



May 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

435

-1.4% Year-To-Date
11.5% Month-Over-Month

Year-To-Date Contracts

602

17.6% Year-To-Date
35.0% Month-Over-Month

Single-Family
Average Sale Price

\$726K

2.4% Year-To-Date
2.3% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$413K

3.5% Year-To-Date
13.2% Month-Over-Month

Average Days On Market

39

8.3% Year-To-Date
20.0% Month-Over-Month

Active Listings

414

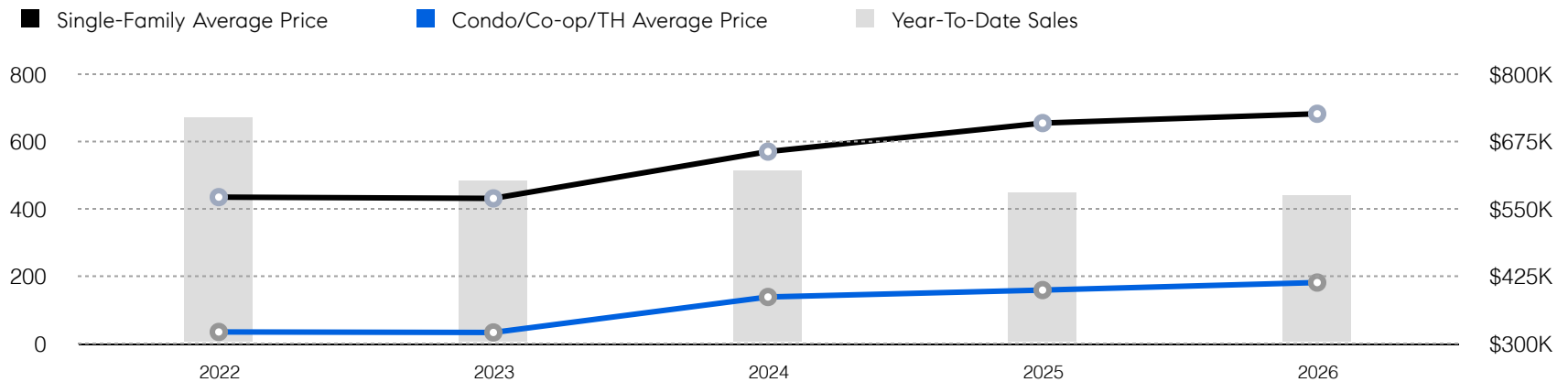
32.7% Year-Over-Year
13.1% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	394	477	21.1%	104	158	51.9%
	ACTIVE LISTINGS	267	346	29.6%	267	346	29.6%
	# OF SALES	341	318	-6.7%	82	82	0.0%
	SALES VOLUME	\$241,860,456	\$231,040,183	-4.5%	\$55,986,009	\$60,964,799	8.9%
	MEDIAN PRICE	\$650,000	\$647,500	-0.4%	\$645,000	\$686,250	6.4%
	AVERAGE PRICE	\$709,268	\$726,541	2.4%	\$682,756	\$743,473	8.9%
	AVERAGE DOM	45	46	2.2%	41	51	24.4%
	% OF ASKING PRICE	101.0%	101.1%	0.2%	102.3%	102.6%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	118	125	5.9%	32	31	-3.1%
	ACTIVE LISTINGS	45	68	51.1%	45	68	51.1%
	# OF SALES	100	117	17.0%	26	25	-3.8%
	SALES VOLUME	\$39,921,978	\$48,343,452	21.1%	\$10,243,200	\$10,623,500	3.7%
	MEDIAN PRICE	\$362,500	\$387,000	6.8%	\$385,000	\$375,000	-2.6%
	AVERAGE PRICE	\$399,220	\$413,192	3.5%	\$393,969	\$424,940	7.9%
	AVERAGE DOM	24	38	58.3%	19	29	52.6%
	% OF ASKING PRICE	102.3%	100.8%	-1.5%	102.3%	101.2%	-1.1%

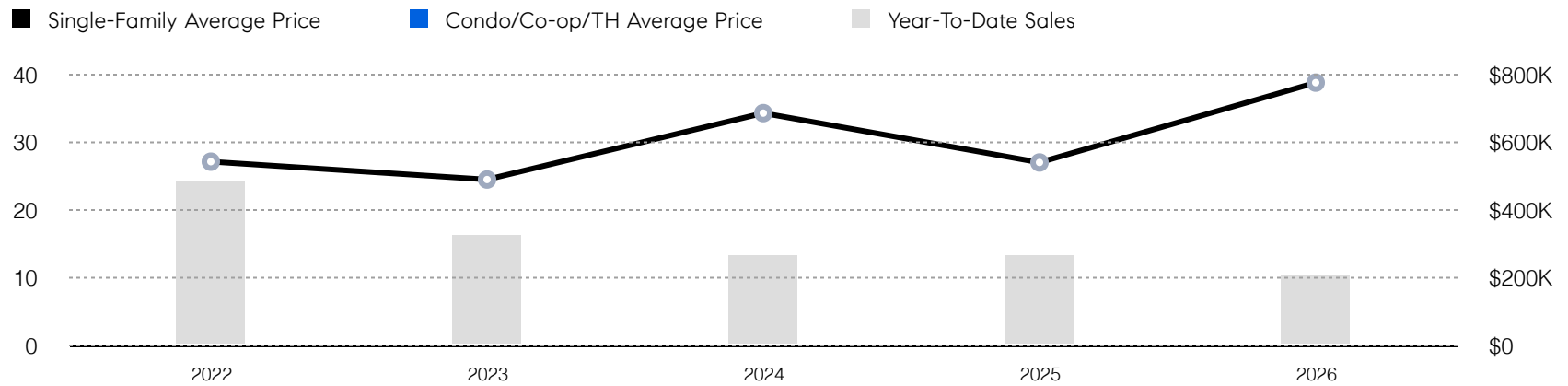
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	17	23	35.3%	3	10	233.3%
	ACTIVE LISTINGS	16	15	-6.2%	16	15	-6.2%
	# OF SALES	13	10	-23.1%	1	3	200.0%
	SALES VOLUME	\$7,027,500	\$7,763,999	10.5%	\$525,000	\$2,999,999	471.4%
	MEDIAN PRICE	\$500,000	\$820,000	64.0%	\$525,000	\$1,075,000	104.8%
	AVERAGE PRICE	\$540,577	\$776,400	43.6%	\$525,000	\$1,000,000	90.5%
	AVERAGE DOM	37	40	8.1%	20	102	410.0%
	% OF ASKING PRICE	98.0%	103.3%	5.3%	100.0%	100.6%	0.6%
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

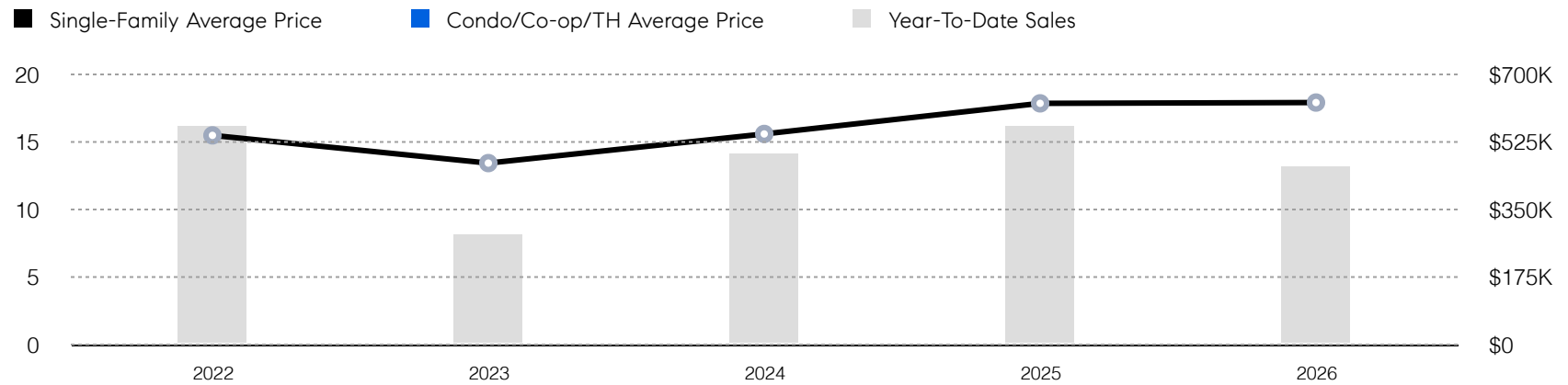


* Line graphs may be hidden due to limited sales data

Bethlehem Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	17	14	-17.6%	5	3	-40.0%
	ACTIVE LISTINGS	3	13	333.3%	3	13	333.3%
	# OF SALES	16	13	-18.7%	6	4	-33.3%
	SALES VOLUME	\$10,001,000	\$8,152,500	-18.5%	\$3,888,000	\$3,010,000	-22.6%
	MEDIAN PRICE	\$592,500	\$680,000	14.8%	\$583,000	\$727,500	24.8%
	AVERAGE PRICE	\$625,063	\$627,115	0.3%	\$648,000	\$752,500	16.1%
	AVERAGE DOM	37	38	2.7%	22	41	86.4%
	% OF ASKING PRICE	102.5%	100.6%	-1.9%	103.8%	99.0%	-4.8%
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

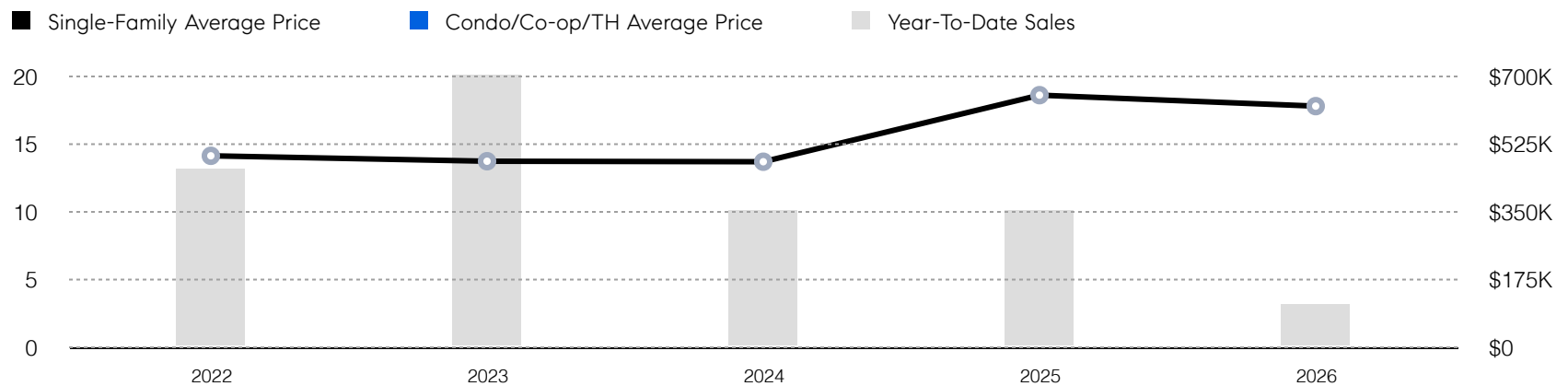


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Clinton Town

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	6	11	83.3%	2	4	100.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	8	3	-62.5%	1	1	0.0%
	SALES VOLUME	\$5,213,500	\$1,870,000	-64.1%	\$450,000	\$550,000	22.2%
	MEDIAN PRICE	\$695,000	\$595,000	-14.4%	\$450,000	\$550,000	22.2%
	AVERAGE PRICE	\$651,688	\$623,333	-4.4%	\$450,000	\$550,000	22.2%
	AVERAGE DOM	17	14	-17.6%	22	24	9.1%
	% OF ASKING PRICE	102.9%	100.0%	-2.9%	100.0%	98.2%	-1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	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

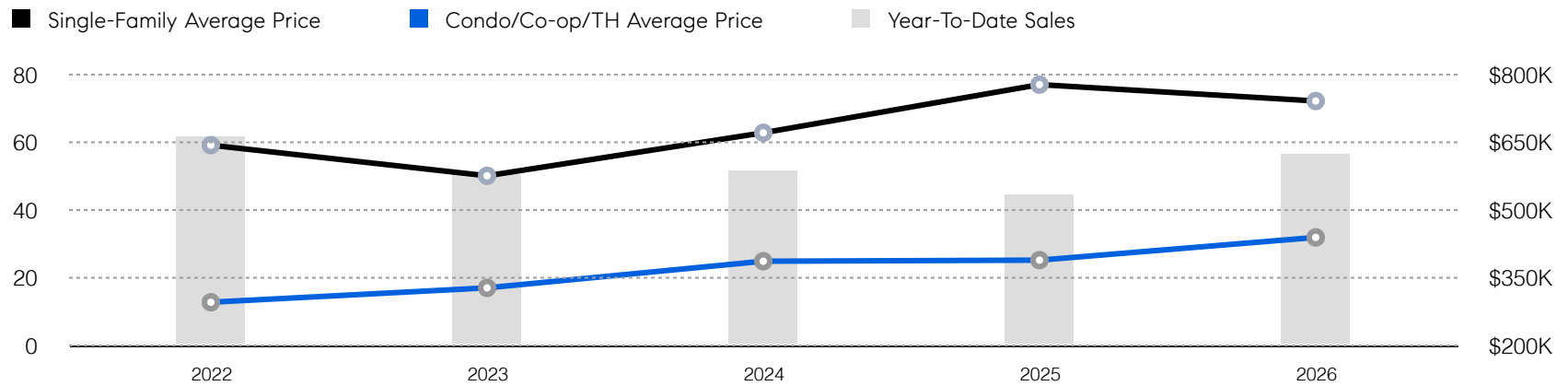


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Clinton Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	39	46	17.9%	14	15	7.1%
	ACTIVE LISTINGS	23	26	13.0%	23	26	13.0%
	# OF SALES	28	36	28.6%	10	7	-30.0%
	SALES VOLUME	\$21,780,904	\$26,697,000	22.6%	\$7,520,004	\$5,867,000	-22.0%
	MEDIAN PRICE	\$661,002	\$730,000	10.4%	\$661,002	\$950,000	43.7%
	AVERAGE PRICE	\$777,889	\$741,583	-4.7%	\$752,000	\$838,143	11.5%
	AVERAGE DOM	41	35	-14.6%	30	48	60.0%
	% OF ASKING PRICE	103.8%	100.5%	-3.2%	104.1%	101.4%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	23	20	-13.0%	7	5	-28.6%
	ACTIVE LISTINGS	6	12	100.0%	6	12	100.0%
	# OF SALES	16	20	25.0%	7	6	-14.3%
	SALES VOLUME	\$6,223,900	\$8,787,500	41.2%	\$3,011,900	\$2,399,500	-20.3%
	MEDIAN PRICE	\$362,500	\$434,250	19.8%	\$390,000	\$331,250	-15.1%
	AVERAGE PRICE	\$388,994	\$439,375	13.0%	\$430,271	\$399,917	-7.1%
	AVERAGE DOM	17	36	111.8%	16	17	6.3%
	% OF ASKING PRICE	103.8%	100.2%	-3.6%	102.9%	100.8%	-2.1%

Historic Sales Trends

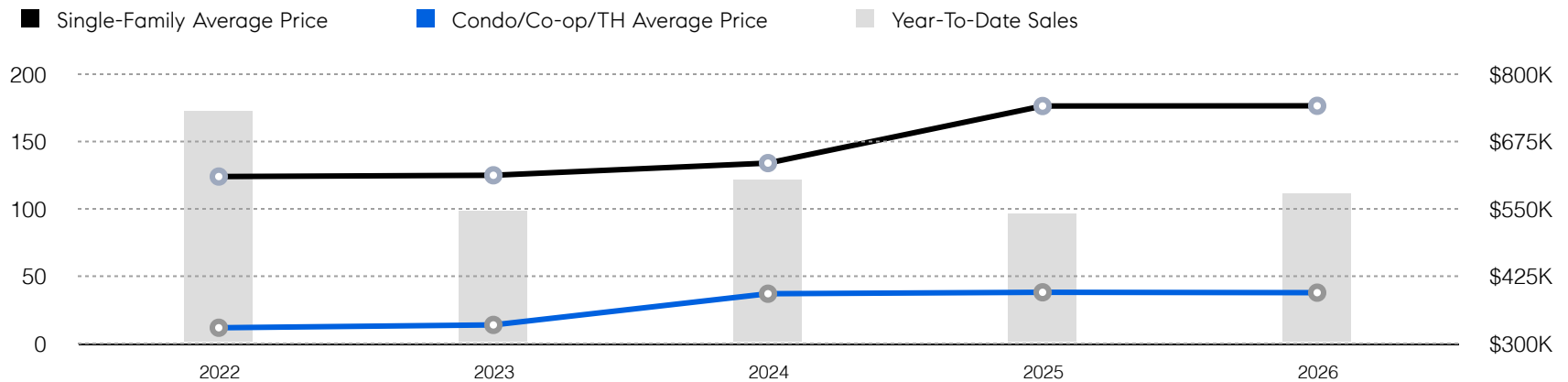


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Flemington

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	81	88	8.6%	19	21	10.5%
	ACTIVE LISTINGS	44	57	29.5%	44	57	29.5%
	# OF SALES	66	69	4.5%	12	13	8.3%
	SALES VOLUME	\$48,901,649	\$51,150,500	4.6%	\$8,197,000	\$8,609,400	5.0%
	MEDIAN PRICE	\$717,500	\$685,000	-4.5%	\$670,000	\$687,500	2.6%
	AVERAGE PRICE	\$740,934	\$741,312	0.1%	\$683,083	\$662,262	-3.0%
	AVERAGE DOM	42	41	-2.4%	36	35	-2.8%
	% OF ASKING PRICE	101.2%	100.6%	-0.6%	102.9%	103.5%	0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	41	41	0.0%	13	7	-46.2%
	ACTIVE LISTINGS	13	23	76.9%	13	23	76.9%
	# OF SALES	29	41	41.4%	9	6	-33.3%
	SALES VOLUME	\$11,458,178	\$16,170,989	41.1%	\$3,581,300	\$2,394,000	-33.2%
	MEDIAN PRICE	\$395,000	\$405,000	2.5%	\$395,000	\$392,500	-0.6%
	AVERAGE PRICE	\$395,110	\$394,414	-0.2%	\$397,922	\$399,000	0.3%
	AVERAGE DOM	18	32	77.8%	19	28	47.4%
	% OF ASKING PRICE	105.0%	102.2%	-2.8%	105.8%	105.0%	-0.8%

Historic Sales Trends

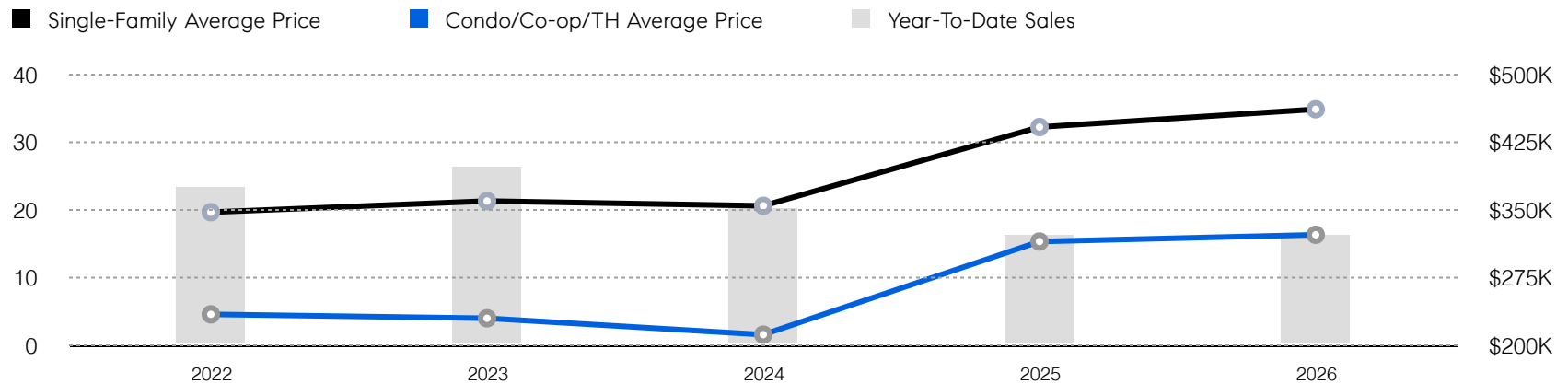


* Line graphs may be hidden due to limited sales data

High Bridge

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	16	28	75.0%	5	13	160.0%
	ACTIVE LISTINGS	8	12	50.0%	8	12	50.0%
	# OF SALES	14	14	0.0%	0	4	0.0%
	SALES VOLUME	\$6,186,000	\$6,461,678	4.5%	-	\$1,776,000	-
	MEDIAN PRICE	\$432,500	\$468,839	8.4%	-	\$450,000	-
	AVERAGE PRICE	\$441,857	\$461,548	4.5%	-	\$444,000	-
	AVERAGE DOM	17	19	11.8%	-	19	-
	% OF ASKING PRICE	103.5%	104.3%	0.9%	-	109.5%	-
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	2	0.0%	1	0	0.0%
	SALES VOLUME	\$630,000	\$645,000	2.4%	\$350,000	-	-
	MEDIAN PRICE	\$315,000	\$322,500	2.4%	\$350,000	-	-
	AVERAGE PRICE	\$315,000	\$322,500	2.4%	\$350,000	-	-
	AVERAGE DOM	17	97	470.6%	10	-	-
	% OF ASKING PRICE	106.6%	108.9%	2.4%	101.2%	-	-

Historic Sales Trends

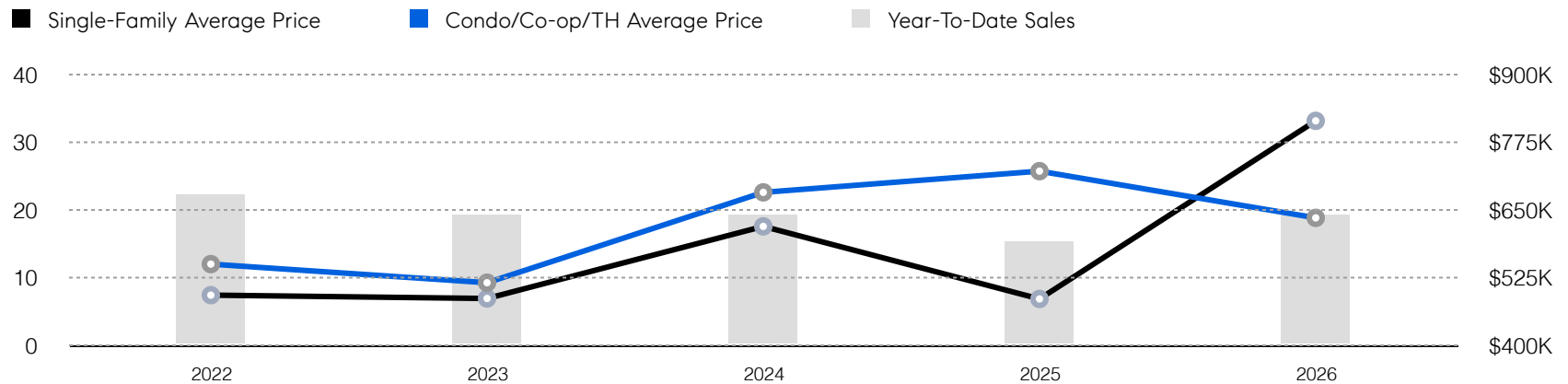


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Lambertville City

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	16	14	-12.5%	4	3	-25.0%
	ACTIVE LISTINGS	14	11	-21.4%	14	11	-21.4%
	# OF SALES	12	14	16.7%	4	5	25.0%
	SALES VOLUME	\$5,827,900	\$11,404,000	95.7%	\$1,960,000	\$3,208,000	63.7%
	MEDIAN PRICE	\$465,000	\$651,000	40.0%	\$517,500	\$575,000	11.1%
	AVERAGE PRICE	\$485,658	\$814,571	67.7%	\$490,000	\$641,600	30.9%
	AVERAGE DOM	52	84	61.5%	56	151	169.6%
	% OF ASKING PRICE	98.5%	99.6%	1.1%	93.1%	101.3%	8.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	2	1	-50.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	3	5	66.7%	0	2	0.0%
	SALES VOLUME	\$2,165,000	\$3,177,000	46.7%	-	\$1,507,000	-
	MEDIAN PRICE	\$640,000	\$590,000	-7.8%	-	\$753,500	-
	AVERAGE PRICE	\$721,667	\$635,400	-12.0%	-	\$753,500	-
	AVERAGE DOM	39	36	-7.7%	-	28	-
	% OF ASKING PRICE	96.8%	98.6%	1.8%	-	98.9%	-

Historic Sales Trends

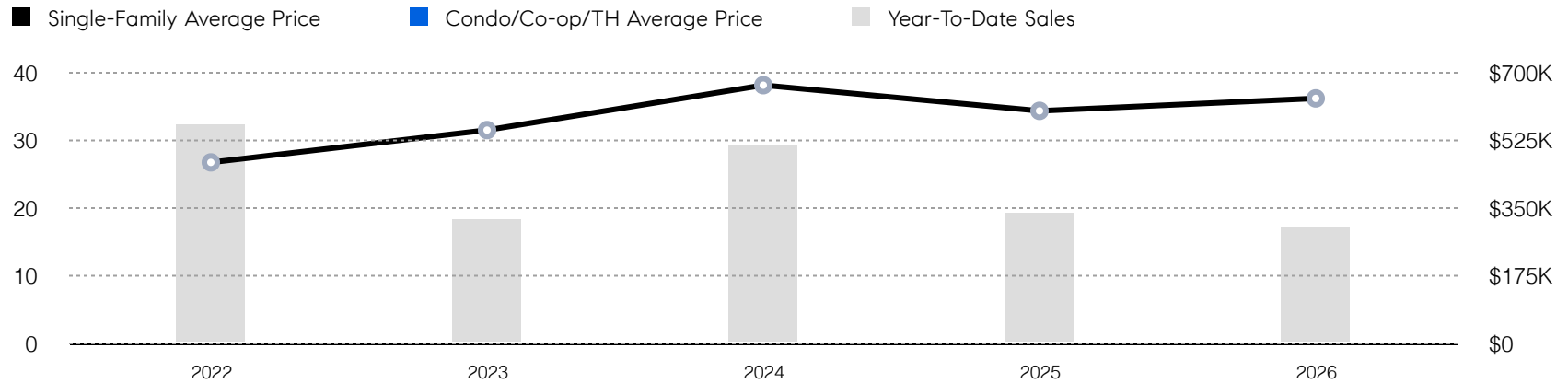


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Lebanon Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	23	30	30.4%	5	12	140.0%
	ACTIVE LISTINGS	19	19	0.0%	19	19	0.0%
	# OF SALES	19	17	-10.5%	7	7	0.0%
	SALES VOLUME	\$11,428,000	\$10,772,852	-5.7%	\$3,984,000	\$4,957,000	24.4%
	MEDIAN PRICE	\$515,000	\$550,852	7.0%	\$510,000	\$645,000	26.5%
	AVERAGE PRICE	\$601,474	\$633,697	5.4%	\$569,143	\$708,143	24.4%
	AVERAGE DOM	40	58	45.0%	60	53	-11.7%
	% OF ASKING PRICE	99.9%	101.3%	1.4%	102.7%	102.9%	0.2%
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

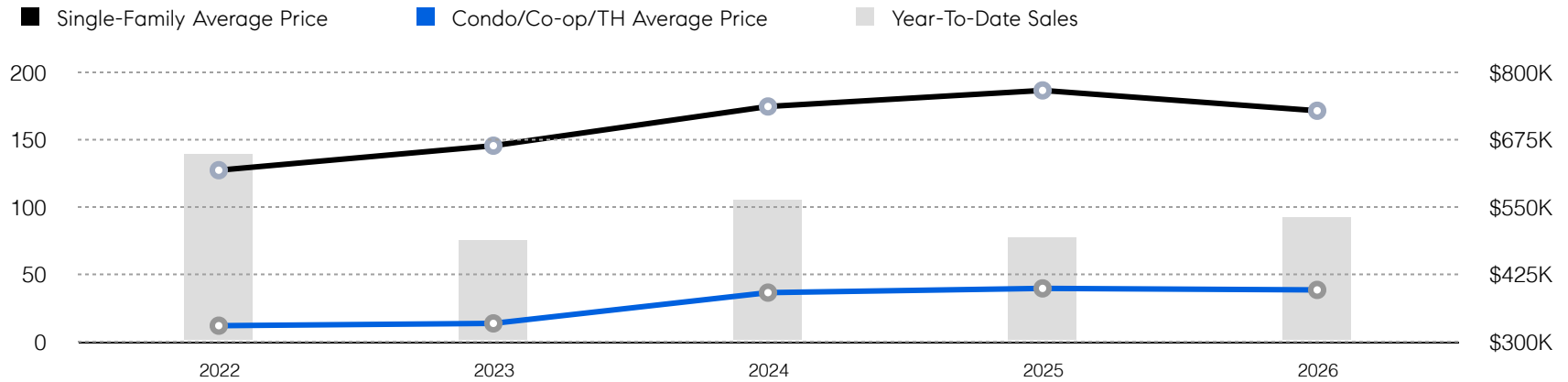


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Raritan Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	60	68	13.3%	13	16	23.1%
	ACTIVE LISTINGS	35	38	8.6%	35	38	8.6%
	# OF SALES	49	51	4.1%	13	9	-30.8%
	SALES VOLUME	\$37,557,999	\$37,166,000	-1.0%	\$7,959,000	\$5,479,400	-31.2%
	MEDIAN PRICE	\$725,000	\$700,000	-3.4%	\$640,000	\$685,000	7.0%
	AVERAGE PRICE	\$766,490	\$728,745	-4.9%	\$612,231	\$608,822	-0.6%
	AVERAGE DOM	45	47	4.4%	35	41	17.1%
	% OF ASKING PRICE	101.3%	101.0%	-0.3%	103.6%	103.9%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	37	40	8.1%	12	7	-41.7%
	ACTIVE LISTINGS	13	20	53.8%	13	20	53.8%
	# OF SALES	27	40	48.1%	7	6	-14.3%
	SALES VOLUME	\$10,771,878	\$15,845,989	47.1%	\$2,895,000	\$2,394,000	-17.3%
	MEDIAN PRICE	\$395,000	\$405,000	2.5%	\$395,000	\$392,500	-0.6%
	AVERAGE PRICE	\$398,958	\$396,150	-0.7%	\$413,571	\$399,000	-3.5%
	AVERAGE DOM	19	35	84.2%	20	28	40.0%
	% OF ASKING PRICE	104.9%	102.0%	-2.9%	105.8%	105.0%	-0.8%

Historic Sales Trends

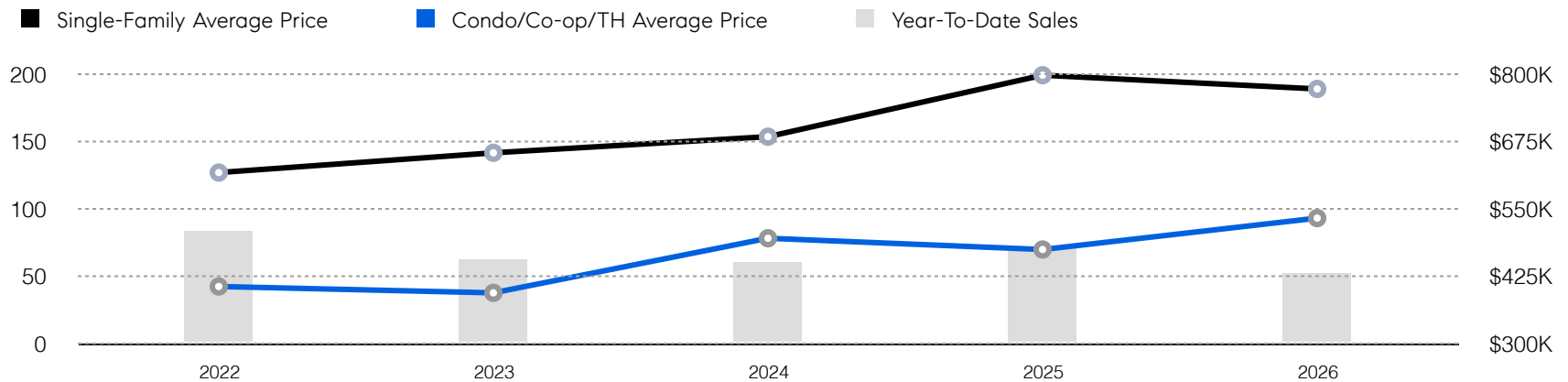


* Line graphs may be hidden due to limited sales data

Readington Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	50	53	6.0%	11	16	45.5%
	ACTIVE LISTINGS	19	42	121.1%	19	42	121.1%
	# OF SALES	49	36	-26.5%	11	10	-9.1%
	SALES VOLUME	\$39,108,292	\$27,815,401	-28.9%	\$9,555,143	\$7,748,500	-18.9%
	MEDIAN PRICE	\$790,000	\$737,500	-6.6%	\$815,000	\$838,750	2.9%
	AVERAGE PRICE	\$798,128	\$772,650	-3.2%	\$868,649	\$774,850	-10.8%
	AVERAGE DOM	36	30	-16.7%	37	30	-18.9%
	% OF ASKING PRICE	102.5%	101.6%	-1.0%	102.7%	101.2%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	21	16	-23.8%	7	5	-28.6%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	20	15	-25.0%	3	5	66.7%
	SALES VOLUME	\$9,490,500	\$7,992,364	-15.8%	\$1,315,000	\$2,568,000	95.3%
	MEDIAN PRICE	\$425,000	\$550,000	29.4%	\$415,000	\$550,000	32.5%
	AVERAGE PRICE	\$474,525	\$532,824	12.3%	\$438,333	\$513,600	17.2%
	AVERAGE DOM	28	29	3.6%	28	27	-3.6%
	% OF ASKING PRICE	102.5%	101.5%	-1.1%	102.9%	101.8%	-1.2%

Historic Sales Trends

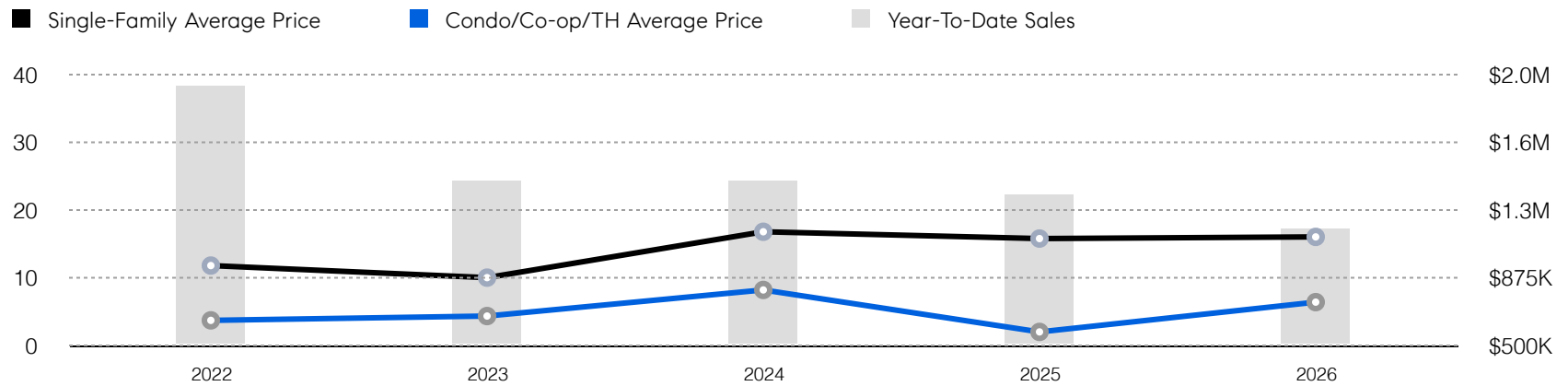


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Tewksbury Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	23	20	-13.0%	9	4	-55.6%
	ACTIVE LISTINGS	19	30	57.9%	19	30	57.9%
	# OF SALES	21	16	-23.8%	2	2	0.0%
	SALES VOLUME	\$22,932,299	\$17,620,453	-23.2%	\$2,100,000	\$2,630,000	25.2%
	MEDIAN PRICE	\$907,000	\$1,122,500	23.8%	\$1,050,000	\$1,315,000	25.2%
	AVERAGE PRICE	\$1,092,014	\$1,101,278	0.8%	\$1,050,000	\$1,315,000	25.2%
	AVERAGE DOM	40	29	-27.5%	10	30	200.0%
	% OF ASKING PRICE	96.4%	103.8%	7.4%	107.9%	99.2%	-8.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	\$575,000	\$740,000	28.7%	\$575,000	-	-
	MEDIAN PRICE	\$575,000	\$740,000	28.7%	\$575,000	-	-
	AVERAGE PRICE	\$575,000	\$740,000	28.7%	\$575,000	-	-
	AVERAGE DOM	50	103	106.0%	50	-	-
	% OF ASKING PRICE	95.8%	98.7%	2.8%	95.8%	-	-

Historic Sales Trends

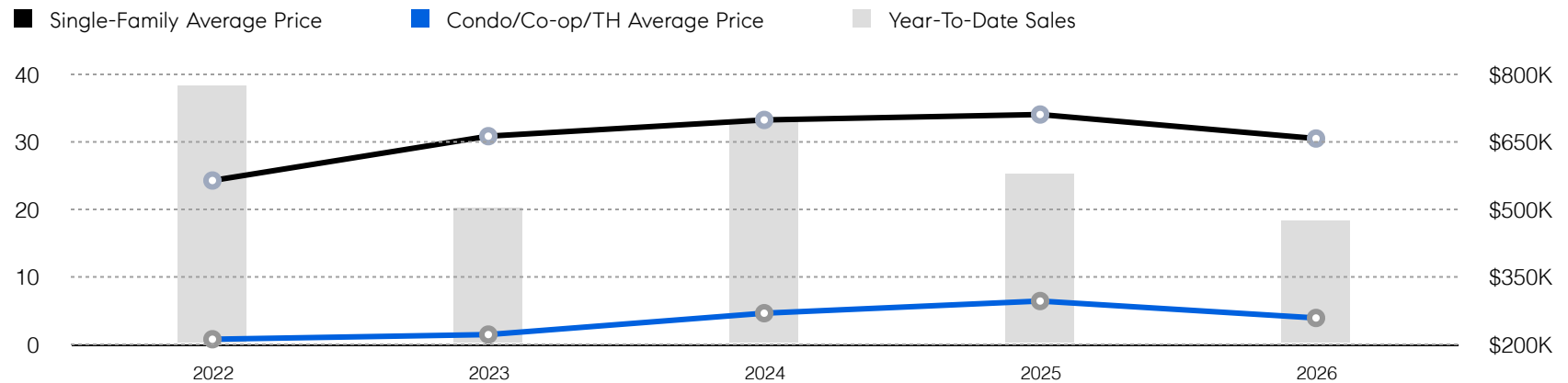


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Union

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	14	13	-7.1%	2	6	200.0%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	15	8	-46.7%	4	2	-50.0%
	SALES VOLUME	\$10,662,400	\$5,260,000	-50.7%	\$3,105,000	\$2,300,000	-25.9%
	MEDIAN PRICE	\$800,000	\$512,500	-35.9%	\$850,000	\$1,150,000	35.3%
	AVERAGE PRICE	\$710,827	\$657,500	-7.5%	\$776,250	\$1,150,000	48.1%
	AVERAGE DOM	50	52	4.0%	20	14	-30.0%
	% OF ASKING PRICE	100.2%	101.8%	1.6%	101.7%	110.3%	8.6%
Condo/Co-op/TH	CONTRACTS SIGNED	8	12	50.0%	1	4	300.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	10	10	0.0%	3	2	-33.3%
	SALES VOLUME	\$2,964,000	\$2,588,000	-12.7%	\$950,000	\$423,000	-55.5%
	MEDIAN PRICE	\$302,500	\$245,000	-19.0%	\$315,000	\$211,500	-32.9%
	AVERAGE PRICE	\$296,400	\$258,800	-12.7%	\$316,667	\$211,500	-33.2%
	AVERAGE DOM	18	40	122.2%	18	97	438.9%
	% OF ASKING PRICE	102.5%	99.1%	-3.4%	104.6%	95.9%	-8.7%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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