



Q1 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

228

-8.4% Year-To-Date
-32.7% Quarter-Over-Quarter

Year-To-Date Contracts

271

4.6% Year-To-Date
-3.6% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$716K

-2.0% Year-To-Date
1.1% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$424K

7.5% Year-To-Date
0.0% Quarter-Over-Quarter

Average Days On Market

53

39.5% Year-To-Date
26.2% Quarter-Over-Quarter

Active Listings

209

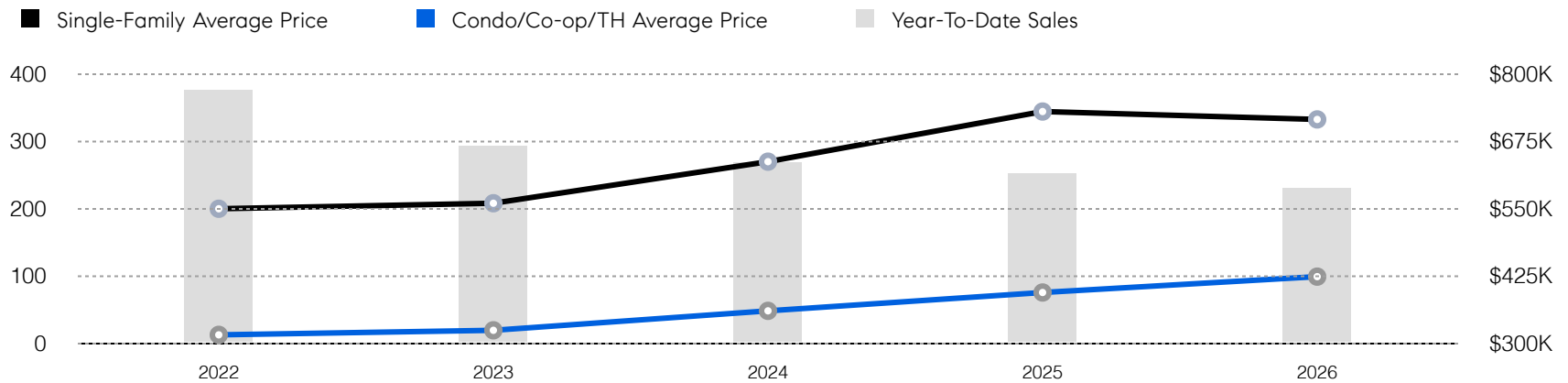
-2.3% Year-Over-Year
-2.8% Quarter-Over-Quarter



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	195	209	7.2%	195	209	7.2%
	ACTIVE LISTINGS	187	173	-7.5%	187	173	-7.5%
	# OF SALES	191	167	-12.6%	191	167	-12.6%
	SALES VOLUME	\$139,570,347	\$119,584,318	-14.3%	\$139,570,347	\$119,584,318	-14.3%
	MEDIAN PRICE	\$635,000	\$625,000	-1.6%	\$635,000	\$625,000	-1.6%
	AVERAGE PRICE	\$730,735	\$716,074	-2.0%	\$730,735	\$716,074	-2.0%
	AVERAGE DOM	51	47	-7.8%	51	47	-7.8%
Condo/Co-op/TH	CONTRACTS SIGNED	64	62	-3.1%	64	62	-3.1%
	ACTIVE LISTINGS	27	36	33.3%	27	36	33.3%
	# OF SALES	58	61	5.2%	58	61	5.2%
	SALES VOLUME	\$22,901,401	\$25,880,863	13.0%	\$22,901,401	\$25,880,863	13.0%
	MEDIAN PRICE	\$341,200	\$405,000	18.7%	\$341,200	\$405,000	18.7%
	AVERAGE PRICE	\$394,852	\$424,276	7.5%	\$394,852	\$424,276	7.5%
	AVERAGE DOM	25	40	60.0%	25	40	60.0%

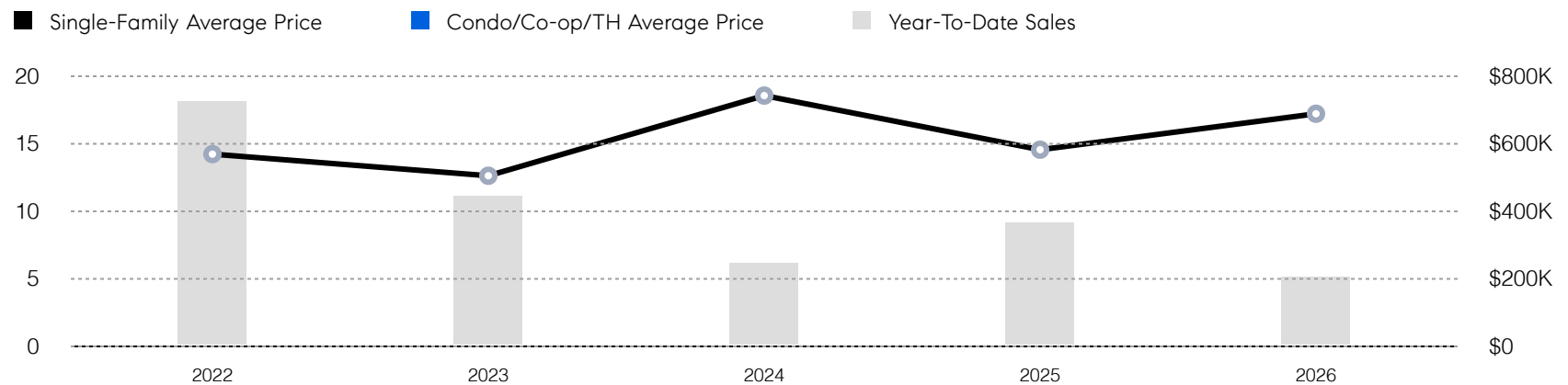
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	9	10	11.1%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	9	5	-44.4%	9	5	-44.4%
	SALES VOLUME	\$5,242,500	\$3,445,000	-34.3%	\$5,242,500	\$3,445,000	-34.3%
	MEDIAN PRICE	\$500,000	\$625,000	25.0%	\$500,000	\$625,000	25.0%
	AVERAGE PRICE	\$582,500	\$689,000	18.3%	\$582,500	\$689,000	18.3%
	AVERAGE DOM	34	14	-58.8%	34	14	-58.8%
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	-	-	-	-	-	-

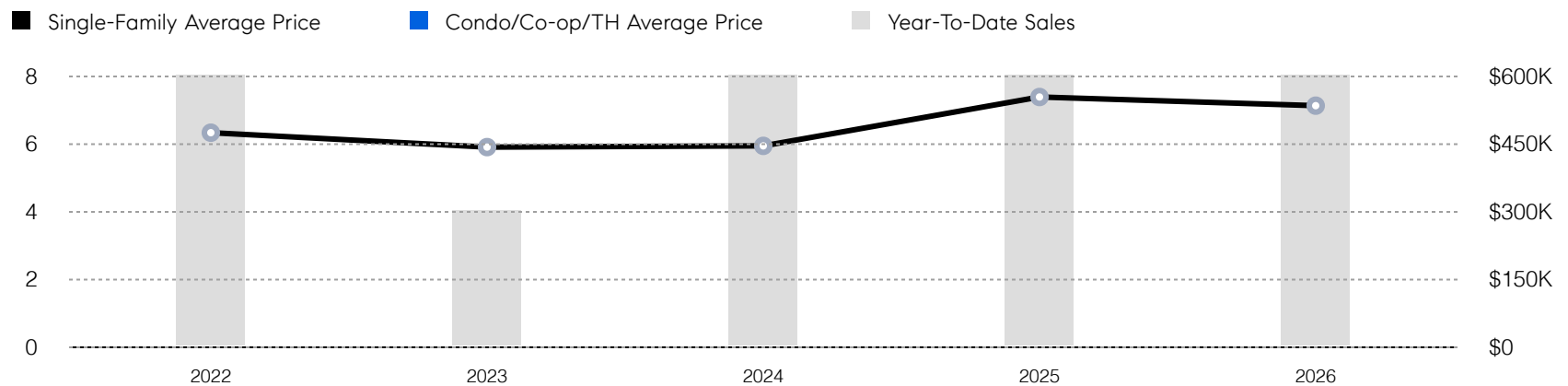
Historic Sales Trends



Bethlehem Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	11	7	-36.4%	11	7	-36.4%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	8	8	0.0%	8	8	0.0%
	SALES VOLUME	\$4,436,000	\$4,282,500	-3.5%	\$4,436,000	\$4,282,500	-3.5%
	MEDIAN PRICE	\$545,000	\$527,500	-3.2%	\$545,000	\$527,500	-3.2%
	AVERAGE PRICE	\$554,500	\$535,313	-3.5%	\$554,500	\$535,313	-3.5%
	AVERAGE DOM	40	39	-2.5%	40	39	-2.5%
	Condo/Co-op/TH	CONTRACTS SIGNED	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	-	-	-	-	-	-

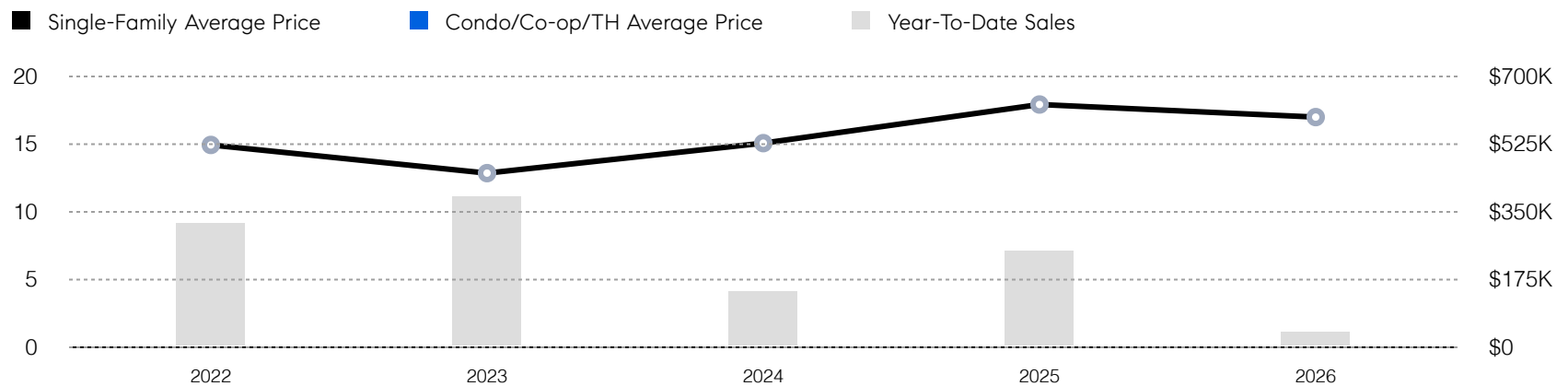
Historic Sales Trends



Clinton Town

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	5	1	-80.0%	5	1	-80.0%
	SALES VOLUME	\$3,137,500	\$595,000	-81.0%	\$3,137,500	\$595,000	-81.0%
	MEDIAN PRICE	\$680,000	\$595,000	-12.5%	\$680,000	\$595,000	-12.5%
	AVERAGE PRICE	\$627,500	\$595,000	-5.2%	\$627,500	\$595,000	-5.2%
	AVERAGE DOM	19	9	-52.6%	19	9	-52.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$1,252,500	-	-	\$1,252,500	-	-
	MEDIAN PRICE	\$626,250	-	-	\$626,250	-	-
	AVERAGE PRICE	\$626,250	-	-	\$626,250	-	-
	AVERAGE DOM	64	-	-	64	-	-

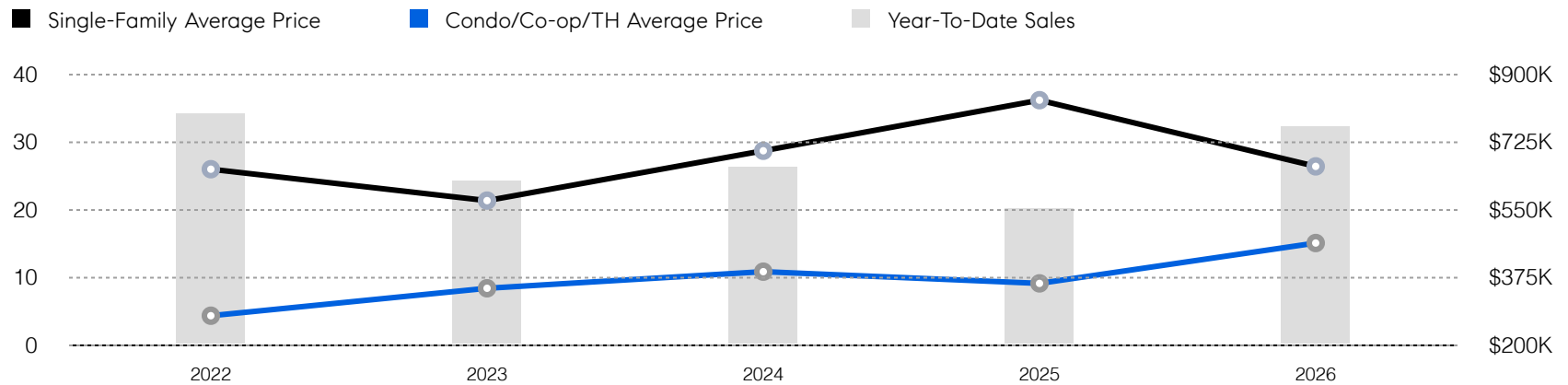
Historic Sales Trends



Clinton Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	17	20	17.6%	17	20	17.6%
	ACTIVE LISTINGS	15	10	-33.3%	15	10	-33.3%
	# OF SALES	13	22	69.2%	13	22	69.2%
	SALES VOLUME	\$10,840,400	\$14,581,000	34.5%	\$10,840,400	\$14,581,000	34.5%
	MEDIAN PRICE	\$909,900	\$625,000	-31.3%	\$909,900	\$625,000	-31.3%
	AVERAGE PRICE	\$833,877	\$662,773	-20.5%	\$833,877	\$662,773	-20.5%
	AVERAGE DOM	59	26	-55.9%	59	26	-55.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	5	-54.5%	11	5	-54.5%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	7	10	42.9%	7	10	42.9%
	SALES VOLUME	\$2,522,000	\$4,646,000	84.2%	\$2,522,000	\$4,646,000	84.2%
	MEDIAN PRICE	\$305,000	\$497,500	63.1%	\$305,000	\$497,500	63.1%
	AVERAGE PRICE	\$360,286	\$464,600	29.0%	\$360,286	\$464,600	29.0%
	AVERAGE DOM	19	47	147.4%	19	47	147.4%

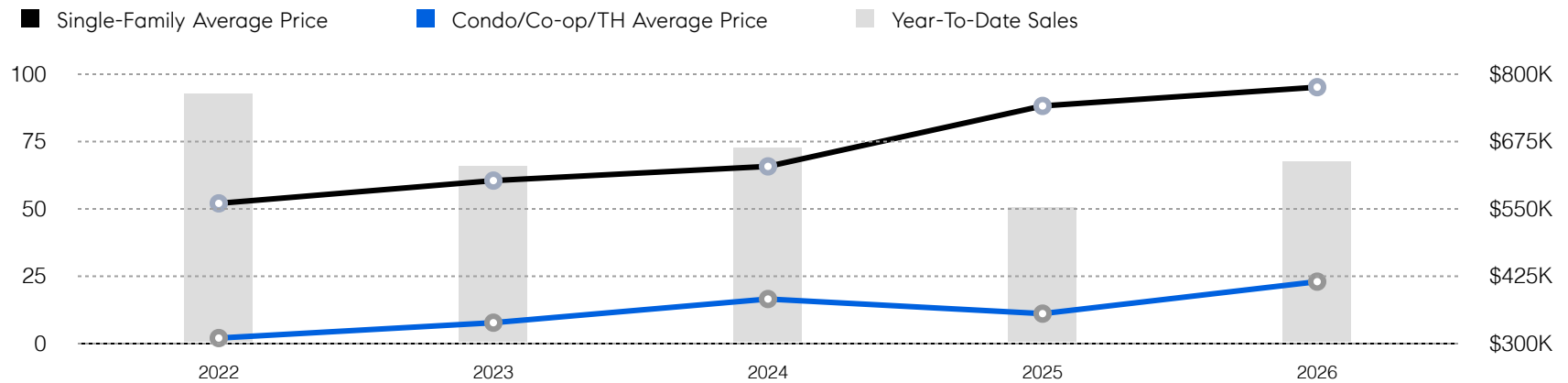
Historic Sales Trends



Flemington

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	39	44	12.8%	39	44	12.8%
	ACTIVE LISTINGS	29	28	-3.4%	29	28	-3.4%
	# OF SALES	37	44	18.9%	37	44	18.9%
	SALES VOLUME	\$27,422,649	\$34,142,100	24.5%	\$27,422,649	\$34,142,100	24.5%
	MEDIAN PRICE	\$715,000	\$672,500	-5.9%	\$715,000	\$672,500	-5.9%
	AVERAGE PRICE	\$741,153	\$775,957	4.7%	\$741,153	\$775,957	4.7%
	AVERAGE DOM	49	46	-6.1%	49	46	-6.1%
Condo/Co-op/TH	CONTRACTS SIGNED	20	25	25.0%	20	25	25.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	13	23	76.9%	13	23	76.9%
	SALES VOLUME	\$4,623,001	\$9,544,500	106.5%	\$4,623,001	\$9,544,500	106.5%
	MEDIAN PRICE	\$325,000	\$420,000	29.2%	\$325,000	\$420,000	29.2%
	AVERAGE PRICE	\$355,615	\$414,978	16.7%	\$355,615	\$414,978	16.7%
	AVERAGE DOM	14	31	121.4%	14	31	121.4%

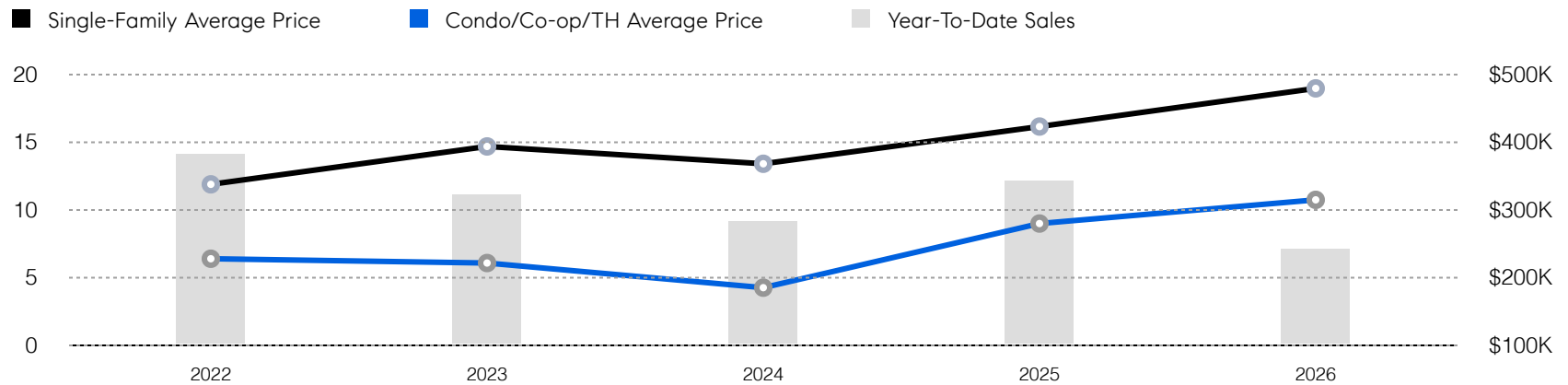
Historic Sales Trends



High Bridge

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	12	33.3%	9	12	33.3%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	11	6	-45.5%	11	6	-45.5%
	SALES VOLUME	\$4,656,000	\$2,878,000	-38.2%	\$4,656,000	\$2,878,000	-38.2%
	MEDIAN PRICE	\$425,000	\$487,500	14.7%	\$425,000	\$487,500	14.7%
	AVERAGE PRICE	\$423,273	\$479,667	13.3%	\$423,273	\$479,667	13.3%
	AVERAGE DOM	18	16	-11.1%	18	16	-11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	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%

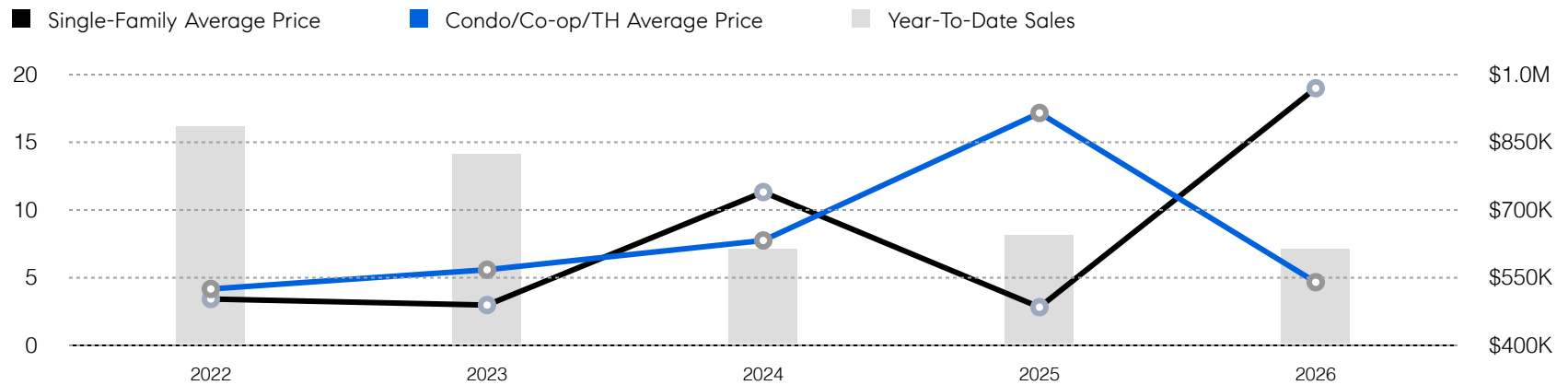
Historic Sales Trends



Lambertville City

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	9	10	11.1%
	ACTIVE LISTINGS	10	1	-90.0%	10	1	-90.0%
	# OF SALES	7	5	-28.6%	7	5	-28.6%
	SALES VOLUME	\$3,392,900	\$4,849,000	42.9%	\$3,392,900	\$4,849,000	42.9%
	MEDIAN PRICE	\$455,000	\$610,000	34.1%	\$455,000	\$610,000	34.1%
	AVERAGE PRICE	\$484,700	\$969,800	100.1%	\$484,700	\$969,800	100.1%
	AVERAGE DOM	55	62	12.7%	55	62	12.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	\$915,000	\$1,080,000	18.0%	\$915,000	\$1,080,000	18.0%
	MEDIAN PRICE	\$915,000	\$540,000	-41.0%	\$915,000	\$540,000	-41.0%
	AVERAGE PRICE	\$915,000	\$540,000	-41.0%	\$915,000	\$540,000	-41.0%
	AVERAGE DOM	39	16	-59.0%	39	16	-59.0%

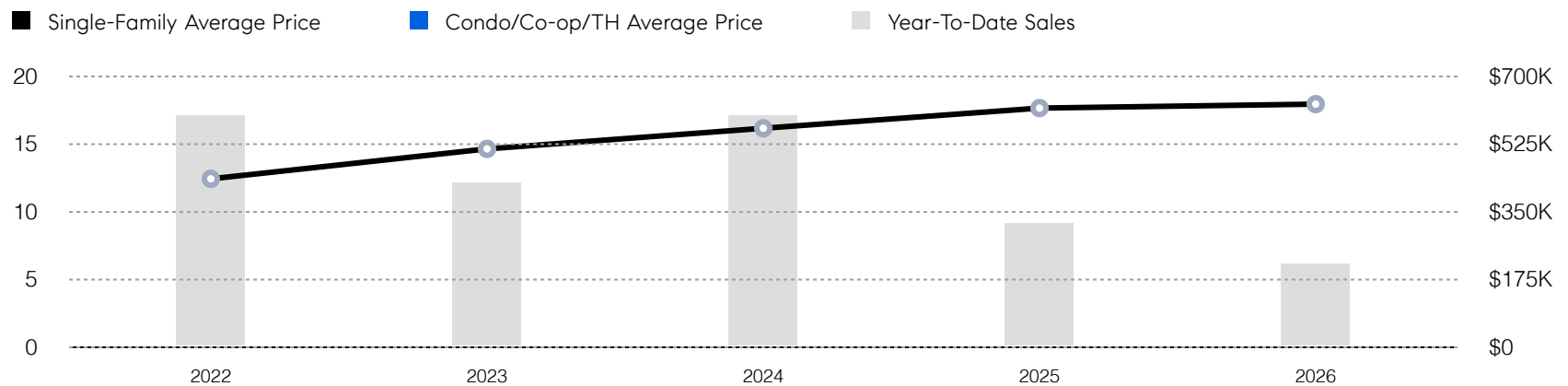
Historic Sales Trends



Lebanon Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	14	55.6%	9	14	55.6%
	ACTIVE LISTINGS	13	10	-23.1%	13	10	-23.1%
	# OF SALES	9	6	-33.3%	9	6	-33.3%
	SALES VOLUME	\$5,564,000	\$3,770,852	-32.2%	\$5,564,000	\$3,770,852	-32.2%
	MEDIAN PRICE	\$481,500	\$552,926	14.8%	\$481,500	\$552,926	14.8%
	AVERAGE PRICE	\$618,222	\$628,475	1.7%	\$618,222	\$628,475	1.7%
	AVERAGE DOM	32	60	87.5%	32	60	87.5%
	Condo/Co-op/TH	CONTRACTS SIGNED	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	-	-	-	-	-	-

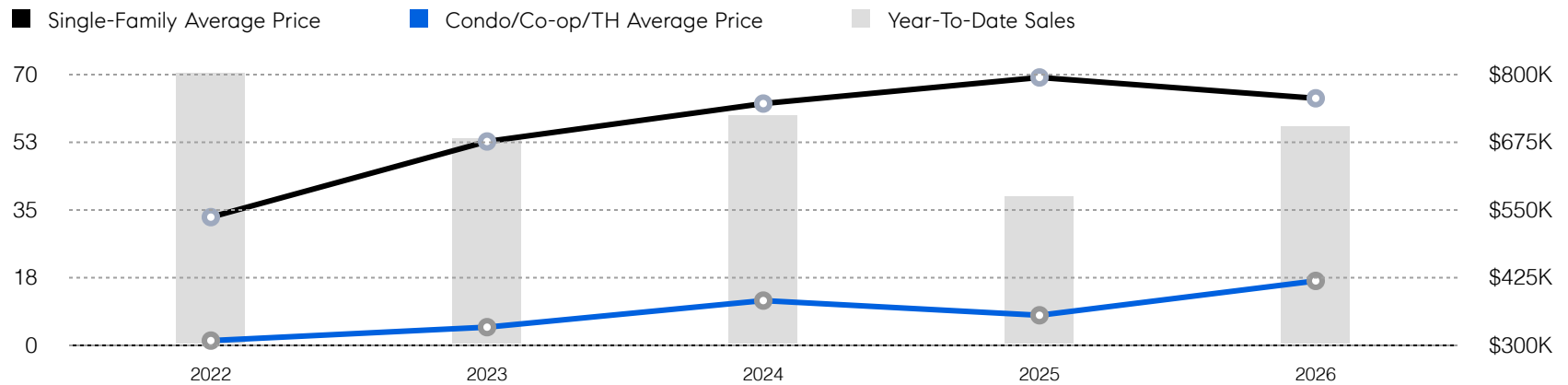
Historic Sales Trends



Raritan Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	22	34	54.5%	22	34	54.5%
	ACTIVE LISTINGS	25	20	-20.0%	25	20	-20.0%
	# OF SALES	25	34	36.0%	25	34	36.0%
	SALES VOLUME	\$19,867,999	\$25,712,600	29.4%	\$19,867,999	\$25,712,600	29.4%
	MEDIAN PRICE	\$850,000	\$707,500	-16.8%	\$850,000	\$707,500	-16.8%
	AVERAGE PRICE	\$794,720	\$756,253	-4.8%	\$794,720	\$756,253	-4.8%
	AVERAGE DOM	44	56	27.3%	44	56	27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	20	24	20.0%	20	24	20.0%
	ACTIVE LISTINGS	5	11	120.0%	5	11	120.0%
	# OF SALES	13	22	69.2%	13	22	69.2%
	SALES VOLUME	\$4,623,001	\$9,219,500	99.4%	\$4,623,001	\$9,219,500	99.4%
	MEDIAN PRICE	\$325,000	\$412,500	26.9%	\$325,000	\$412,500	26.9%
	AVERAGE PRICE	\$355,615	\$419,068	17.8%	\$355,615	\$419,068	17.8%
	AVERAGE DOM	14	37	164.3%	14	37	164.3%

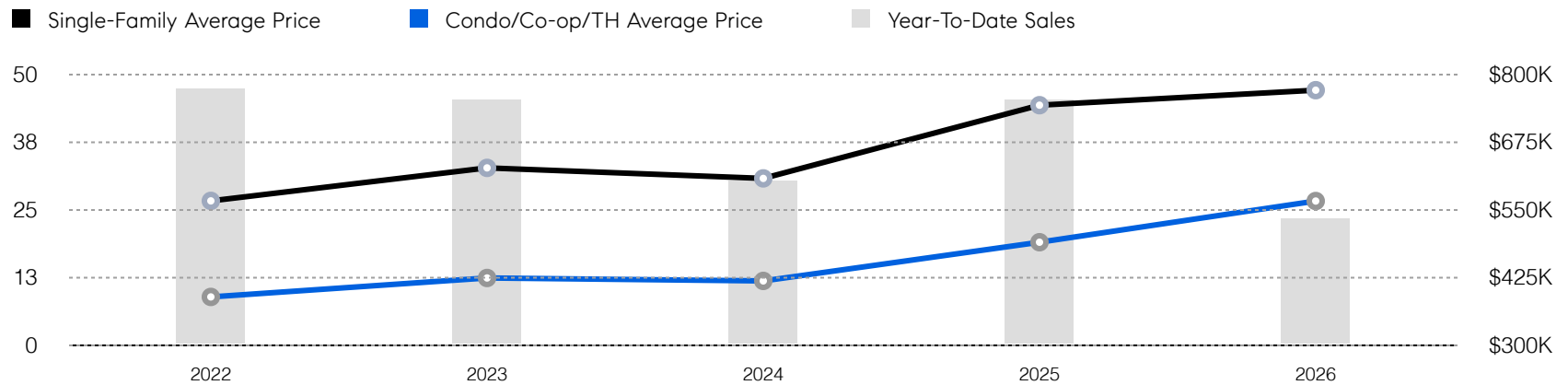
Historic Sales Trends



Readington Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	27	23	-14.8%	27	23	-14.8%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	29	17	-41.4%	29	17	-41.4%
	SALES VOLUME	\$21,562,149	\$13,111,013	-39.2%	\$21,562,149	\$13,111,013	-39.2%
	MEDIAN PRICE	\$744,000	\$700,000	-5.9%	\$744,000	\$700,000	-5.9%
	AVERAGE PRICE	\$743,522	\$771,236	3.7%	\$743,522	\$771,236	3.7%
	AVERAGE DOM	42	31	-26.2%	42	31	-26.2%
Condo/Co-op/TH	CONTRACTS SIGNED	12	9	-25.0%	12	9	-25.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	16	6	-62.5%	16	6	-62.5%
	SALES VOLUME	\$7,848,000	\$3,399,364	-56.7%	\$7,848,000	\$3,399,364	-56.7%
	MEDIAN PRICE	\$456,250	\$625,000	37.0%	\$456,250	\$625,000	37.0%
	AVERAGE PRICE	\$490,500	\$566,561	15.5%	\$490,500	\$566,561	15.5%
	AVERAGE DOM	27	26	-3.7%	27	26	-3.7%

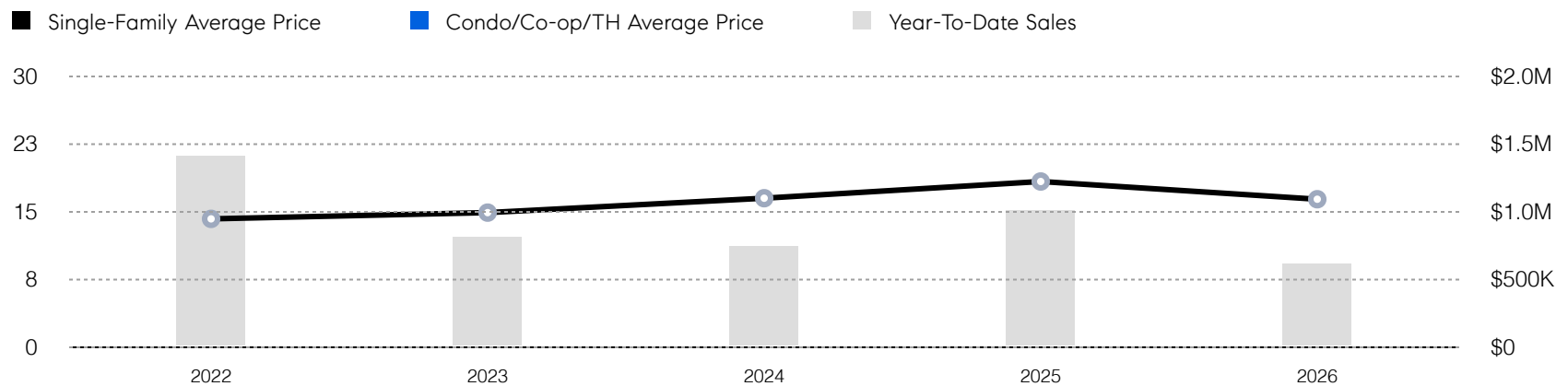
Historic Sales Trends



Tewksbury Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	9	10	11.1%
	ACTIVE LISTINGS	14	15	7.1%	14	15	7.1%
	# OF SALES	15	8	-46.7%	15	8	-46.7%
	SALES VOLUME	\$18,365,399	\$8,747,953	-52.4%	\$18,365,399	\$8,747,953	-52.4%
	MEDIAN PRICE	\$985,000	\$1,007,500	2.3%	\$985,000	\$1,007,500	2.3%
	AVERAGE PRICE	\$1,224,360	\$1,093,494	-10.7%	\$1,224,360	\$1,093,494	-10.7%
	AVERAGE DOM	52	36	-30.8%	52	36	-30.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	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	-

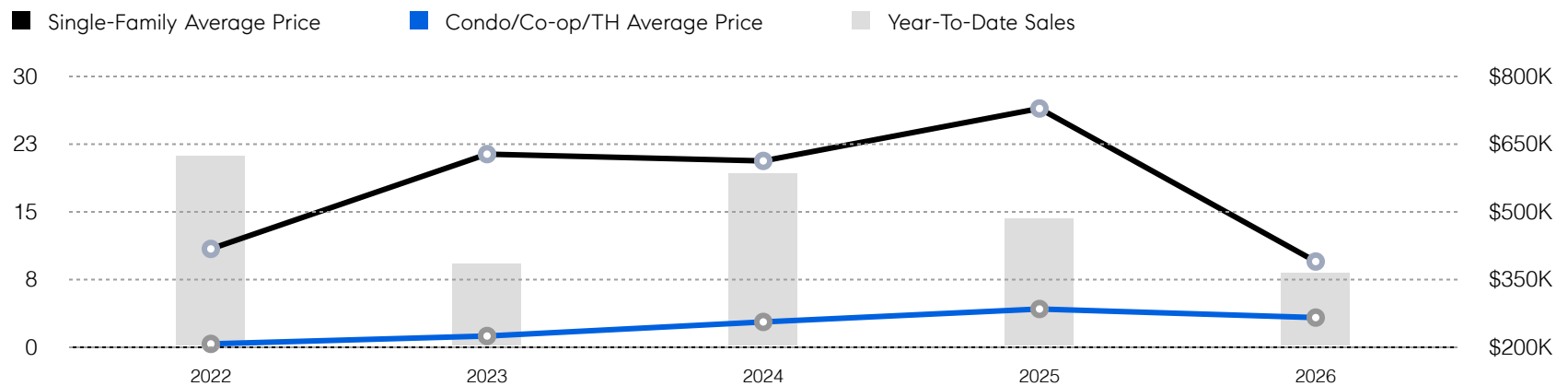
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	11	5	-54.5%	11	5	-54.5%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	8	2	-75.0%	8	2	-75.0%
	SALES VOLUME	\$5,832,400	\$780,000	-86.6%	\$5,832,400	\$780,000	-86.6%
	MEDIAN PRICE	\$777,450	\$390,000	-49.8%	\$777,450	\$390,000	-49.8%
	AVERAGE PRICE	\$729,050	\$390,000	-46.5%	\$729,050	\$390,000	-46.5%
	AVERAGE DOM	79	115	45.6%	79	115	45.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	5	4	-20.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	6	6	0.0%	6	6	0.0%
	SALES VOLUME	\$1,709,000	\$1,595,000	-6.7%	\$1,709,000	\$1,595,000	-6.7%
	MEDIAN PRICE	\$295,000	\$262,500	-11.0%	\$295,000	\$262,500	-11.0%
	AVERAGE PRICE	\$284,833	\$265,833	-6.7%	\$284,833	\$265,833	-6.7%
	AVERAGE DOM	17	32	88.2%	17	32	88.2%

Historic Sales Trends



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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