-40.2%
	MEDIAN PRICE	\$999,500	\$950,000	-5.0%	\$1,341,250	\$852,500	-36.4%
	AVERAGE PRICE	\$1,096,645	\$1,099,606	0.3%	\$1,462,250	\$874,167	-40.2%
	AVERAGE DOM	38	33	-13.2%	33	24	-27.3%
	% OF ASKING PRICE	98.8%	102.3%	3.5%	99.9%	100.8%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	0	0.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	3	5	66.7%	1	1	0.0%
	SALES VOLUME	\$1,873,000	\$3,479,000	85.7%	\$630,000	\$495,000	-21.4%
	MEDIAN PRICE	\$630,000	\$650,000	3.2%	\$630,000	\$495,000	-21.4%
	AVERAGE PRICE	\$624,333	\$695,800	11.4%	\$630,000	\$495,000	-21.4%
	AVERAGE DOM	42	67	59.5%	60	163	171.7%
	% OF ASKING PRICE	99.2%	96.3%	-2.9%	101.8%	82.6%	-19.1%

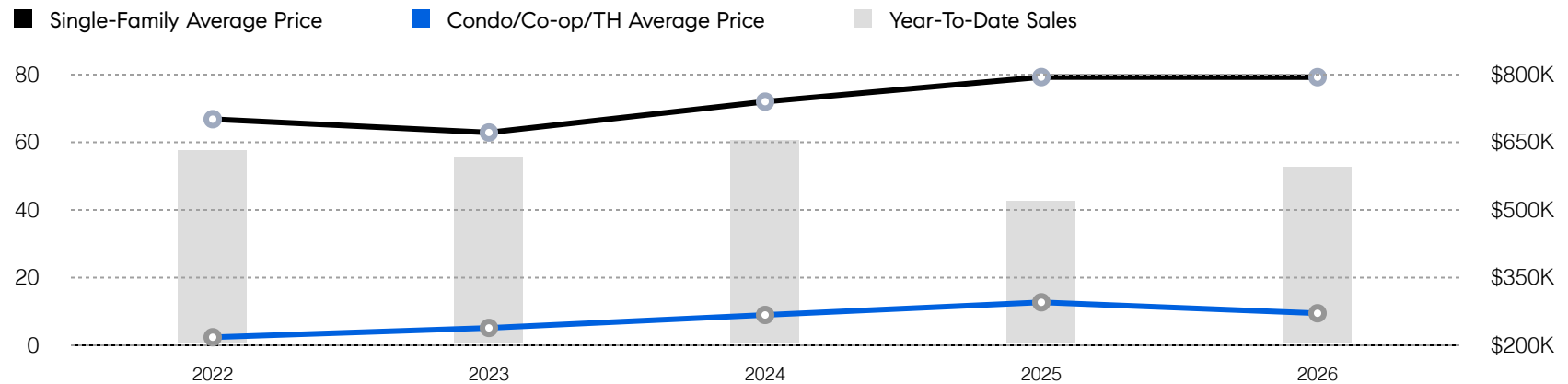
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	28	28	0.0%	4	3	-25.0%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	26	27	3.8%	2	3	50.0%
	SALES VOLUME	\$20,657,508	\$21,447,666	3.8%	\$1,623,500	\$2,065,000	27.2%
	MEDIAN PRICE	\$831,450	\$760,000	-8.6%	\$811,750	\$660,000	-18.7%
	AVERAGE PRICE	\$794,520	\$794,358	0.0%	\$811,750	\$688,333	-15.2%
	AVERAGE DOM	51	38	-25.5%	16	32	100.0%
	% OF ASKING PRICE	102.3%	101.7%	-0.5%	103.8%	100.4%	-3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	21	27	28.6%	5	4	-20.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	16	25	56.3%	2	5	150.0%
	SALES VOLUME	\$4,725,000	\$6,776,000	43.4%	\$485,000	\$1,445,000	197.9%
	MEDIAN PRICE	\$302,500	\$260,000	-14.0%	\$242,500	\$265,000	9.3%
	AVERAGE PRICE	\$295,313	\$271,040	-8.2%	\$242,500	\$289,000	19.2%
	AVERAGE DOM	20	33	65.0%	39	13	-66.7%
	% OF ASKING PRICE	102.6%	99.5%	-3.2%	99.1%	100.7%	1.6%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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