



March 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

228

-8.4% Year-To-Date
50.9% Month-Over-Month

Year-To-Date Contracts

271

4.6% Year-To-Date
19.6% Month-Over-Month

Single-Family
Average Sale Price

\$716K

-2.0% Year-To-Date
2.3% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$424K

7.5% Year-To-Date
3.0% Month-Over-Month

Average Days On Market

53

39.5% Year-To-Date
-2.1% Month-Over-Month

Active Listings

209

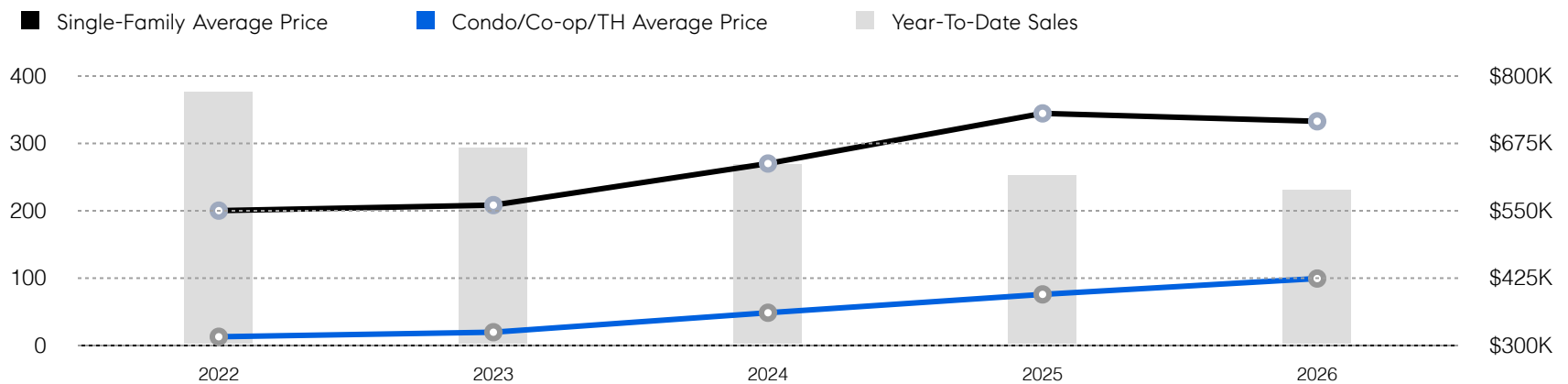
-2.3% Year-Over-Year
9.4% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	195	209	7.2%	74	82	10.8%
	ACTIVE LISTINGS	187	173	-7.5%	187	173	-7.5%
	# OF SALES	191	167	-12.6%	60	63	5.0%
	SALES VOLUME	\$139,570,347	\$119,584,318	-14.3%	\$45,317,498	\$46,355,925	2.3%
	MEDIAN PRICE	\$635,000	\$625,000	-1.6%	\$589,600	\$625,000	6.0%
	AVERAGE PRICE	\$730,735	\$716,074	-2.0%	\$755,292	\$735,808	-2.6%
	AVERAGE DOM	51	47	-7.8%	57	47	-17.5%
Condo/Co-op/TH	CONTRACTS SIGNED	64	62	-3.1%	24	28	16.7%
	ACTIVE LISTINGS	27	36	33.3%	27	36	33.3%
	# OF SALES	58	61	5.2%	26	23	-11.5%
	SALES VOLUME	\$22,901,401	\$25,880,863	13.0%	\$10,121,400	\$9,576,499	-5.4%
	MEDIAN PRICE	\$341,200	\$405,000	18.7%	\$328,000	\$405,000	23.5%
	AVERAGE PRICE	\$394,852	\$424,276	7.5%	\$389,285	\$416,370	7.0%
	AVERAGE DOM	25	40	60.0%	20	39	95.0%

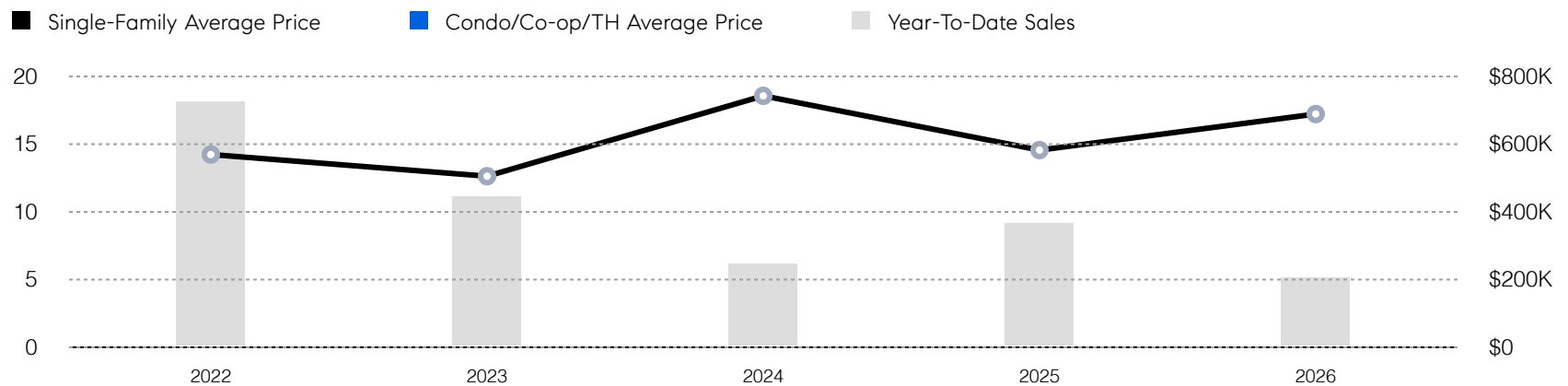
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	2	3	50.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	9	5	-44.4%	5	2	-60.0%
	SALES VOLUME	\$5,242,500	\$3,445,000	-34.3%	\$2,877,500	\$1,440,000	-50.0%
	MEDIAN PRICE	\$500,000	\$625,000	25.0%	\$500,000	\$720,000	44.0%
	AVERAGE PRICE	\$582,500	\$689,000	18.3%	\$575,500	\$720,000	25.1%
	AVERAGE DOM	34	14	-58.8%	46	15	-67.4%
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	-	-	-	-	-	-

Historic Sales Trends

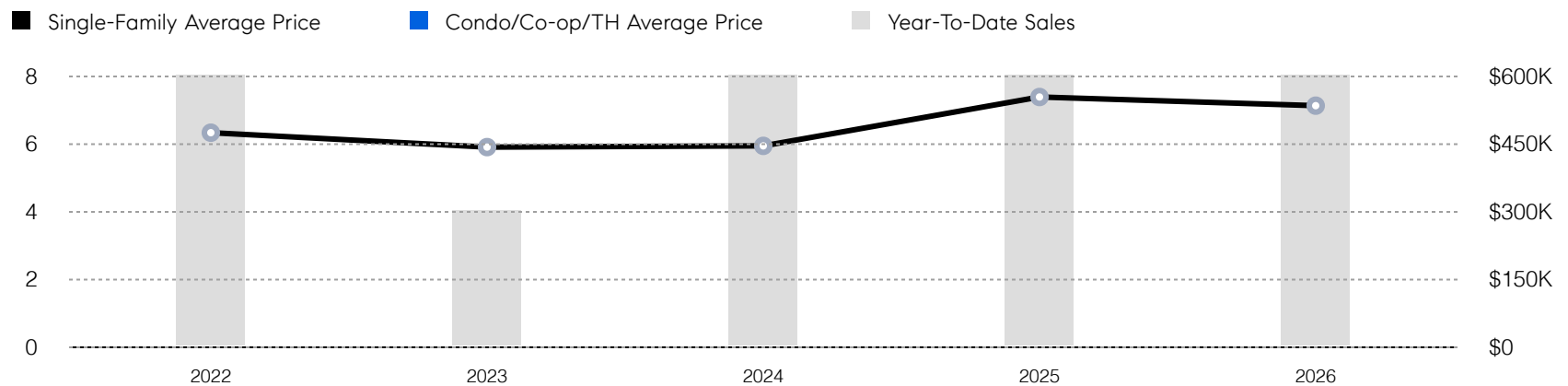


* Line graphs may be hidden due to limited sales data

Bethlehem Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	11	7	-36.4%	5	2	-60.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	8	8	0.0%	4	3	-25.0%
	SALES VOLUME	\$4,436,000	\$4,282,500	-3.5%	\$2,234,000	\$1,905,000	-14.7%
	MEDIAN PRICE	\$545,000	\$527,500	-3.2%	\$487,500	\$680,000	39.5%
	AVERAGE PRICE	\$554,500	\$535,313	-3.5%	\$558,500	\$635,000	13.7%
	AVERAGE DOM	40	39	-2.5%	33	40	21.2%
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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	-	-	-	-	-	-

Historic Sales Trends

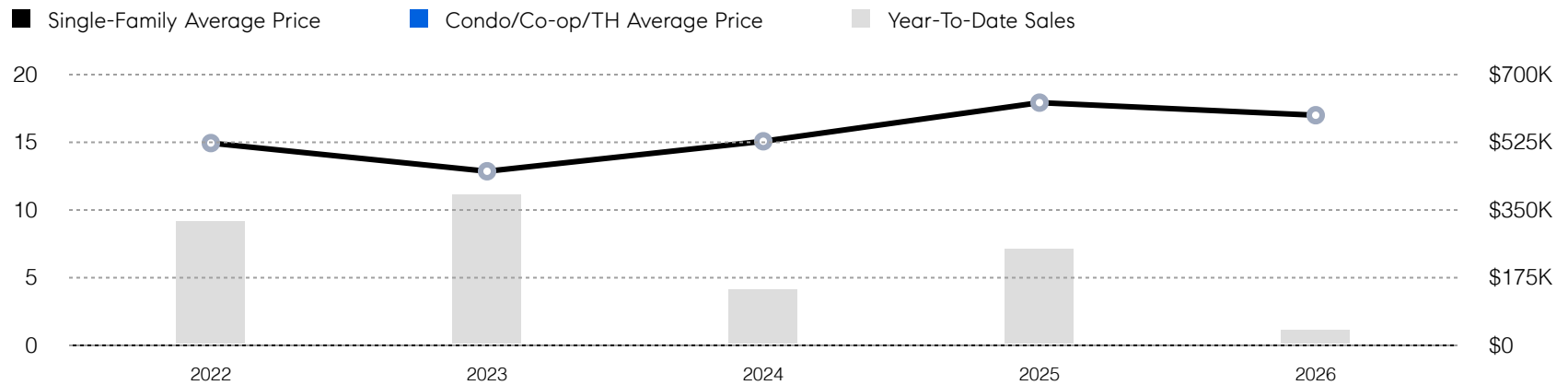


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Clinton Town

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	1	0	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	5	1	-80.0%	2	1	-50.0%
	SALES VOLUME	\$3,137,500	\$595,000	-81.0%	\$1,390,000	\$595,000	-57.2%
	MEDIAN PRICE	\$680,000	\$595,000	-12.5%	\$695,000	\$595,000	-14.4%
	AVERAGE PRICE	\$627,500	\$595,000	-5.2%	\$695,000	\$595,000	-14.4%
	AVERAGE DOM	19	9	-52.6%	21	9	-57.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,252,500	-	-	\$627,500	-	-
	MEDIAN PRICE	\$626,250	-	-	\$627,500	-	-
	AVERAGE PRICE	\$626,250	-	-	\$627,500	-	-
	AVERAGE DOM	64	-	-	82	-	-

Historic Sales Trends

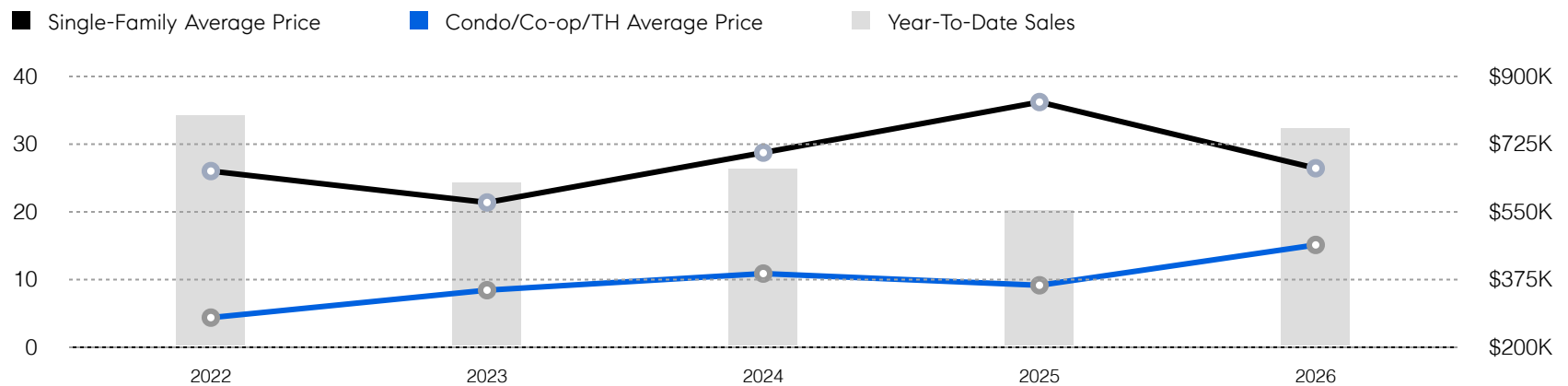


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Clinton Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	17	20	17.6%	9	6	-33.3%
	ACTIVE LISTINGS	15	10	-33.3%	15	10	-33.3%
	# OF SALES	13	22	69.2%	2	7	250.0%
	SALES VOLUME	\$10,840,400	\$14,581,000	34.5%	\$3,050,000	\$4,621,000	51.5%
	MEDIAN PRICE	\$909,900	\$625,000	-31.3%	\$1,525,000	\$585,000	-61.6%
	AVERAGE PRICE	\$833,877	\$662,773	-20.5%	\$1,525,000	\$660,143	-56.7%
	AVERAGE DOM	59	26	-55.9%	158	18	-88.6%
Condo/Co-op/TH	CONTRACTS SIGNED	11	5	-54.5%	6	1	-83.3%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	7	10	42.9%	5	2	-60.0%
	SALES VOLUME	\$2,522,000	\$4,646,000	84.2%	\$1,844,000	\$900,500	-51.2%
	MEDIAN PRICE	\$305,000	\$497,500	63.1%	\$305,000	\$450,250	47.6%
	AVERAGE PRICE	\$360,286	\$464,600	29.0%	\$368,800	\$450,250	22.1%
	AVERAGE DOM	19	47	147.4%	20	22	10.0%

Historic Sales Trends

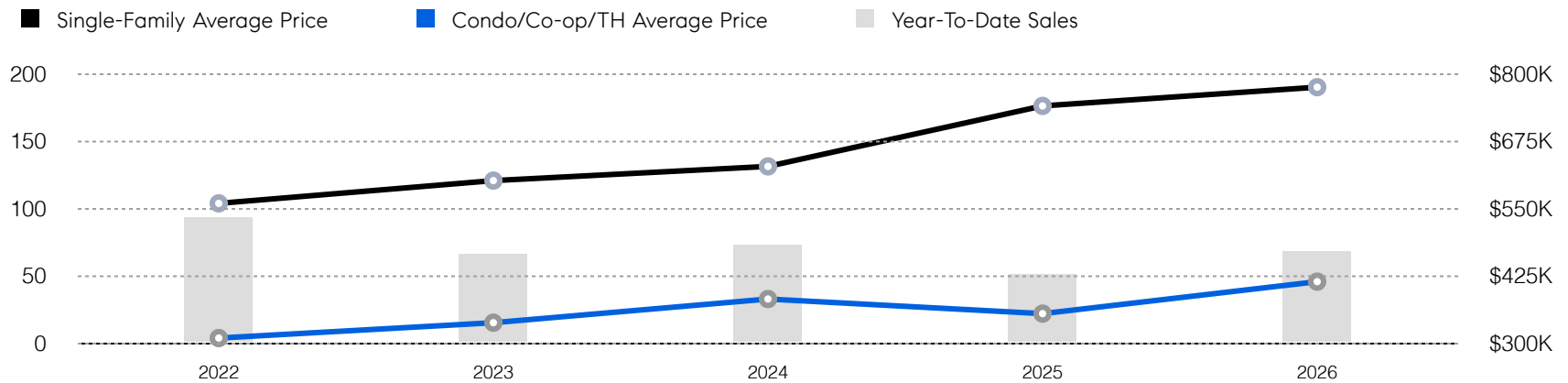


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Flemington

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	39	44	12.8%	14	11	-21.4%
	ACTIVE LISTINGS	29	28	-3.4%	29	28	-3.4%
	# OF SALES	37	44	18.9%	7	22	214.3%
	SALES VOLUME	\$27,422,649	\$34,142,100	24.5%	\$5,688,999	\$18,633,500	227.5%
	MEDIAN PRICE	\$715,000	\$672,500	-5.9%	\$670,000	\$652,500	-2.6%
	AVERAGE PRICE	\$741,153	\$775,957	4.7%	\$812,714	\$846,977	4.2%
	AVERAGE DOM	49	46	-6.1%	84	45	-46.4%
Condo/Co-op/TH	CONTRACTS SIGNED	20	25	25.0%	8	10	25.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	13	23	76.9%	7	10	42.9%
	SALES VOLUME	\$4,623,001	\$9,544,500	106.5%	\$2,376,500	\$4,079,000	71.6%
	MEDIAN PRICE	\$325,000	\$420,000	29.2%	\$325,000	\$437,000	34.5%
	AVERAGE PRICE	\$355,615	\$414,978	16.7%	\$339,500	\$407,900	20.1%
	AVERAGE DOM	14	31	121.4%	12	24	100.0%

Historic Sales Trends

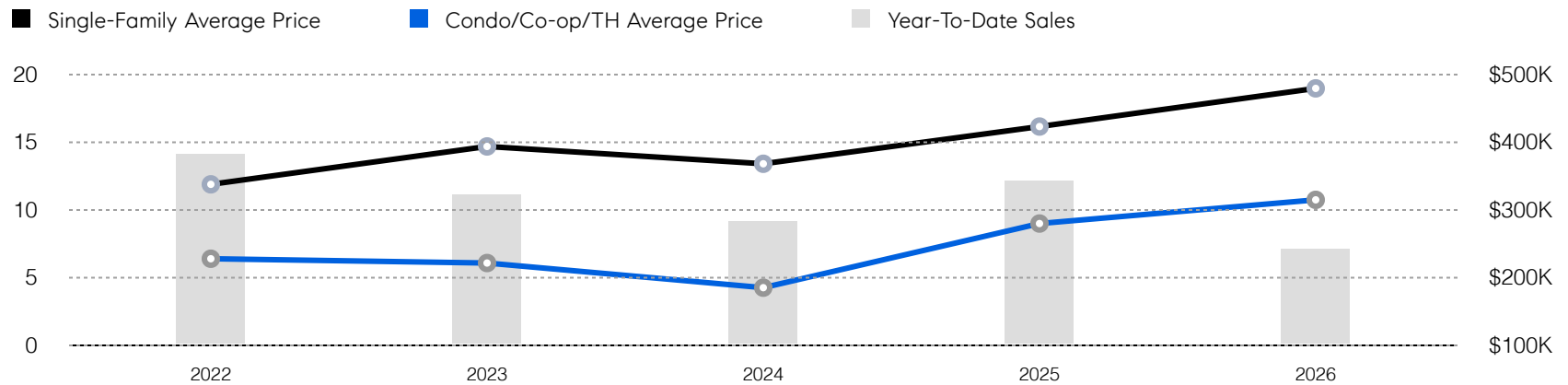


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High Bridge

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	9	12	33.3%	1	2	100.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	11	6	-45.5%	4	2	-50.0%
	SALES VOLUME	\$4,656,000	\$2,878,000	-38.2%	\$1,735,000	\$903,000	-48.0%
	MEDIAN PRICE	\$425,000	\$487,500	14.7%	\$432,500	\$451,500	4.4%
	AVERAGE PRICE	\$423,273	\$479,667	13.3%	\$433,750	\$451,500	4.1%
	AVERAGE DOM	18	16	-11.1%	21	13	-38.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	1	2	100.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$280,000	\$315,000	12.5%	\$280,000	\$315,000	12.5%
	MEDIAN PRICE	\$280,000	\$315,000	12.5%	\$280,000	\$315,000	12.5%
	AVERAGE PRICE	\$280,000	\$315,000	12.5%	\$280,000	\$315,000	12.5%
	AVERAGE DOM	24	184	666.7%	24	184	666.7%

Historic Sales Trends

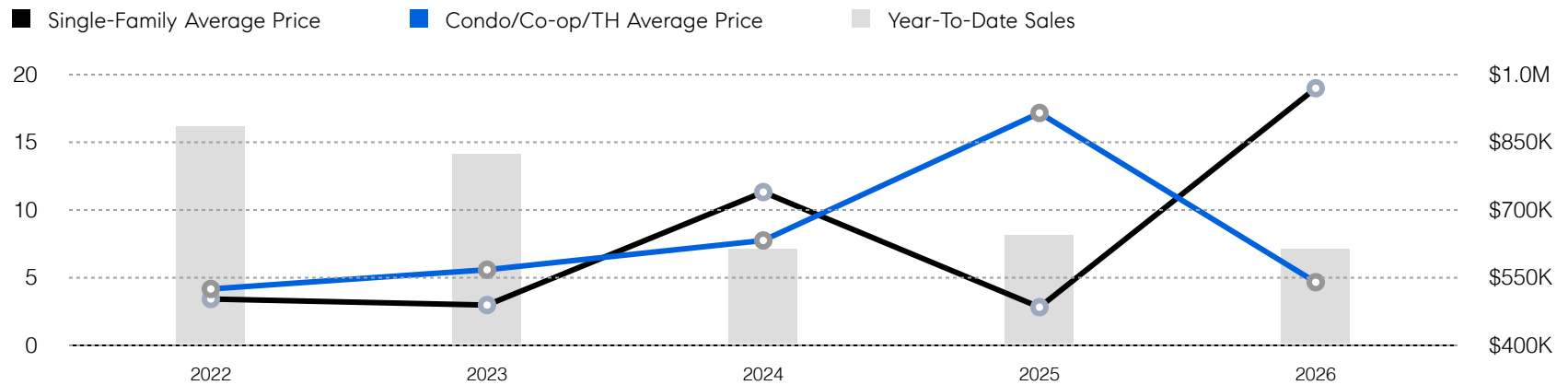


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Lambertville City

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	3	8	166.7%
	ACTIVE LISTINGS	10	1	-90.0%	10	1	-90.0%
	# OF SALES	7	5	-28.6%	4	0	0.0%
	SALES VOLUME	\$3,392,900	\$4,849,000	42.9%	\$1,788,900	-	-
	MEDIAN PRICE	\$455,000	\$610,000	34.1%	\$452,500	-	-
	AVERAGE PRICE	\$484,700	\$969,800	100.1%	\$447,225	-	-
	AVERAGE DOM	55	62	12.7%	41	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	1	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$915,000	\$1,080,000	18.0%	-	-	-
	MEDIAN PRICE	\$915,000	\$540,000	-41.0%	-	-	-
	AVERAGE PRICE	\$915,000	\$540,000	-41.0%	-	-	-
	AVERAGE DOM	39	16	-59.0%	-	-	-

Historic Sales Trends

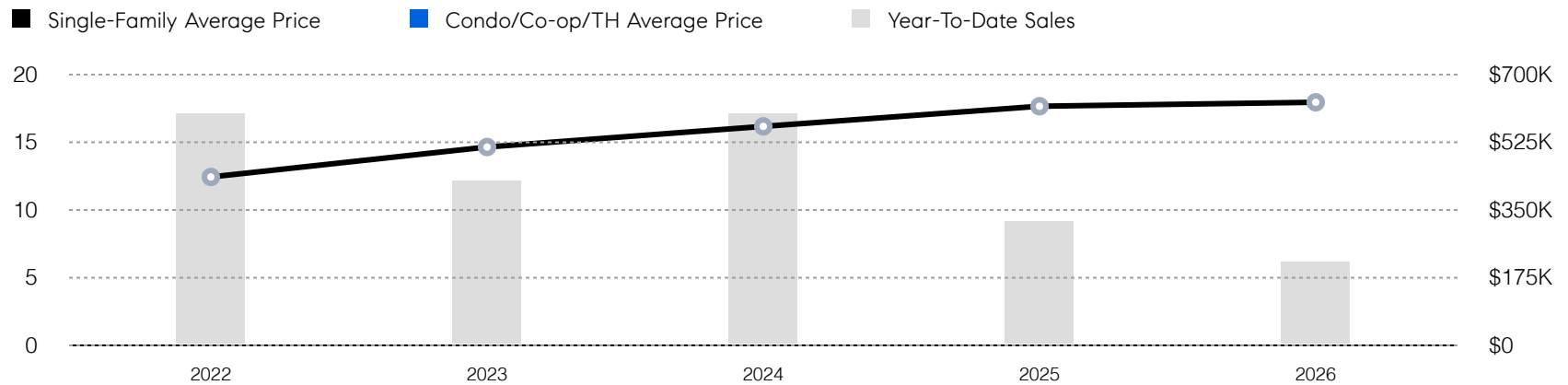


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Lebanon Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	9	14	55.6%	4	8	100.0%
	ACTIVE LISTINGS	13	10	-23.1%	13	10	-23.1%
	# OF SALES	9	6	-33.3%	2	4	100.0%
	SALES VOLUME	\$5,564,000	\$3,770,852	-32.2%	\$1,341,500	\$2,665,000	98.7%
	MEDIAN PRICE	\$481,500	\$552,926	14.8%	\$670,750	\$662,500	-1.2%
	AVERAGE PRICE	\$618,222	\$628,475	1.7%	\$670,750	\$666,250	-0.7%
	AVERAGE DOM	32	60	87.5%	20	72	260.0%
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	-	-	-	-	-	-

Historic Sales Trends

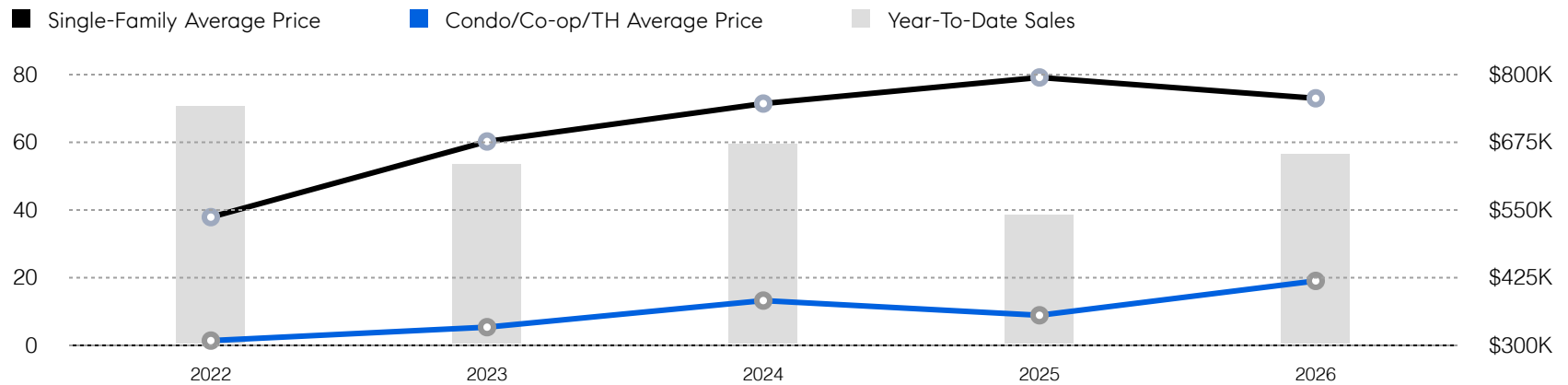


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Raritan Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	22	34	54.5%	8	10	25.0%
	ACTIVE LISTINGS	25	20	-20.0%	25	20	-20.0%
	# OF SALES	25	34	36.0%	5	15	200.0%
	SALES VOLUME	\$19,867,999	\$25,712,600	29.4%	\$4,988,999	\$11,906,000	138.6%
	MEDIAN PRICE	\$850,000	\$707,500	-16.8%	\$999,999	\$655,000	-34.5%
	AVERAGE PRICE	\$794,720	\$756,253	-4.8%	\$997,800	\$793,733	-20.5%
	AVERAGE DOM	44	56	27.3%	43	65	51.2%
Condo/Co-op/TH	CONTRACTS SIGNED	20	24	20.0%	8	10	25.0%
	ACTIVE LISTINGS	5	11	120.0%	5	11	120.0%
	# OF SALES	13	22	69.2%	7	9	28.6%
	SALES VOLUME	\$4,623,001	\$9,219,500	99.4%	\$2,376,500	\$3,629,000	52.7%
	MEDIAN PRICE	\$325,000	\$412,500	26.9%	\$325,000	\$425,000	30.8%
	AVERAGE PRICE	\$355,615	\$419,068	17.8%	\$339,500	\$403,222	18.8%
	AVERAGE DOM	14	37	164.3%	12	25	108.3%

Historic Sales Trends

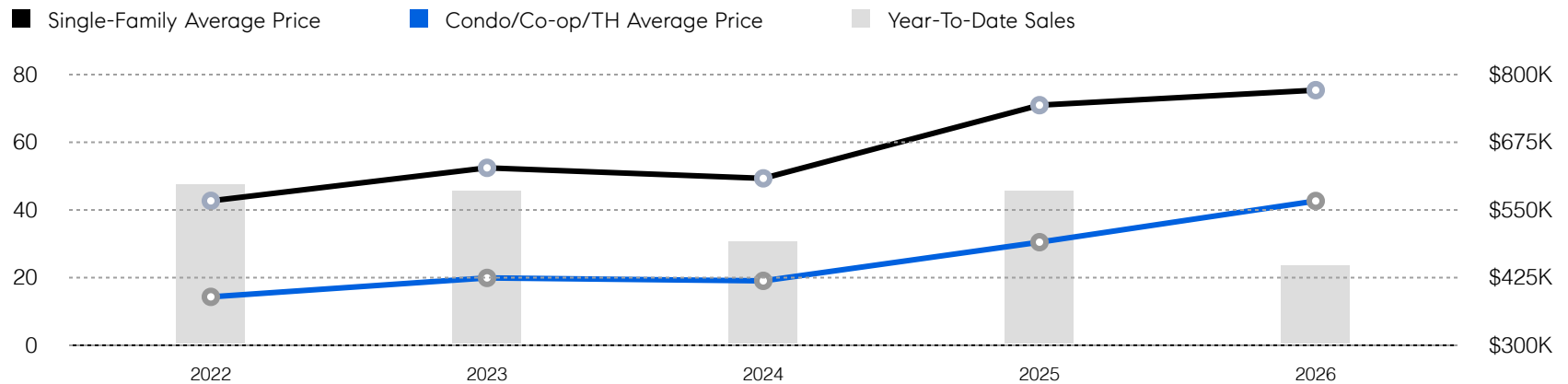


* Line graphs may be hidden due to limited sales data

Readington Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	27	23	-14.8%	9	10	11.1%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	29	17	-41.4%	7	8	14.3%
	SALES VOLUME	\$21,562,149	\$13,111,013	-39.2%	\$5,393,999	\$7,689,925	42.6%
	MEDIAN PRICE	\$744,000	\$700,000	-5.9%	\$790,000	\$835,000	5.7%
	AVERAGE PRICE	\$743,522	\$771,236	3.7%	\$770,571	\$961,241	24.7%
	AVERAGE DOM	42	31	-26.2%	22	43	95.5%
Condo/Co-op/TH	CONTRACTS SIGNED	12	9	-25.0%	4	6	50.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	16	6	-62.5%	5	1	-80.0%
	SALES VOLUME	\$7,848,000	\$3,399,364	-56.7%	\$2,790,000	\$635,000	-77.2%
	MEDIAN PRICE	\$456,250	\$625,000	37.0%	\$620,000	\$635,000	2.4%
	AVERAGE PRICE	\$490,500	\$566,561	15.5%	\$558,000	\$635,000	13.8%
	AVERAGE DOM	27	26	-3.7%	18	12	-33.3%

Historic Sales Trends

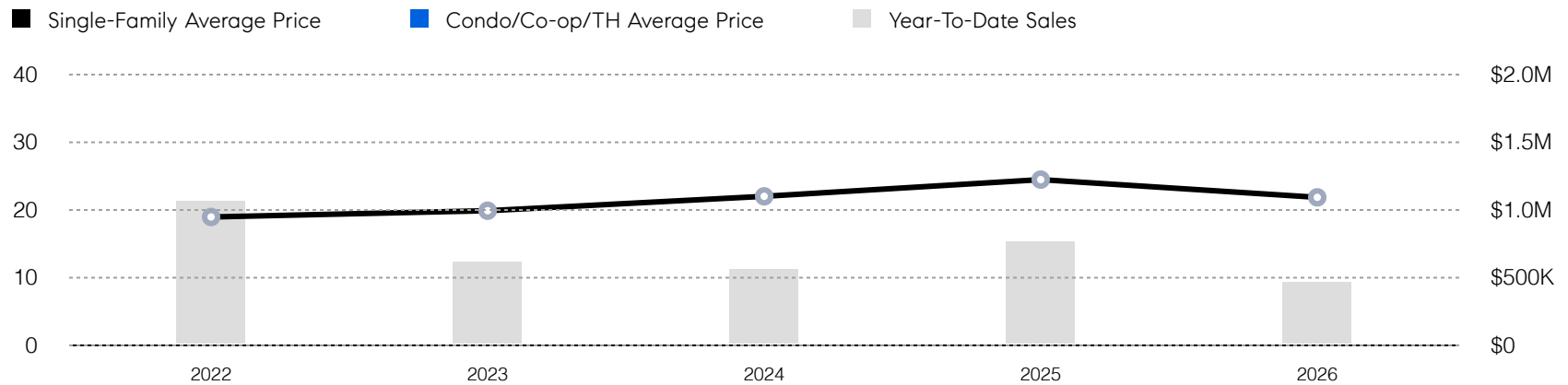


* Line graphs may be hidden due to limited sales data

Tewksbury Township

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	3	7	133.3%
	ACTIVE LISTINGS	14	15	7.1%	14	15	7.1%
	# OF SALES	15	8	-46.7%	2	4	100.0%
	SALES VOLUME	\$18,365,399	\$8,747,953	-52.4%	\$6,807,000	\$3,389,000	-50.2%
	MEDIAN PRICE	\$985,000	\$1,007,500	2.3%	\$3,403,500	\$849,500	-75.0%
	AVERAGE PRICE	\$1,224,360	\$1,093,494	-10.7%	\$3,403,500	\$847,250	-75.1%
	AVERAGE DOM	52	36	-30.8%	77	38	-50.6%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$740,000	-	-	\$740,000	-
	MEDIAN PRICE	-	\$740,000	-	-	\$740,000	-
	AVERAGE PRICE	-	\$740,000	-	-	\$740,000	-
	AVERAGE DOM	-	103	-	-	103	-

Historic Sales Trends

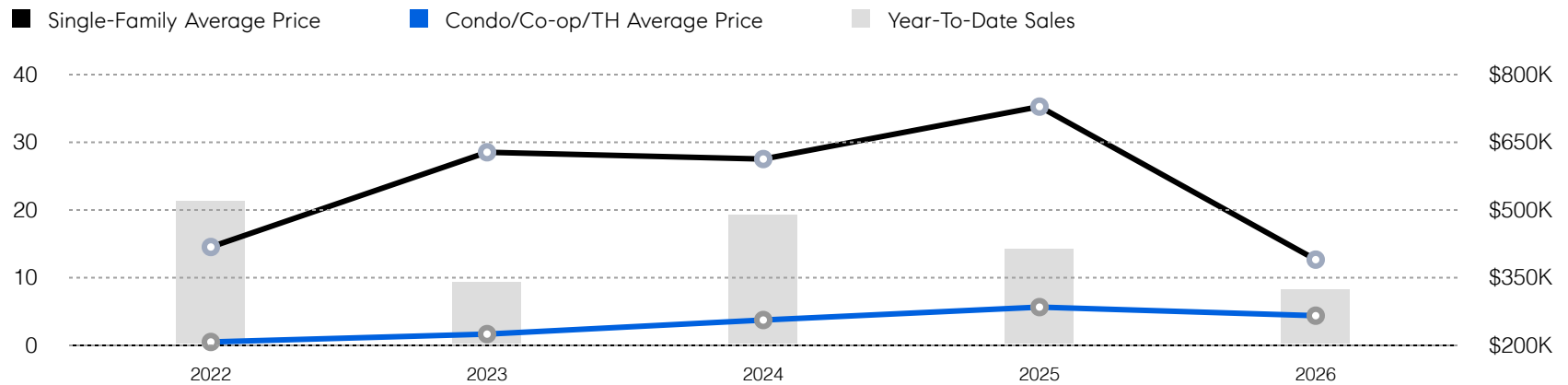


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Union

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	11	5	-54.5%	5	3	-40.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	8	2	-75.0%	5	1	-80.0%
	SALES VOLUME	\$5,832,400	\$780,000	-86.6%	\$3,217,900	\$425,000	-86.8%
	MEDIAN PRICE	\$777,450	\$390,000	-49.8%	\$650,000	\$425,000	-34.6%
	AVERAGE PRICE	\$729,050	\$390,000	-46.5%	\$643,580	\$425,000	-34.0%
	AVERAGE DOM	79	115	45.6%	85	73	-14.1%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	3	1	-66.7%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	6	6	0.0%	1	1	0.0%
	SALES VOLUME	\$1,709,000	\$1,595,000	-6.7%	\$300,000	\$265,000	-11.7%
	MEDIAN PRICE	\$295,000	\$262,500	-11.0%	\$300,000	\$265,000	-11.7%
	AVERAGE PRICE	\$284,833	\$265,833	-6.7%	\$300,000	\$265,000	-11.7%
	AVERAGE DOM	17	32	88.2%	11	19	72.7%

Historic Sales Trends



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COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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