



April 2026

Hunterdon County Market Report

COMPASS

Hunterdon County Overview

Year-To-Date Sales

326

-2.1% Year-To-Date
4.4% Month-Over-Month

Year-To-Date Contracts

417

10.9% Year-To-Date
28.6% Month-Over-Month

Single-Family
Average Sale Price

\$719K

0.3% Year-To-Date
-2.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$409K

2.2% Year-To-Date
-11.4% Month-Over-Month

Average Days On Market

43

16.2% Year-To-Date
-46.8% Month-Over-Month

Active Listings

359

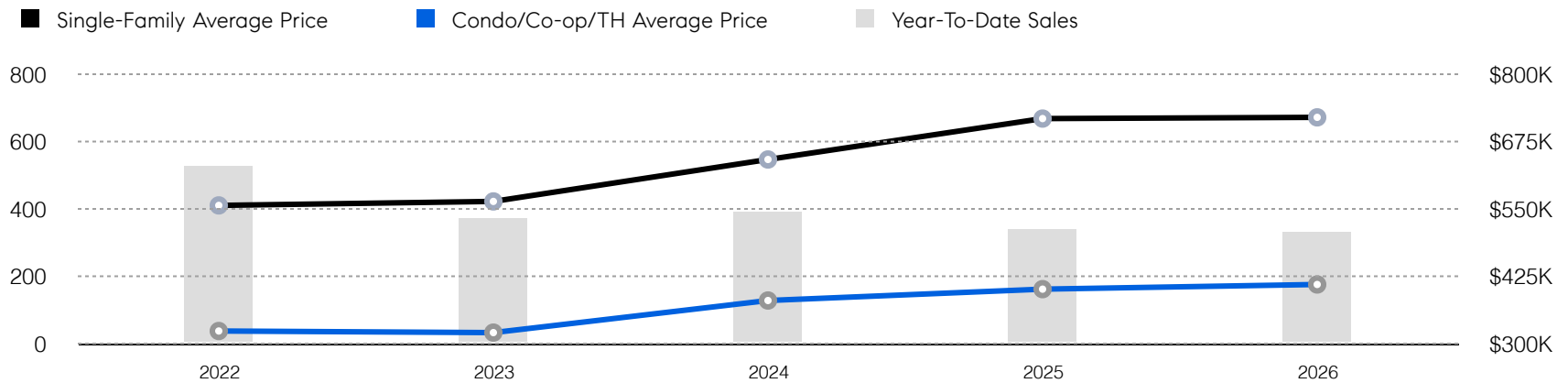
38.1% Year-Over-Year
68.5% Month-Over-Month



Hunterdon County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	290	324	11.7%	95	113	18.9%
	ACTIVE LISTINGS	224	307	37.1%	224	307	37.1%
	# OF SALES	259	235	-9.3%	68	66	-2.9%
	SALES VOLUME	\$185,874,447	\$169,185,384	-9.0%	\$46,304,100	\$47,826,066	3.3%
	MEDIAN PRICE	\$650,000	\$630,000	-3.1%	\$700,000	\$627,500	-10.4%
	AVERAGE PRICE	\$717,662	\$719,938	0.3%	\$680,943	\$724,637	6.4%
	AVERAGE DOM	46	44	-4.3%	33	34	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	86	93	8.1%	22	31	40.9%
	ACTIVE LISTINGS	36	52	44.4%	36	52	44.4%
	# OF SALES	74	91	23.0%	16	28	75.0%
	SALES VOLUME	\$29,678,778	\$37,284,952	25.6%	\$6,777,377	\$10,451,589	54.2%
	MEDIAN PRICE	\$354,000	\$390,000	10.2%	\$390,000	\$350,000	-10.3%
	AVERAGE PRICE	\$401,065	\$409,725	2.2%	\$423,586	\$373,271	-11.9%
	AVERAGE DOM	25	41	64.0%	28	42	50.0%

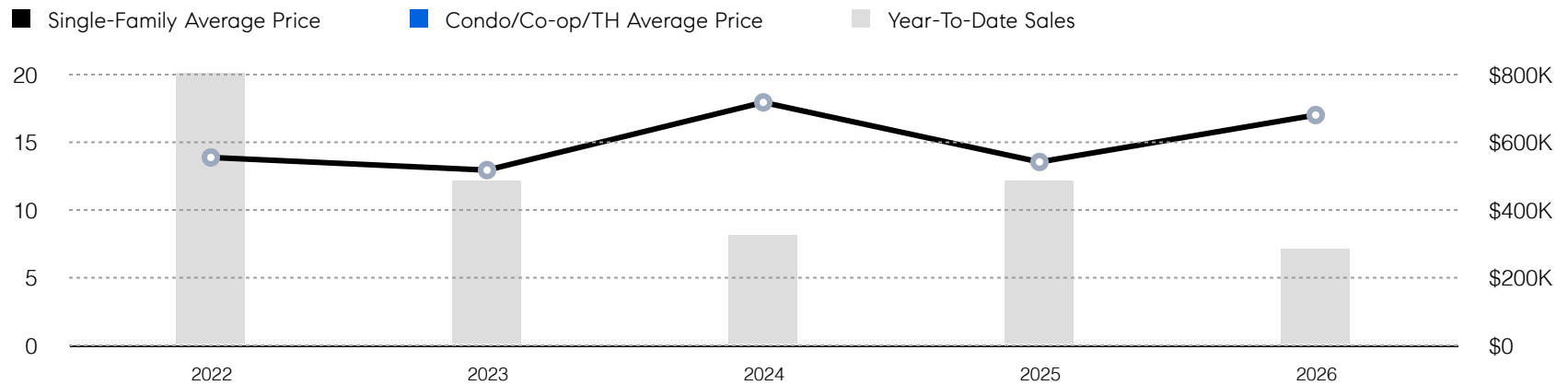
Historic Sales Trends



Alexandria Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	14	13	-7.1%	5	3	-40.0%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	12	7	-41.7%	3	2	-33.3%
	SALES VOLUME	\$6,502,500	\$4,764,000	-26.7%	\$1,260,000	\$1,319,000	4.7%
	MEDIAN PRICE	\$493,750	\$625,000	26.6%	\$275,000	\$659,500	139.8%
	AVERAGE PRICE	\$541,875	\$680,571	25.6%	\$420,000	\$659,500	57.0%
	AVERAGE DOM	38	13	-65.8%	50	11	-78.0%
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

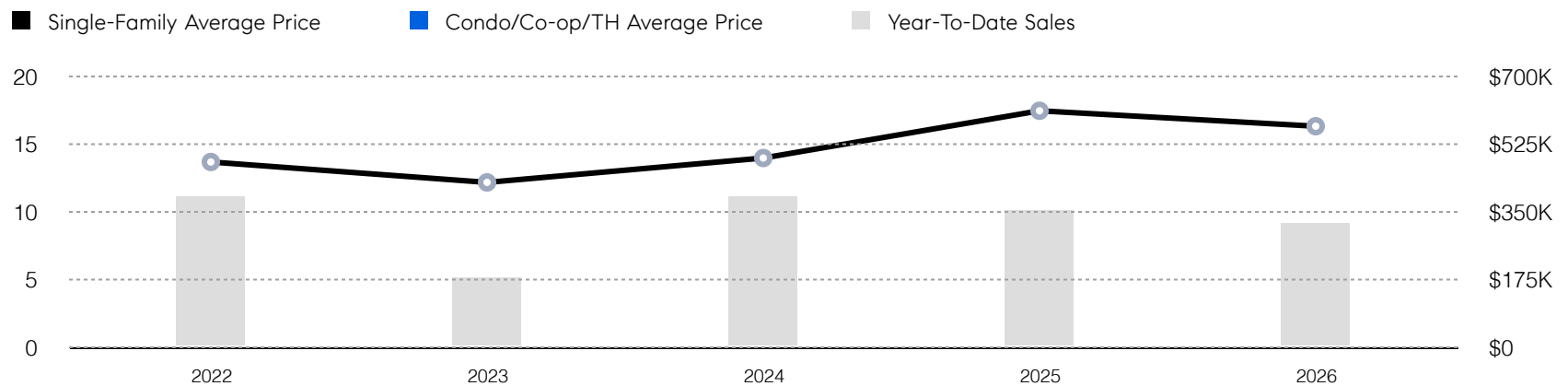


* Line graphs may be hidden due to limited sales data

Bethlehem Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	11	-8.3%	1	4	300.0%
	ACTIVE LISTINGS	5	10	100.0%	5	10	100.0%
	# OF SALES	10	9	-10.0%	2	1	-50.0%
	SALES VOLUME	\$6,113,000	\$5,142,500	-15.9%	\$1,677,000	\$860,000	-48.7%
	MEDIAN PRICE	\$618,500	\$630,000	1.9%	\$838,500	\$860,000	2.6%
	AVERAGE PRICE	\$611,300	\$571,389	-6.5%	\$838,500	\$860,000	2.6%
	AVERAGE DOM	47	37	-21.3%	75	23	-69.3%
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

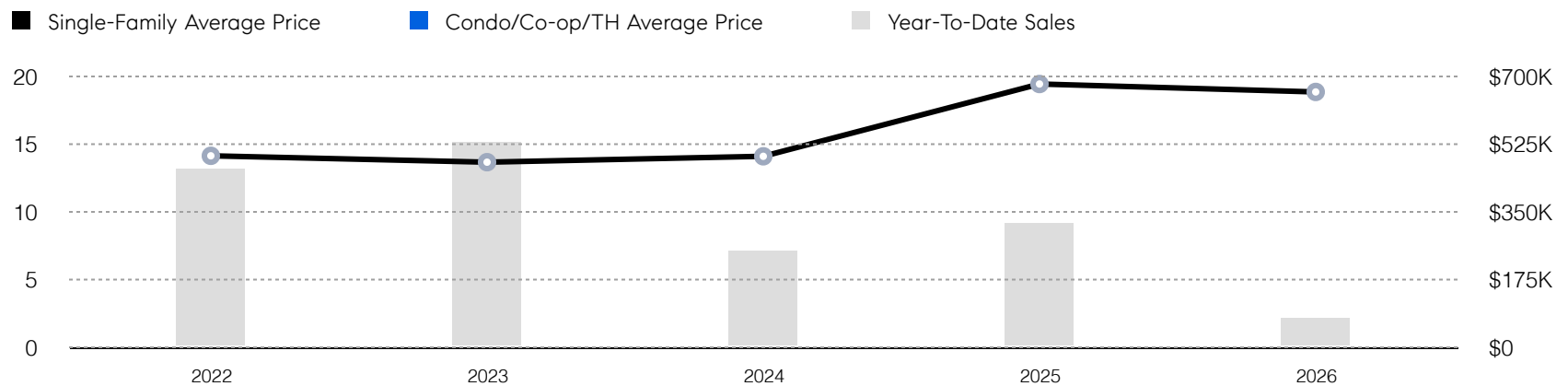


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Clinton Town

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	4	7	75.0%	2	5	150.0%
	ACTIVE LISTINGS	1	9	800.0%	1	9	800.0%
	# OF SALES	7	2	-71.4%	2	1	-50.0%
	SALES VOLUME	\$4,763,500	\$1,320,000	-72.3%	\$1,626,000	\$725,000	-55.4%
	MEDIAN PRICE	\$710,000	\$660,000	-7.0%	\$813,000	\$725,000	-10.8%
	AVERAGE PRICE	\$680,500	\$660,000	-3.0%	\$813,000	\$725,000	-10.8%
	AVERAGE DOM	17	9	-47.1%	11	9	-18.2%
	Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0
	ACTIVE LISTINGS	0	0	0.0%	0	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	-	-	-	-	-

Historic Sales Trends

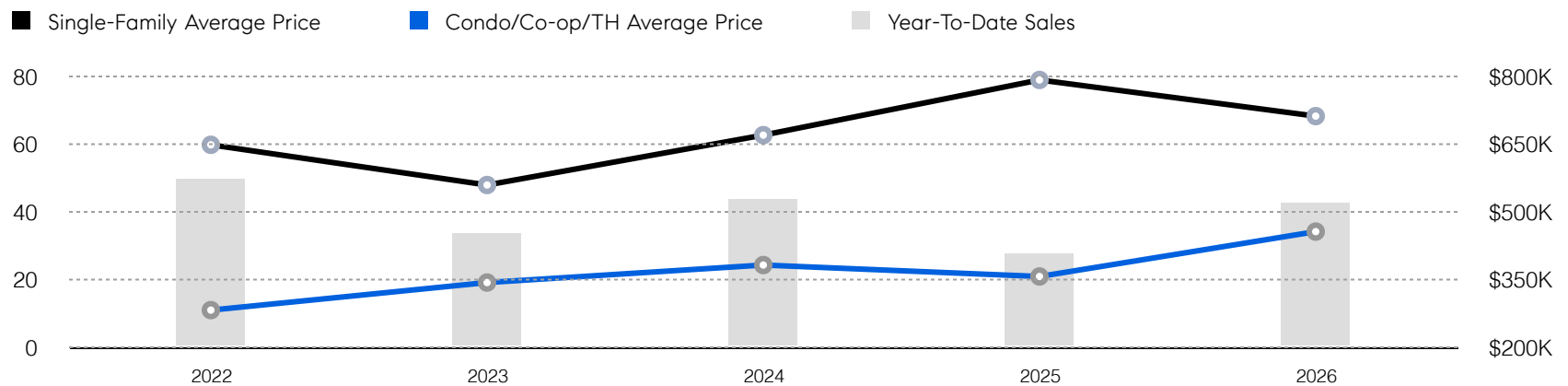


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Clinton Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	25	31	24.0%	8	11	37.5%
	ACTIVE LISTINGS	20	21	5.0%	20	21	5.0%
	# OF SALES	18	28	55.6%	5	5	0.0%
	SALES VOLUME	\$14,260,900	\$19,940,000	39.8%	\$3,420,500	\$4,609,000	34.7%
	MEDIAN PRICE	\$733,500	\$707,500	-3.5%	\$640,000	\$920,000	43.8%
	AVERAGE PRICE	\$792,272	\$712,143	-10.1%	\$684,100	\$921,800	34.7%
	AVERAGE DOM	48	32	-33.3%	19	51	168.4%
Condo/Co-op/TH	CONTRACTS SIGNED	16	15	-6.2%	5	10	100.0%
	ACTIVE LISTINGS	6	10	66.7%	6	10	66.7%
	# OF SALES	9	14	55.6%	2	4	100.0%
	SALES VOLUME	\$3,212,000	\$6,388,000	98.9%	\$690,000	\$1,742,000	152.5%
	MEDIAN PRICE	\$340,000	\$497,500	46.3%	\$345,000	\$436,000	26.4%
	AVERAGE PRICE	\$356,889	\$456,286	27.9%	\$345,000	\$435,500	26.2%
	AVERAGE DOM	18	45	150.0%	14	39	178.6%

Historic Sales Trends

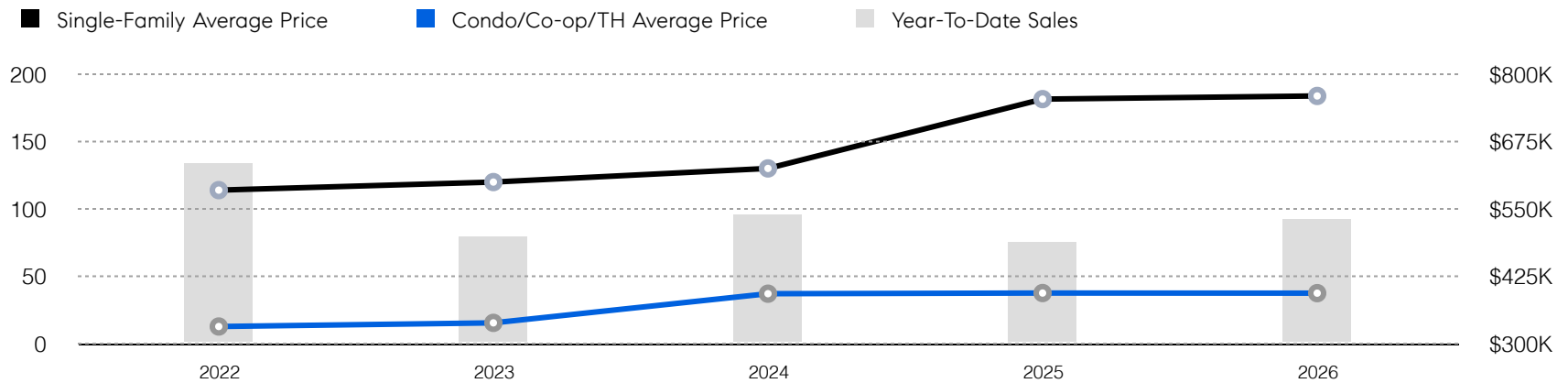


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Flemington

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	62	68	9.7%	23	24	4.3%
	ACTIVE LISTINGS	36	46	27.8%	36	46	27.8%
	# OF SALES	54	56	3.7%	17	12	-29.4%
	SALES VOLUME	\$40,704,649	\$42,541,100	4.5%	\$13,282,000	\$8,399,000	-36.8%
	MEDIAN PRICE	\$752,500	\$672,500	-10.6%	\$815,000	\$712,500	-12.6%
	AVERAGE PRICE	\$753,790	\$759,663	0.8%	\$781,294	\$699,917	-10.4%
	AVERAGE DOM	43	42	-2.3%	31	27	-12.9%
Condo/Co-op/TH	CONTRACTS SIGNED	28	33	17.9%	8	8	0.0%
	ACTIVE LISTINGS	13	15	15.4%	13	15	15.4%
	# OF SALES	20	35	75.0%	7	11	57.1%
	SALES VOLUME	\$7,876,878	\$13,776,989	74.9%	\$3,253,877	\$3,869,989	18.9%
	MEDIAN PRICE	\$377,500	\$405,000	7.3%	\$450,000	\$405,000	-10.0%
	AVERAGE PRICE	\$393,844	\$393,628	-0.1%	\$464,840	\$351,817	-24.3%
	AVERAGE DOM	18	32	77.8%	27	36	33.3%

Historic Sales Trends

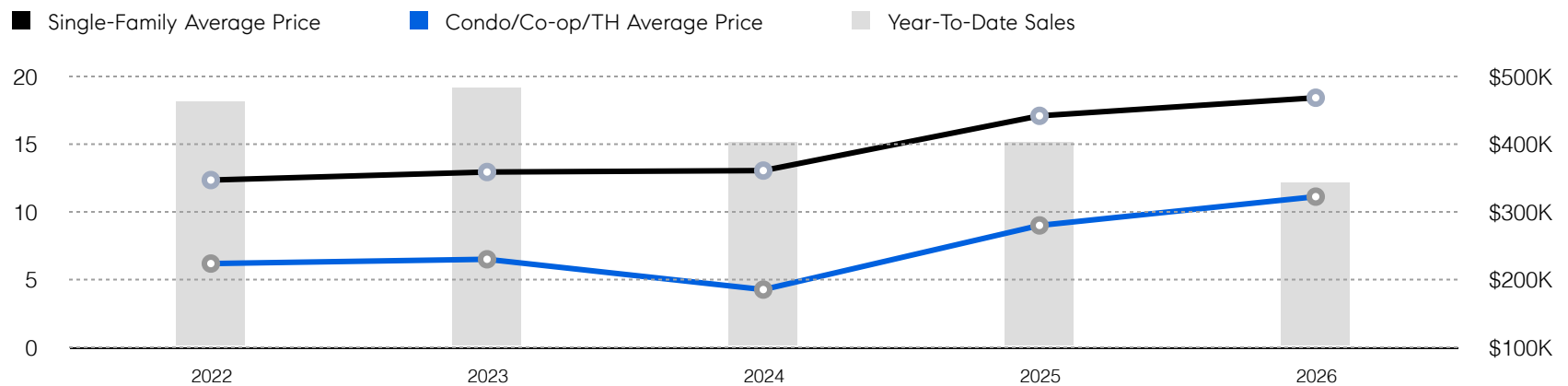


* Line graphs may be hidden due to limited sales data

High Bridge

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	11	15	36.4%	2	3	50.0%
	ACTIVE LISTINGS	9	15	66.7%	9	15	66.7%
	# OF SALES	14	10	-28.6%	3	4	33.3%
	SALES VOLUME	\$6,186,000	\$4,685,678	-24.3%	\$1,530,000	\$1,807,678	18.1%
	MEDIAN PRICE	\$432,500	\$481,339	11.3%	\$520,000	\$446,339	-14.2%
	AVERAGE PRICE	\$441,857	\$468,568	6.0%	\$510,000	\$451,920	-11.4%
	AVERAGE DOM	17	19	11.8%	14	25	78.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	2	100.0%	0	1	0.0%
	SALES VOLUME	\$280,000	\$645,000	130.4%	-	\$330,000	-
	MEDIAN PRICE	\$280,000	\$322,500	15.2%	-	\$330,000	-
	AVERAGE PRICE	\$280,000	\$322,500	15.2%	-	\$330,000	-
	AVERAGE DOM	24	97	304.2%	-	9	-

Historic Sales Trends

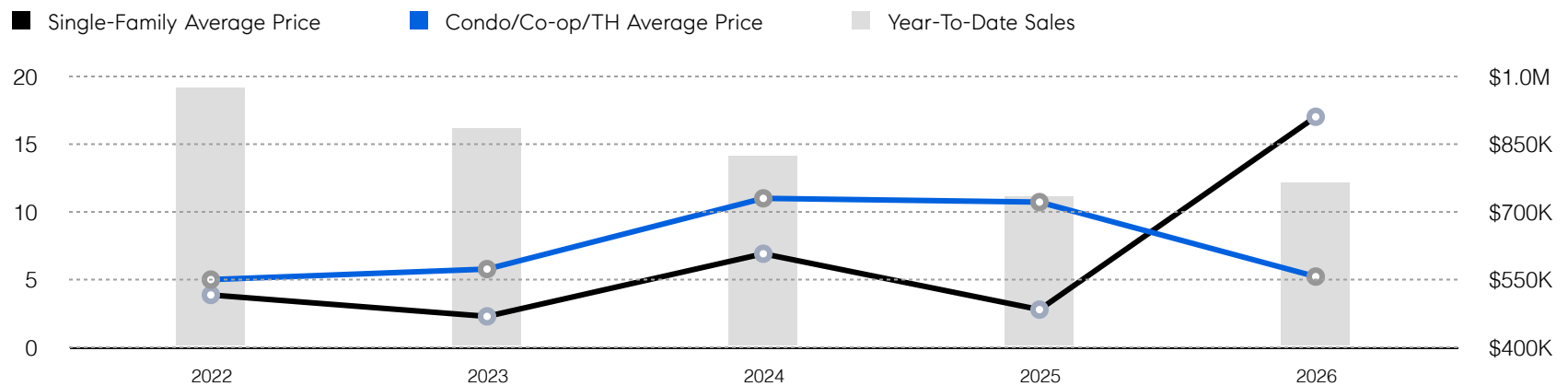


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Lambertville City

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	12	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	13	6	-53.8%	13	6	-53.8%
	# OF SALES	8	9	12.5%	1	4	300.0%
	SALES VOLUME	\$3,867,900	\$8,196,000	111.9%	\$475,000	\$3,347,000	604.6%
	MEDIAN PRICE	\$465,000	\$652,000	40.2%	\$475,000	\$696,000	46.5%
	AVERAGE PRICE	\$483,488	\$910,667	88.4%	\$475,000	\$836,750	76.2%
	AVERAGE DOM	50	47	-6.0%	12	28	133.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	3	3	0.0%	2	0	0.0%
	SALES VOLUME	\$2,165,000	\$1,670,000	-22.9%	\$1,250,000	-	-
	MEDIAN PRICE	\$640,000	\$555,000	-13.3%	\$625,000	-	-
	AVERAGE PRICE	\$721,667	\$556,667	-22.9%	\$625,000	-	-
	AVERAGE DOM	39	41	5.1%	40	-	-

Historic Sales Trends

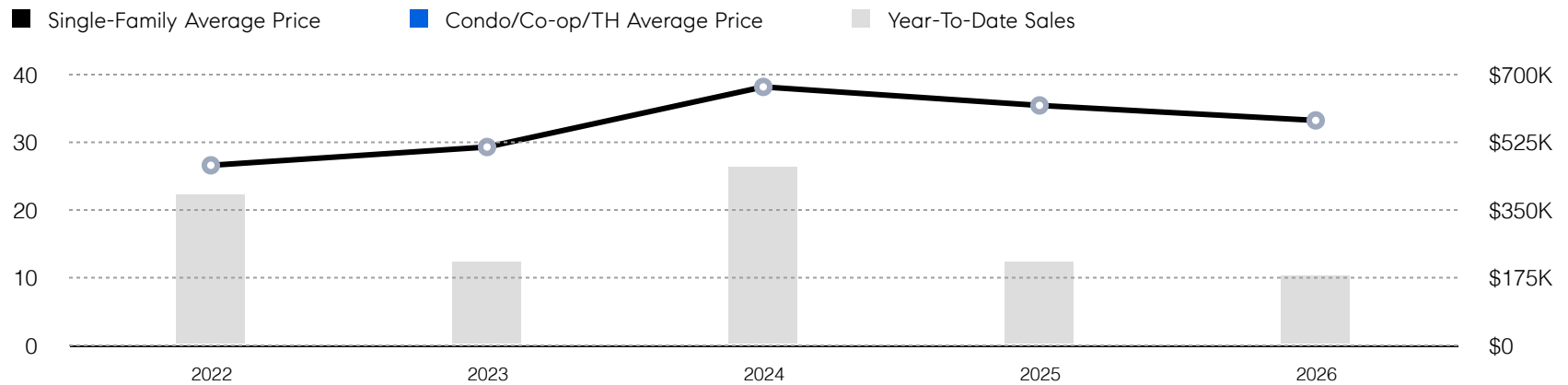


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Lebanon Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	18	18	0.0%	9	4	-55.6%
	ACTIVE LISTINGS	14	23	64.3%	14	23	64.3%
	# OF SALES	12	10	-16.7%	3	4	33.3%
	SALES VOLUME	\$7,444,000	\$5,815,852	-21.9%	\$1,880,000	\$2,045,000	8.8%
	MEDIAN PRICE	\$557,500	\$537,500	-3.6%	\$600,000	\$510,000	-15.0%
	AVERAGE PRICE	\$620,333	\$581,585	-6.2%	\$626,667	\$511,250	-18.4%
	AVERAGE DOM	28	62	121.4%	15	65	333.3%
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

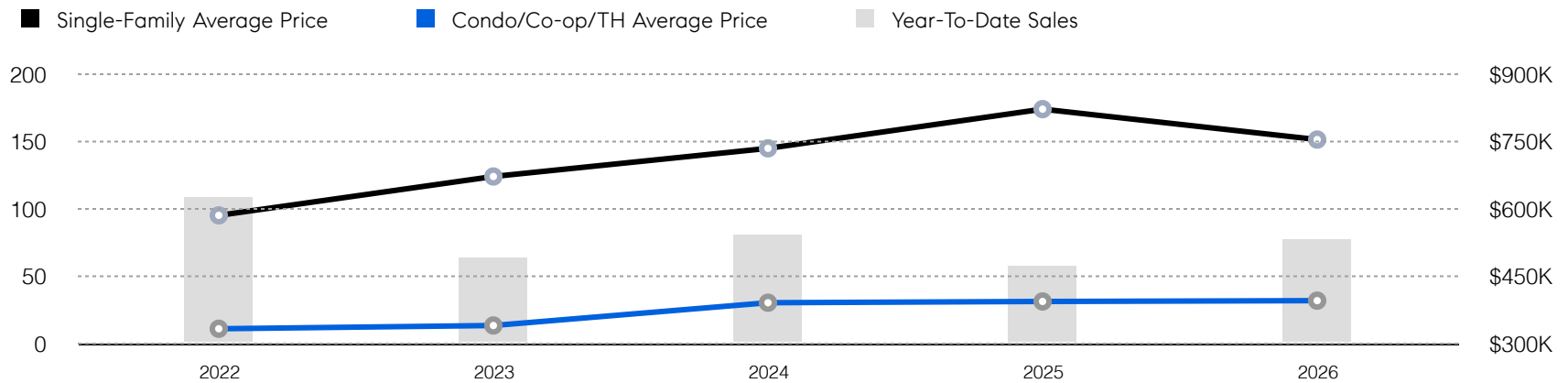


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Raritan Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%	25	18	-28.0%
	ACTIVE LISTINGS	29	35	20.7%	29	35	20.7%
	# OF SALES	36	42	16.7%	11	8	-27.3%
	SALES VOLUME	\$29,598,999	\$31,686,600	7.1%	\$9,731,000	\$5,974,000	-38.6%
	MEDIAN PRICE	\$850,000	\$730,000	-14.1%	\$850,000	\$760,000	-10.6%
	AVERAGE PRICE	\$822,194	\$754,443	-8.2%	\$884,636	\$746,750	-15.6%
	AVERAGE DOM	49	49	0.0%	62	20	-67.7%
Condo/Co-op/TH	CONTRACTS SIGNED	25	32	28.0%	5	8	60.0%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	20	34	70.0%	7	11	57.1%
	SALES VOLUME	\$7,876,878	\$13,451,989	70.8%	\$3,253,877	\$3,869,989	18.9%
	MEDIAN PRICE	\$377,500	\$405,000	7.3%	\$450,000	\$405,000	-10.0%
	AVERAGE PRICE	\$393,844	\$395,647	0.5%	\$464,840	\$351,817	-24.3%
	AVERAGE DOM	18	36	100.0%	27	36	33.3%

Historic Sales Trends

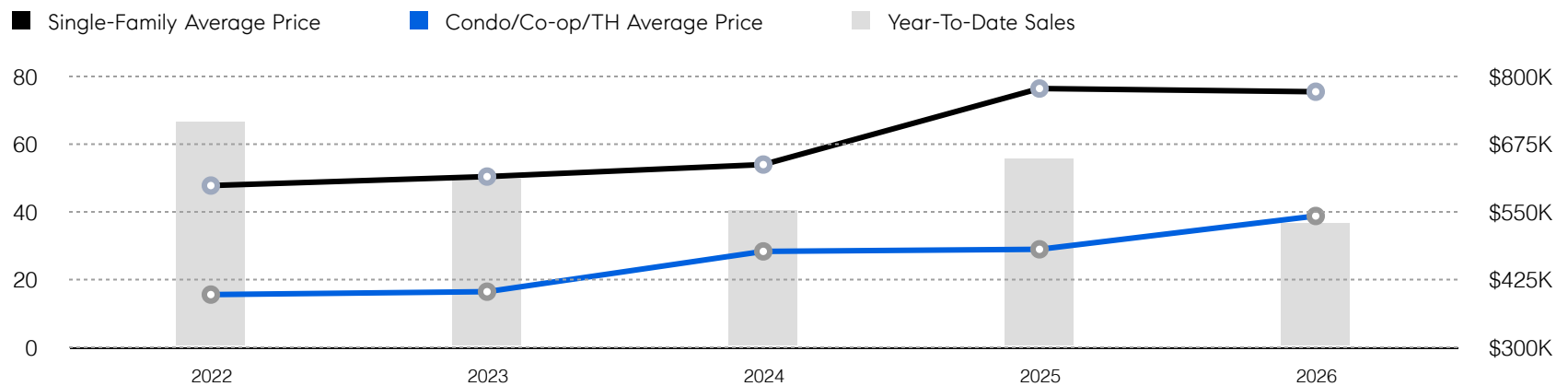


* Line graphs may be hidden due to limited sales data

Readington Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	39	37	-5.1%	12	14	16.7%
	ACTIVE LISTINGS	19	32	68.4%	19	32	68.4%
	# OF SALES	38	26	-31.6%	9	8	-11.1%
	SALES VOLUME	\$29,553,149	\$20,066,901	-32.1%	\$7,991,000	\$5,930,888	-25.8%
	MEDIAN PRICE	\$785,000	\$697,513	-11.1%	\$901,000	\$630,000	-30.1%
	AVERAGE PRICE	\$777,714	\$771,804	-0.8%	\$887,889	\$741,361	-16.5%
	AVERAGE DOM	36	29	-19.4%	17	29	70.6%
Condo/Co-op/TH	CONTRACTS SIGNED	14	11	-21.4%	2	2	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	17	10	-41.2%	1	4	300.0%
	SALES VOLUME	\$8,175,500	\$5,424,364	-33.7%	\$327,500	\$2,025,000	518.3%
	MEDIAN PRICE	\$435,000	\$582,500	33.9%	\$327,500	\$550,000	67.9%
	AVERAGE PRICE	\$480,912	\$542,436	12.8%	\$327,500	\$506,250	54.6%
	AVERAGE DOM	28	30	7.1%	39	35	-10.3%

Historic Sales Trends

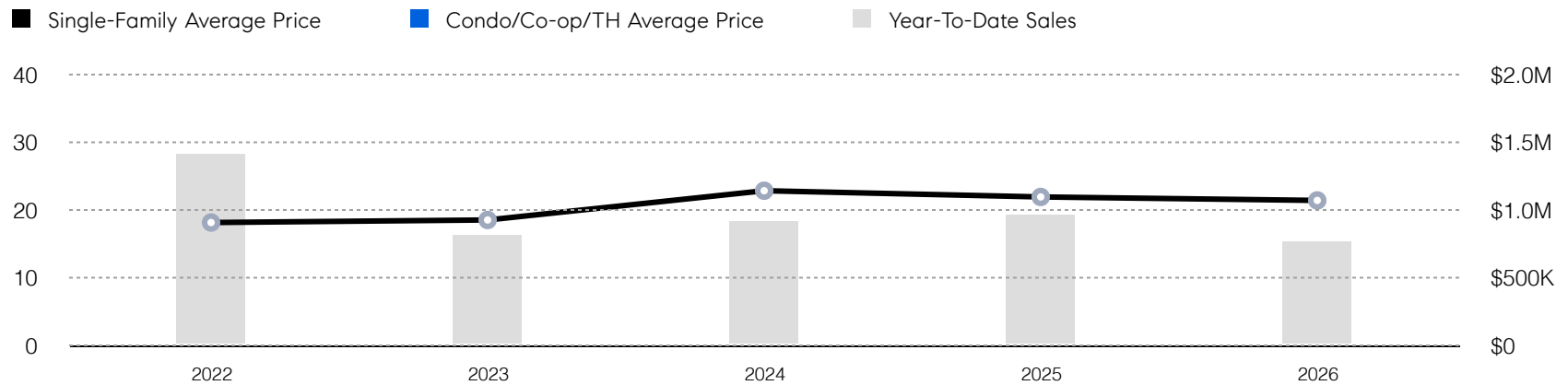


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Tewksbury Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	14	17	21.4%	5	6	20.0%
	ACTIVE LISTINGS	16	21	31.3%	16	21	31.3%
	# OF SALES	19	14	-26.3%	4	6	50.0%
	SALES VOLUME	\$20,832,299	\$14,990,453	-28.0%	\$2,466,900	\$6,242,500	153.1%
	MEDIAN PRICE	\$907,000	\$1,007,500	11.1%	\$621,000	\$1,050,000	69.1%
	AVERAGE PRICE	\$1,096,437	\$1,070,747	-2.3%	\$616,725	\$1,040,417	68.7%
	AVERAGE DOM	43	29	-32.6%	12	20	66.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$740,000	-	-	-	-
	MEDIAN PRICE	-	\$740,000	-	-	-	-
	AVERAGE PRICE	-	\$740,000	-	-	-	-
	AVERAGE DOM	-	103	-	-	-	-

Historic Sales Trends

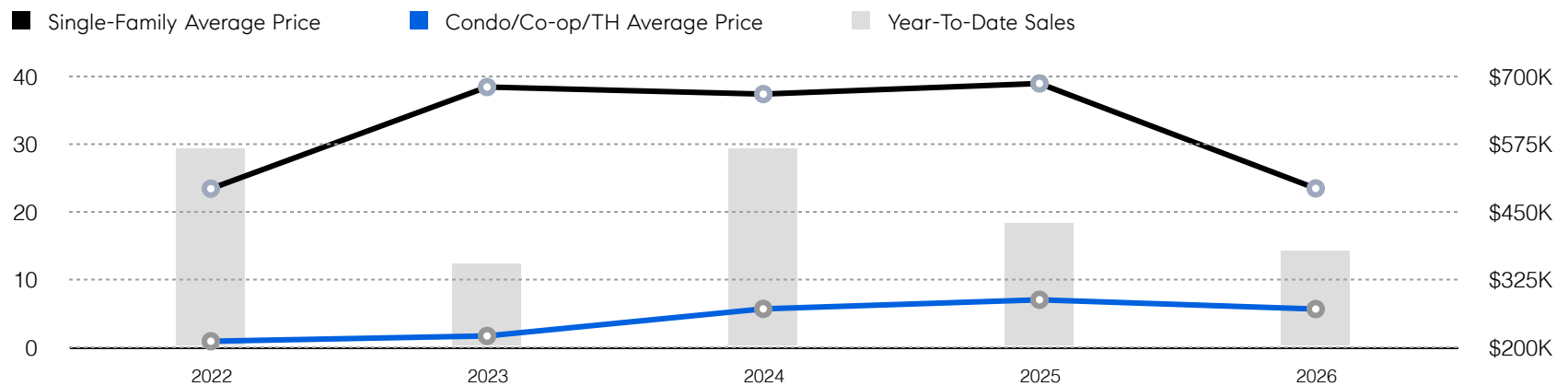


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Union

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	7	-41.7%	1	2	100.0%
	ACTIVE LISTINGS	6	16	166.7%	6	16	166.7%
	# OF SALES	11	6	-45.5%	3	4	33.3%
	SALES VOLUME	\$7,557,400	\$2,960,000	-60.8%	\$1,725,000	\$2,180,000	26.4%
	MEDIAN PRICE	\$717,000	\$462,500	-35.5%	\$600,000	\$512,500	-14.6%
	AVERAGE PRICE	\$687,036	\$493,333	-28.2%	\$575,000	\$545,000	-5.2%
	AVERAGE DOM	61	65	6.6%	14	40	185.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	2	4	100.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	7	8	14.3%	1	2	100.0%
	SALES VOLUME	\$2,014,000	\$2,165,000	7.5%	\$305,000	\$570,000	86.9%
	MEDIAN PRICE	\$300,000	\$262,500	-12.5%	\$305,000	\$285,000	-6.6%
	AVERAGE PRICE	\$287,714	\$270,625	-5.9%	\$305,000	\$285,000	-6.6%
	AVERAGE DOM	18	26	44.4%	25	10	-60.0%

Historic Sales Trends



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COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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