



June 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

602

4.5% Year-To-Date
49.1% Month-Over-Month

Year-To-Date Contracts

765

16.3% Year-To-Date
4.4% Month-Over-Month

Single-Family
Average Sale Price

\$729K

1.5% Year-To-Date
-0.2% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$412K

-0.1% Year-To-Date
-3.4% Month-Over-Month

Average Days On Market

36

0.0% Year-To-Date
-6.7% Month-Over-Month

Active Listings

298

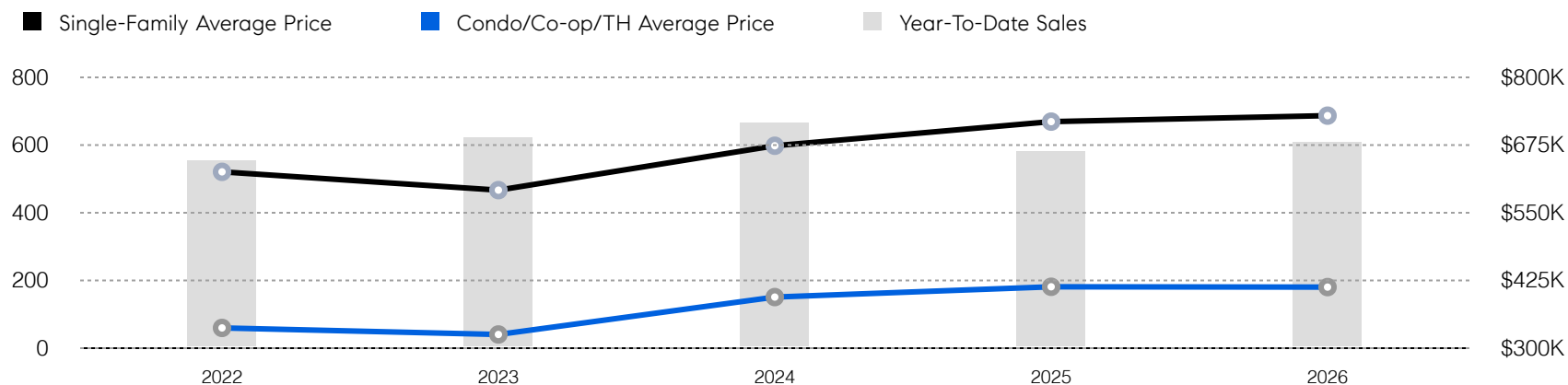
-5.1% Year-Over-Year
-1.3% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	512	608	18.8%	118	156	32.2%
	ACTIVE LISTINGS	270	260	-3.7%	270	260	-3.7%
	# OF SALES	446	461	3.4%	105	140	33.3%
	SALES VOLUME	\$320,353,006	\$336,217,525	5.0%	\$78,492,550	\$103,317,342	31.6%
	MEDIAN PRICE	\$668,500	\$660,000	-1.3%	\$715,000	\$720,000	0.7%
	AVERAGE PRICE	\$718,280	\$729,322	1.5%	\$747,548	\$737,981	-1.3%
	AVERAGE DOM	43	39	-9.3%	34	25	-26.5%
	% OF ASKING PRICE	101.7%	101.6%	0.0%	103.9%	102.8%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	146	157	7.5%	28	34	21.4%
	ACTIVE LISTINGS	44	38	-13.6%	44	38	-13.6%
	# OF SALES	130	141	8.5%	30	24	-20.0%
	SALES VOLUME	\$53,730,478	\$58,197,352	8.3%	\$13,808,500	\$9,853,900	-28.6%
	MEDIAN PRICE	\$378,000	\$390,000	3.2%	\$457,250	\$446,950	-2.3%
	AVERAGE PRICE	\$413,311	\$412,747	-0.1%	\$460,283	\$410,579	-10.8%
	AVERAGE DOM	23	37	60.9%	19	33	73.7%
	% OF ASKING PRICE	102.2%	100.8%	-1.4%	102.0%	100.7%	-1.2%

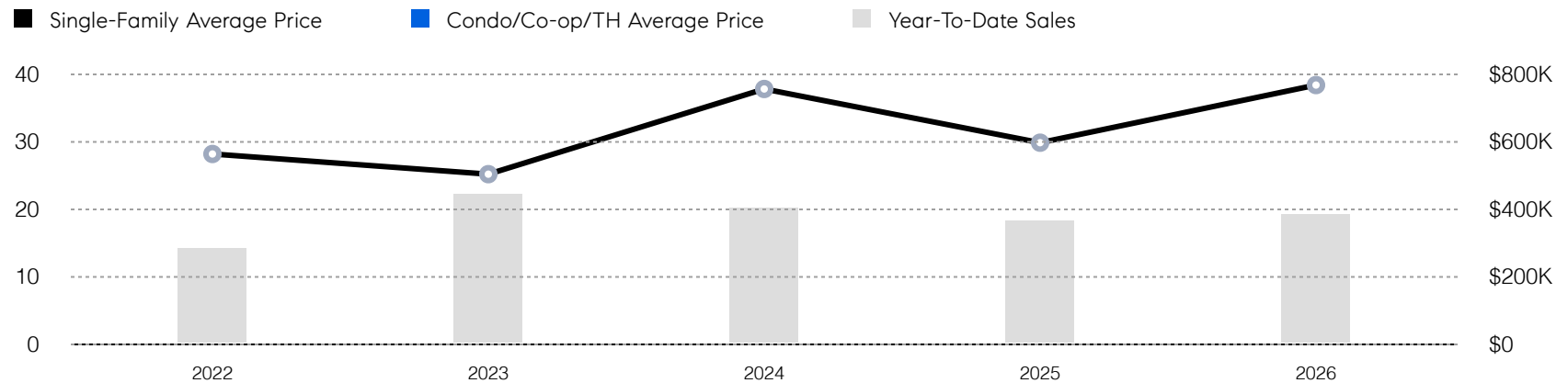
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	24	25	4.2%	7	4	-42.9%
	ACTIVE LISTINGS	15	12	-20.0%	15	12	-20.0%
	# OF SALES	18	19	5.6%	5	9	80.0%
	SALES VOLUME	\$10,757,500	\$14,599,999	35.7%	\$3,730,000	\$6,836,000	83.3%
	MEDIAN PRICE	\$512,500	\$775,000	51.2%	\$665,000	\$742,000	11.6%
	AVERAGE PRICE	\$597,639	\$768,421	28.6%	\$746,000	\$759,556	1.8%
	AVERAGE DOM	31	38	22.6%	17	35	105.9%
	% OF ASKING PRICE	99.5%	102.1%	2.6%	103.4%	100.8%	-2.7%
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

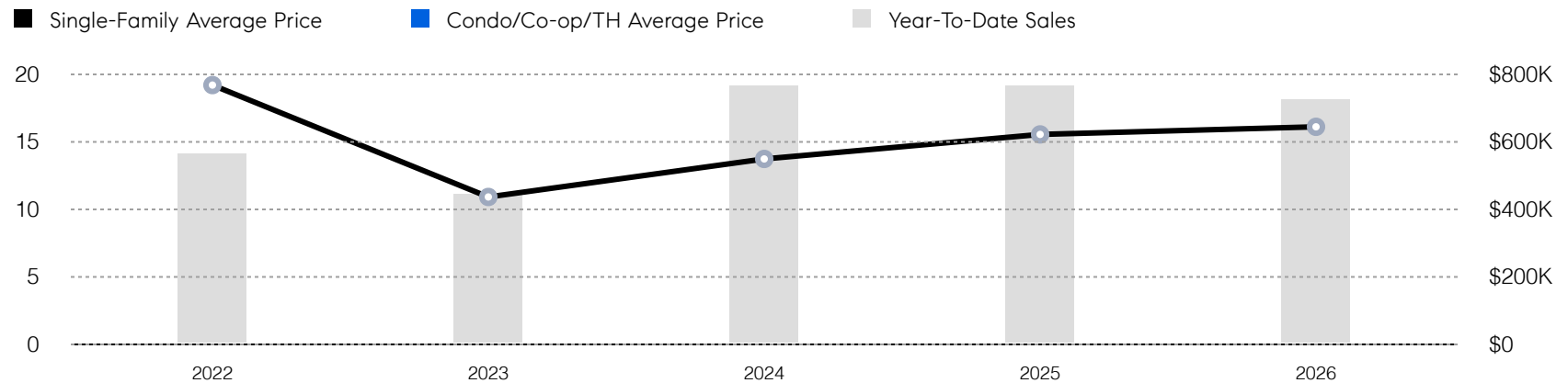


* Line graphs may be hidden due to limited sales data

Bethlehem Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	19	19	0.0%	2	5	150.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	19	18	-5.3%	3	5	66.7%
	SALES VOLUME	\$11,821,000	\$11,604,500	-1.8%	\$1,820,000	\$3,452,000	89.7%
	MEDIAN PRICE	\$595,000	\$683,500	14.9%	\$650,000	\$740,000	13.8%
	AVERAGE PRICE	\$622,158	\$644,694	3.6%	\$606,667	\$690,400	13.8%
	AVERAGE DOM	35	39	11.4%	21	40	90.5%
	% OF ASKING PRICE	103.0%	101.9%	-1.2%	105.9%	105.2%	-0.7%
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

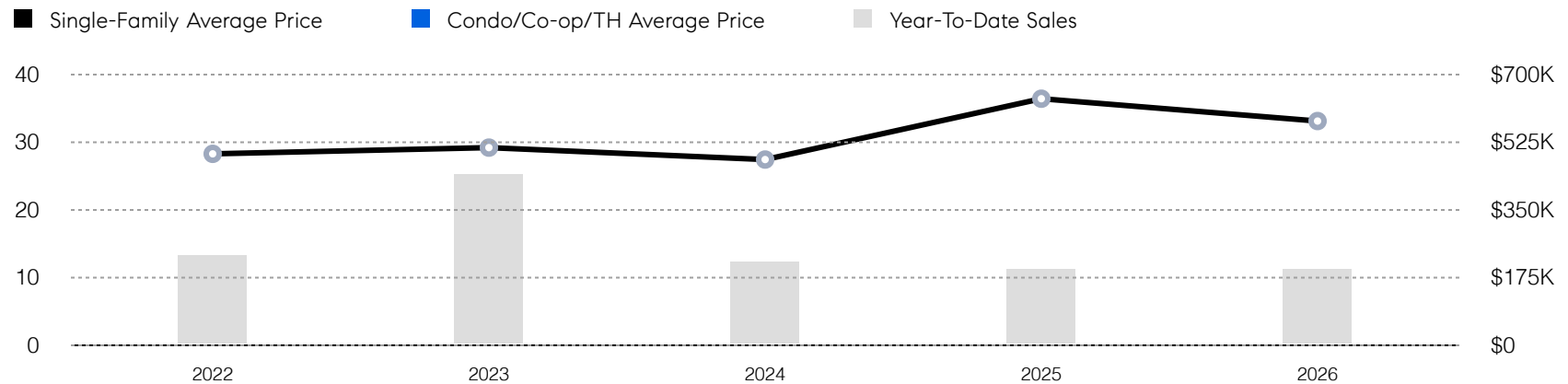


* Line graphs may be hidden due to limited sales data

Clinton Town

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	10	14	40.0%	4	3	-25.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	9	11	22.2%	1	8	700.0%
	SALES VOLUME	\$5,738,500	\$6,378,600	11.2%	\$525,000	\$4,508,600	758.8%
	MEDIAN PRICE	\$680,000	\$555,000	-18.4%	\$525,000	\$538,500	2.6%
	AVERAGE PRICE	\$637,611	\$579,873	-9.1%	\$525,000	\$563,575	7.3%
	AVERAGE DOM	26	20	-23.1%	92	23	-75.0%
	% OF ASKING PRICE	102.6%	104.1%	1.5%	100.0%	105.7%	5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	1	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

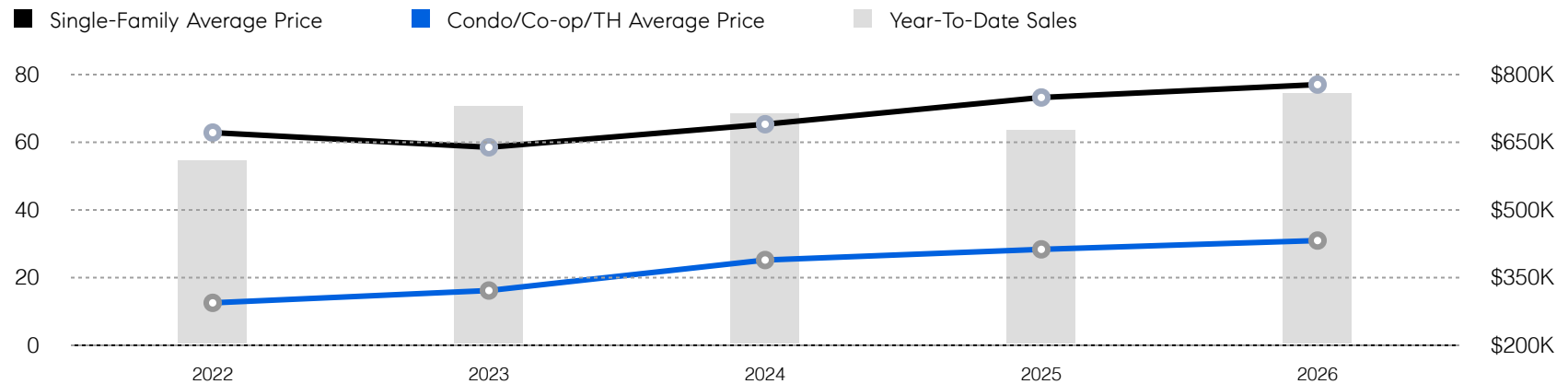


* Line graphs may be hidden due to limited sales data

Clinton Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	50	59	18.0%	11	16	45.5%
	ACTIVE LISTINGS	17	20	17.6%	17	20	17.6%
	# OF SALES	40	48	20.0%	12	12	0.0%
	SALES VOLUME	\$29,970,154	\$37,336,498	24.6%	\$8,189,250	\$10,639,498	29.9%
	MEDIAN PRICE	\$677,500	\$763,000	12.6%	\$723,500	\$931,250	28.7%
	AVERAGE PRICE	\$749,254	\$777,844	3.8%	\$682,438	\$886,625	29.9%
	AVERAGE DOM	35	30	-14.3%	22	18	-18.2%
	% OF ASKING PRICE	103.2%	101.9%	-1.2%	101.8%	106.2%	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	27	28	3.7%	4	8	100.0%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	23	26	13.0%	7	6	-14.3%
	SALES VOLUME	\$9,491,900	\$11,236,500	18.4%	\$3,268,000	\$2,449,000	-25.1%
	MEDIAN PRICE	\$375,000	\$376,750	0.5%	\$530,000	\$347,500	-34.4%
	AVERAGE PRICE	\$412,691	\$432,173	4.7%	\$466,857	\$408,167	-12.6%
	AVERAGE DOM	17	36	111.8%	18	35	94.4%
	% OF ASKING PRICE	103.7%	100.2%	-3.5%	103.4%	100.0%	-3.5%

Historic Sales Trends

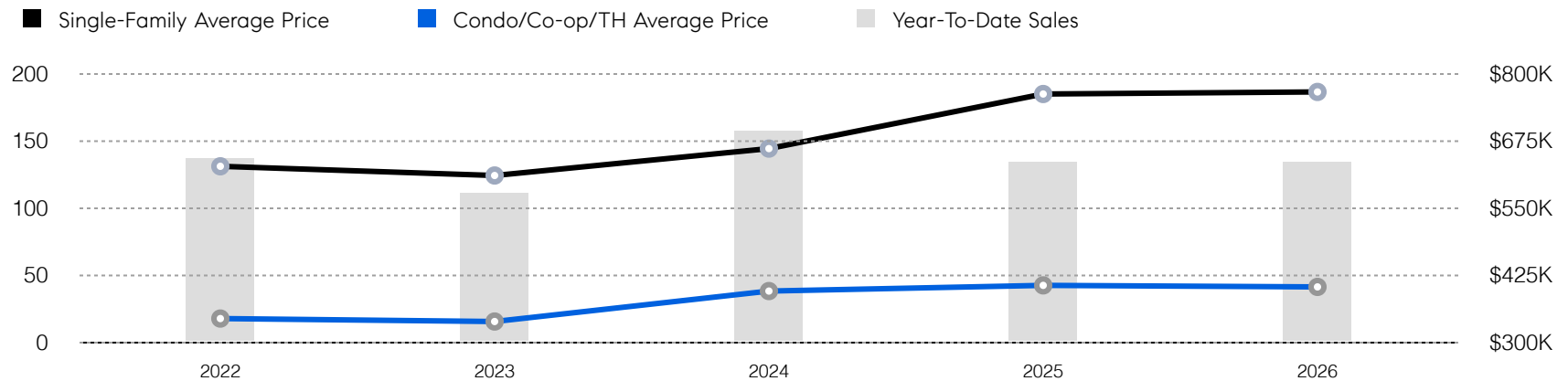


* Line graphs may be hidden due to limited sales data

Flemington

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	105	115	9.5%	24	33	37.5%
	ACTIVE LISTINGS	48	44	-8.3%	48	44	-8.3%
	# OF SALES	94	87	-7.4%	28	18	-35.7%
	SALES VOLUME	\$71,700,149	\$66,695,900	-7.0%	\$22,798,500	\$15,545,400	-31.8%
	MEDIAN PRICE	\$760,000	\$720,000	-5.3%	\$780,750	\$779,950	-0.1%
	AVERAGE PRICE	\$762,768	\$766,620	0.5%	\$814,232	\$863,633	6.1%
	AVERAGE DOM	38	37	-2.6%	28	20	-28.6%
	% OF ASKING PRICE	102.8%	101.1%	-1.7%	106.5%	102.9%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	56	52	-7.1%	15	12	-20.0%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	39	46	17.9%	10	5	-50.0%
	SALES VOLUME	\$15,855,678	\$18,570,989	17.1%	\$4,397,500	\$2,400,000	-45.4%
	MEDIAN PRICE	\$405,000	\$415,000	2.5%	\$457,250	\$469,000	2.6%
	AVERAGE PRICE	\$406,556	\$403,717	-0.7%	\$439,750	\$480,000	9.2%
	AVERAGE DOM	18	30	66.7%	16	16	0.0%
	% OF ASKING PRICE	104.4%	102.1%	-2.3%	102.6%	101.7%	-0.9%

Historic Sales Trends

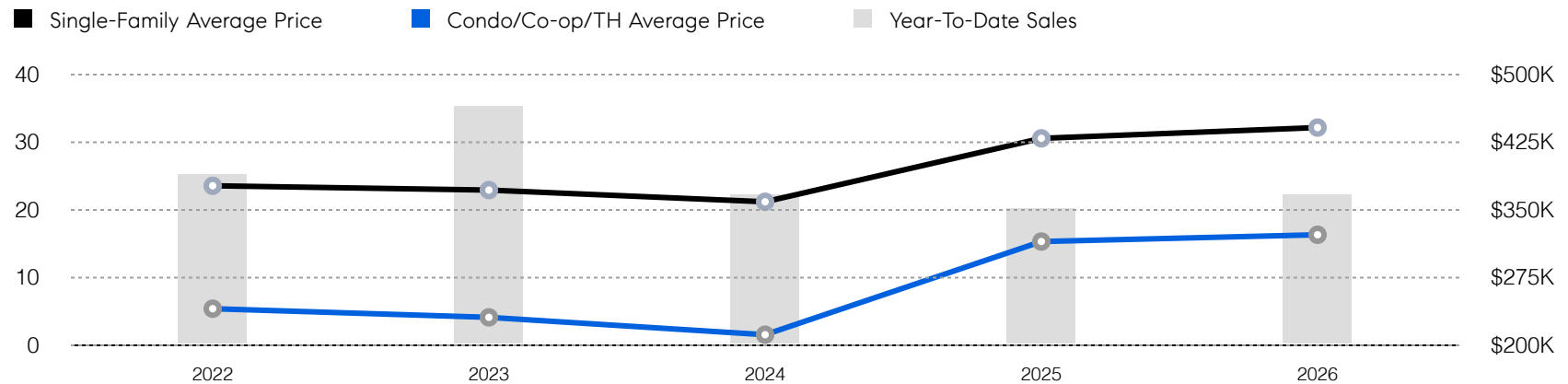


* Line graphs may be hidden due to limited sales data

High Bridge

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	20	33	65.0%	4	7	75.0%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	18	20	11.1%	4	6	50.0%
	SALES VOLUME	\$7,728,500	\$8,825,678	14.2%	\$1,542,500	\$2,364,000	53.3%
	MEDIAN PRICE	\$432,500	\$458,500	6.0%	\$371,250	\$337,500	-9.1%
	AVERAGE PRICE	\$429,361	\$441,284	2.8%	\$385,625	\$394,000	2.2%
	AVERAGE DOM	21	21	0.0%	35	24	-31.4%
	% OF ASKING PRICE	103.8%	103.7%	-0.1%	105.1%	102.4%	-2.7%
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%	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

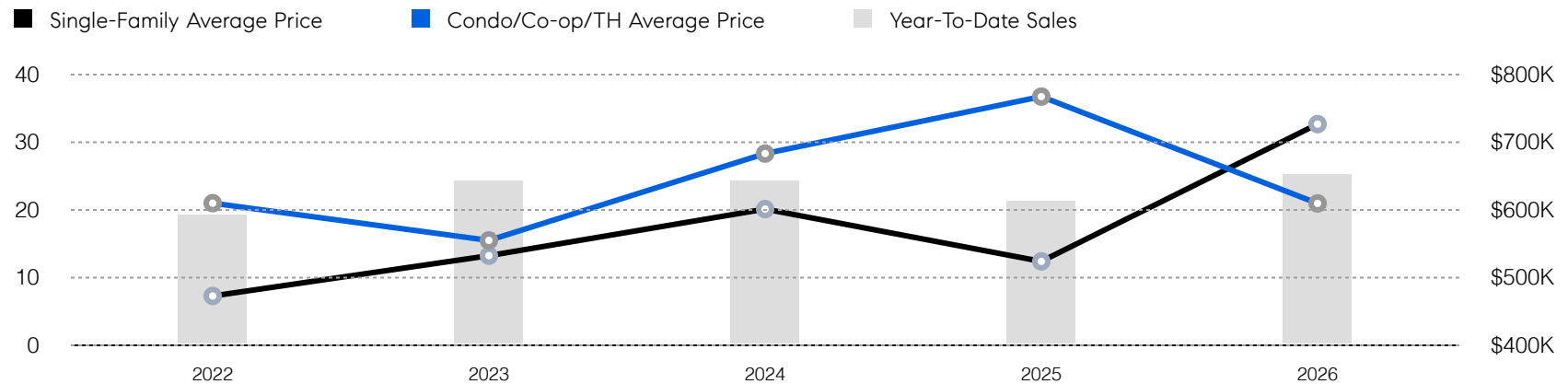


* Line graphs may be hidden due to limited sales data

Lambertville City

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	16	22	37.5%	0	8	0.0%
	ACTIVE LISTINGS	16	6	-62.5%	16	6	-62.5%
	# OF SALES	17	19	11.8%	5	5	0.0%
	SALES VOLUME	\$8,907,900	\$13,810,200	55.0%	\$3,080,000	\$2,406,200	-21.9%
	MEDIAN PRICE	\$475,000	\$610,000	28.4%	\$630,000	\$400,000	-36.5%
	AVERAGE PRICE	\$523,994	\$726,853	38.7%	\$616,000	\$481,240	-21.9%
	AVERAGE DOM	58	64	10.3%	73	6	-91.8%
	% OF ASKING PRICE	99.6%	99.2%	-0.4%	102.2%	98.2%	-4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	2	1	-50.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	4	6	50.0%	1	1	0.0%
	SALES VOLUME	\$3,070,000	\$3,658,000	19.2%	\$905,000	\$481,000	-46.9%
	MEDIAN PRICE	\$772,500	\$572,500	-25.9%	\$905,000	\$481,000	-46.9%
	AVERAGE PRICE	\$767,500	\$609,667	-20.6%	\$905,000	\$481,000	-46.9%
	AVERAGE DOM	32	33	3.1%	10	19	90.0%
	% OF ASKING PRICE	98.2%	100.0%	1.8%	102.3%	106.9%	4.6%

Historic Sales Trends

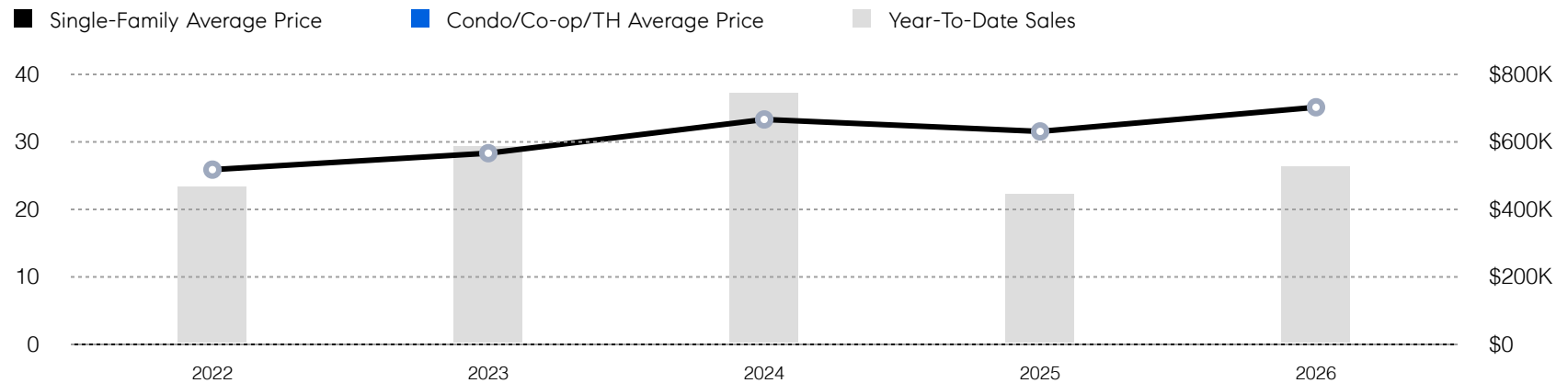


* Line graphs may be hidden due to limited sales data

Lebanon Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	35	40	14.3%	12	12	0.0%
	ACTIVE LISTINGS	17	14	-17.6%	17	14	-17.6%
	# OF SALES	22	26	18.2%	3	9	200.0%
	SALES VOLUME	\$13,883,000	\$18,268,781	31.6%	\$2,455,000	\$7,495,929	205.3%
	MEDIAN PRICE	\$532,500	\$642,500	20.7%	\$990,000	\$800,000	-19.2%
	AVERAGE PRICE	\$631,045	\$702,645	11.3%	\$818,333	\$832,881	1.8%
	AVERAGE DOM	43	48	11.6%	64	30	-53.1%
	% OF ASKING PRICE	100.2%	101.2%	1.0%	101.9%	100.9%	-1.0%
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

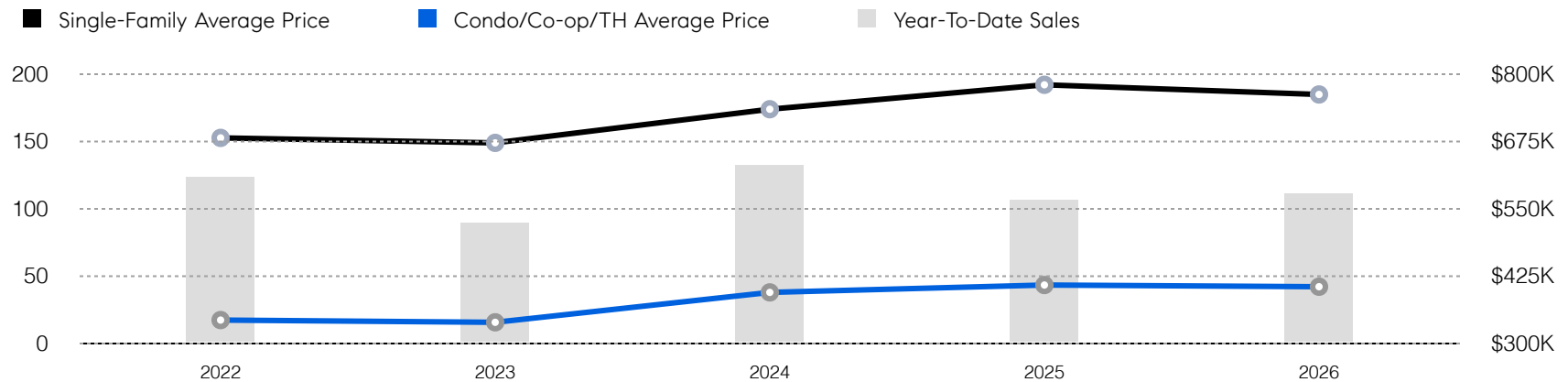


* Line graphs may be hidden due to limited sales data

Raritan Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	77	84	9.1%	17	21	23.5%
	ACTIVE LISTINGS	42	31	-26.2%	42	31	-26.2%
	# OF SALES	69	65	-5.8%	20	14	-30.0%
	SALES VOLUME	\$53,842,999	\$49,553,500	-8.0%	\$16,285,000	\$12,387,500	-23.9%
	MEDIAN PRICE	\$770,000	\$727,000	-5.6%	\$812,500	\$852,500	4.9%
	AVERAGE PRICE	\$780,333	\$762,362	-2.3%	\$814,250	\$884,821	8.7%
	AVERAGE DOM	38	41	7.9%	19	20	5.3%
	% OF ASKING PRICE	103.0%	101.3%	-1.7%	107.2%	102.6%	-4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	52	49	-5.8%	15	10	-33.3%
	ACTIVE LISTINGS	11	11	0.0%	11	11	0.0%
	# OF SALES	36	45	25.0%	9	5	-44.4%
	SALES VOLUME	\$14,709,378	\$18,245,989	24.0%	\$3,937,500	\$2,400,000	-39.0%
	MEDIAN PRICE	\$402,500	\$415,000	3.1%	\$454,500	\$469,000	3.2%
	AVERAGE PRICE	\$408,594	\$405,466	-0.8%	\$437,500	\$480,000	9.7%
	AVERAGE DOM	17	33	94.1%	13	16	23.1%
	% OF ASKING PRICE	104.5%	102.0%	-2.5%	103.0%	101.7%	-1.4%

Historic Sales Trends

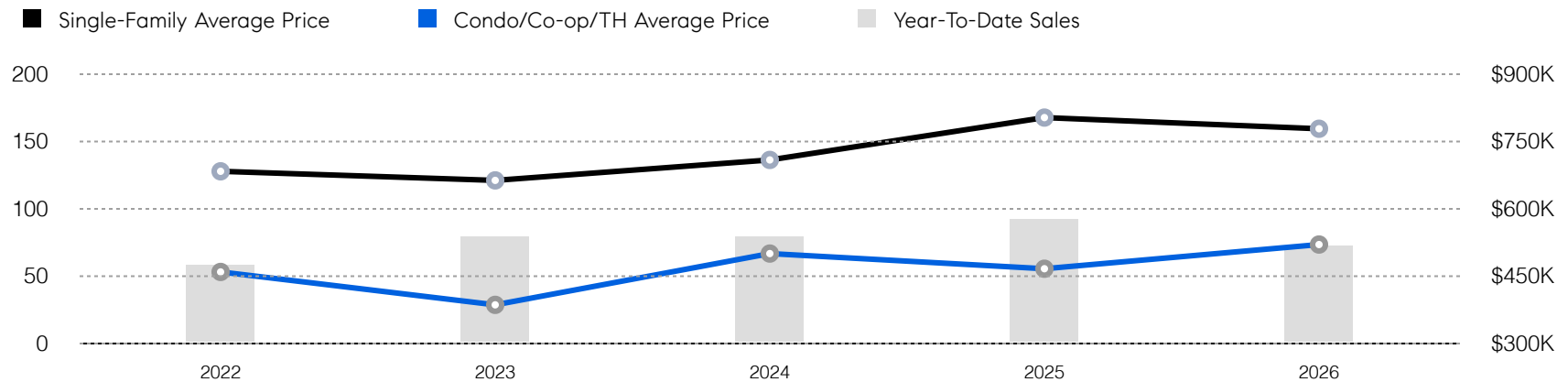


* Line graphs may be hidden due to limited sales data

Readington Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	65	71	9.2%	15	20	33.3%
	ACTIVE LISTINGS	16	23	43.8%	16	23	43.8%
	# OF SALES	63	51	-19.0%	14	15	7.1%
	SALES VOLUME	\$50,610,792	\$39,701,301	-21.6%	\$11,502,500	\$11,885,900	3.3%
	MEDIAN PRICE	\$787,500	\$735,000	-6.7%	\$773,750	\$735,000	-5.0%
	AVERAGE PRICE	\$803,346	\$778,457	-3.1%	\$821,607	\$792,393	-3.6%
	AVERAGE DOM	37	27	-27.0%	37	22	-40.5%
	% OF ASKING PRICE	102.9%	102.2%	-0.7%	104.2%	103.8%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	24	23	-4.2%	3	7	133.3%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	28	20	-28.6%	8	5	-37.5%
	SALES VOLUME	\$13,065,500	\$10,410,364	-20.3%	\$3,575,000	\$2,418,000	-32.4%
	MEDIAN PRICE	\$425,000	\$550,000	29.4%	\$412,000	\$475,000	15.3%
	AVERAGE PRICE	\$466,625	\$520,518	11.5%	\$446,875	\$483,600	8.2%
	AVERAGE DOM	28	30	7.1%	28	33	17.9%
	% OF ASKING PRICE	101.8%	101.0%	-0.8%	100.0%	99.6%	-0.4%

Historic Sales Trends

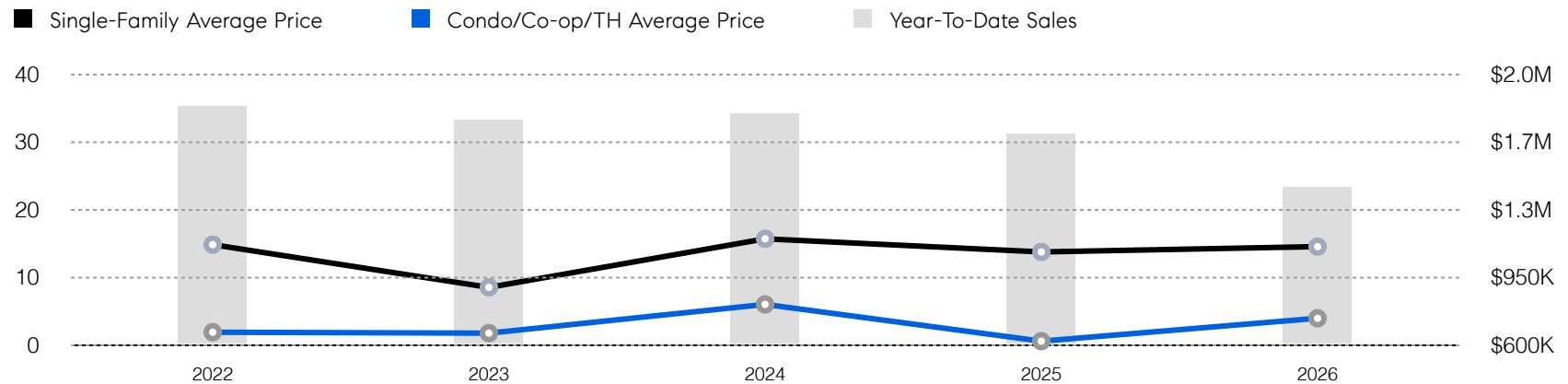


* Line graphs may be hidden due to limited sales data

Tewksbury Township

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	32	29	-9.4%	9	9	0.0%
	ACTIVE LISTINGS	20	25	25.0%	20	25	25.0%
	# OF SALES	29	22	-24.1%	8	5	-37.5%
	SALES VOLUME	\$31,402,199	\$24,428,252	-22.2%	\$8,469,900	\$5,777,799	-31.8%
	MEDIAN PRICE	\$990,000	\$1,015,000	2.5%	\$1,065,000	\$995,000	-6.6%
	AVERAGE PRICE	\$1,082,834	\$1,110,375	2.5%	\$1,058,738	\$1,155,560	9.1%
	AVERAGE DOM	36	27	-25.0%	24	27	12.5%
	% OF ASKING PRICE	96.9%	103.4%	6.5%	98.3%	102.3%	3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	1	3	200.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	2	1	-50.0%	1	0	0.0%
	SALES VOLUME	\$1,243,000	\$740,000	-40.5%	\$668,000	-	-
	MEDIAN PRICE	\$621,500	\$740,000	19.1%	\$668,000	-	-
	AVERAGE PRICE	\$621,500	\$740,000	19.1%	\$668,000	-	-
	AVERAGE DOM	33	103	212.1%	15	-	-
	% OF ASKING PRICE	97.9%	98.7%	0.8%	100.0%	-	-

Historic Sales Trends

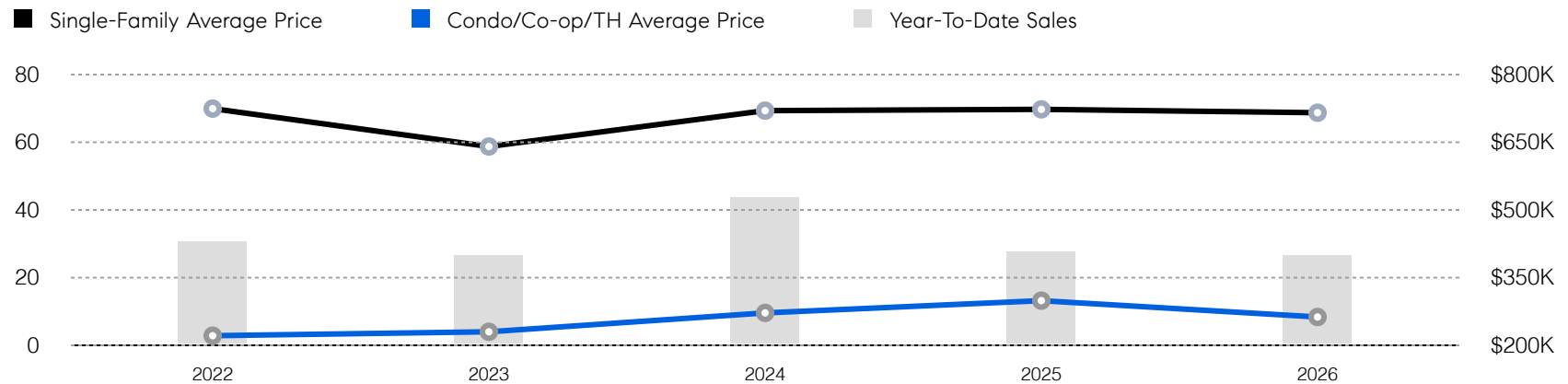


* Line graphs may be hidden due to limited sales data

Union

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	16	19	18.8%	2	6	200.0%
	ACTIVE LISTINGS	13	12	-7.7%	13	12	-7.7%
	# OF SALES	16	13	-18.7%	1	5	400.0%
	SALES VOLUME	\$11,567,400	\$9,301,666	-19.6%	\$905,000	\$4,041,666	346.6%
	MEDIAN PRICE	\$812,500	\$700,000	-13.8%	\$905,000	\$840,000	-7.2%
	AVERAGE PRICE	\$722,963	\$715,513	-1.0%	\$905,000	\$808,333	-10.7%
	AVERAGE DOM	48	39	-18.7%	13	17	30.8%
	% OF ASKING PRICE	100.6%	102.2%	1.6%	106.5%	102.8%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	10	12	20.0%	2	1	-50.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	11	13	18.2%	1	3	200.0%
	SALES VOLUME	\$3,289,000	\$3,416,000	3.9%	\$325,000	\$828,000	154.8%
	MEDIAN PRICE	\$305,000	\$260,000	-14.8%	\$325,000	\$260,000	-20.0%
	AVERAGE PRICE	\$299,000	\$262,769	-12.1%	\$325,000	\$276,000	-15.1%
	AVERAGE DOM	18	37	105.6%	23	25	8.7%
	% OF ASKING PRICE	102.3%	99.8%	-2.5%	100.0%	102.2%	2.2%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data



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

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.