



COMPASS

January 2023

# Hunterdon Market Insights

# Table of Contents

JANUARY 2023

SUBMARKET NAME	PAGE
F	3
R	5
T	7

# Flemington

JANUARY 2023

## UNDER CONTRACT

<b>2</b>	<b>\$412K</b>	<b>\$412K</b>
Total Properties	Average Price	Median Price
<b>-60%</b>	<b>3%</b>	<b>18%</b>
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

## UNITS SOLD

<b>1</b>	<b>\$337K</b>	<b>\$337K</b>
Total Properties	Average Price	Median Price
<b>-86%</b>	<b>-8%</b>	<b>-5%</b>
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

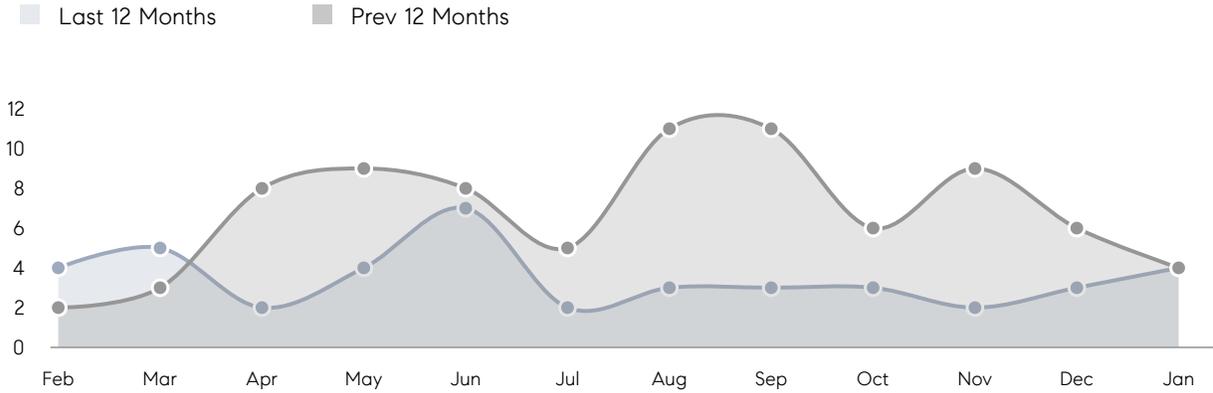
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	36	52	-31%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$337,500	\$366,000	-7.8%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	36	45	-20%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$337,500	\$405,400	-17%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	69	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$267,500	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	2	-50%

# Flemington

JANUARY 2023

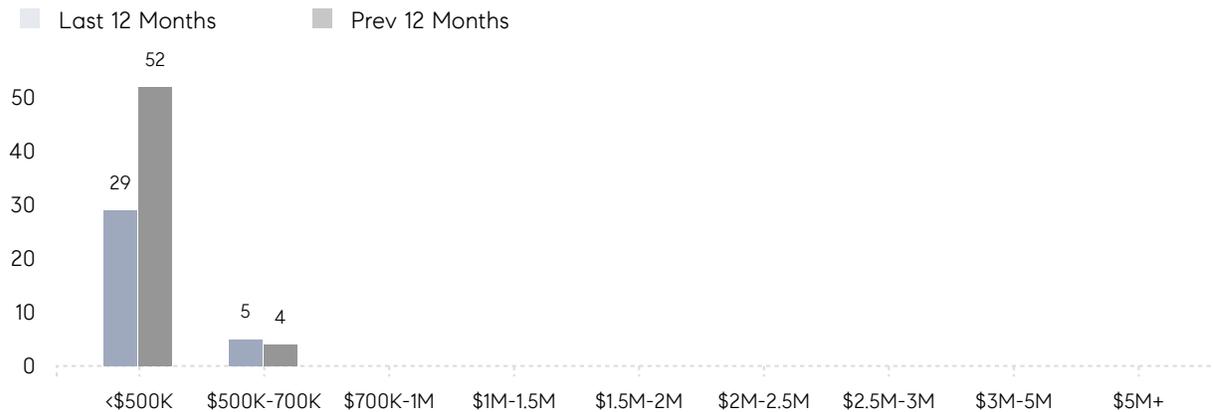
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Raritan Township

JANUARY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$685K**  
Average  
Price

**\$695K**  
Median  
Price

**-58%**  
Decrease From  
Jan 2022

**66%**  
Increase From  
Jan 2022

**83%**  
Increase From  
Jan 2022

## UNITS SOLD

**23**  
Total  
Properties

**\$539K**  
Average  
Price

**\$472K**  
Median  
Price

**-15%**  
Decrease From  
Jan 2022

**18%**  
Increase From  
Jan 2022

**-2%**  
Decrease From  
Jan 2022

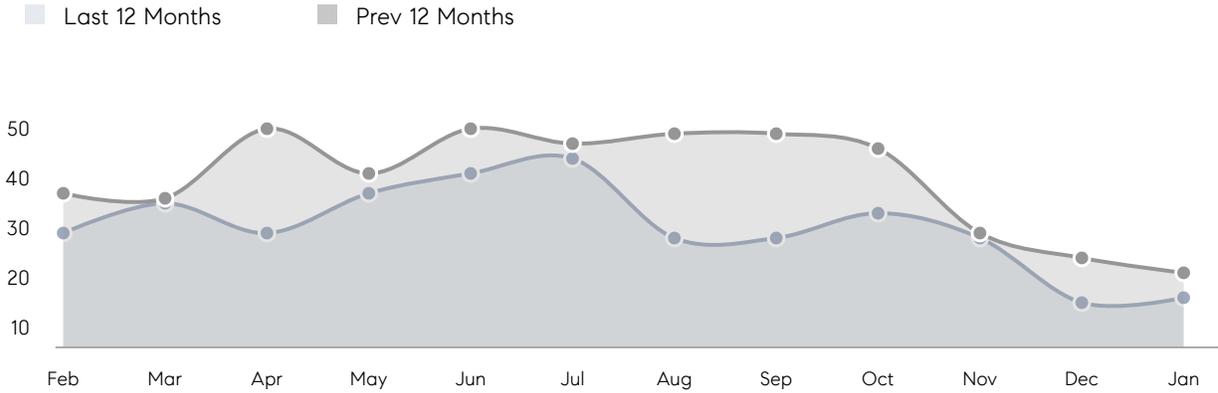
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	56	38	47%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$539,213	\$458,404	17.6%
	# OF CONTRACTS	8	19	-57.9%
	NEW LISTINGS	9	21	-57%
Houses	AVERAGE DOM	65	44	48%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$636,460	\$540,000	18%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	5	16	-69%
Condo/Co-op/TH	AVERAGE DOM	40	27	48%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$356,875	\$295,211	21%
	# OF CONTRACTS	2	10	-80%
	NEW LISTINGS	4	5	-20%

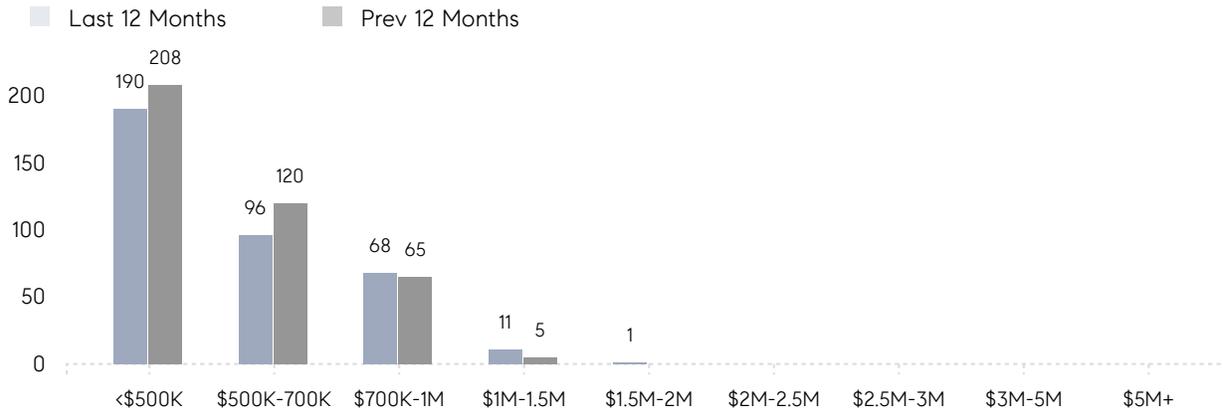
# Raritan Township

JANUARY 2023

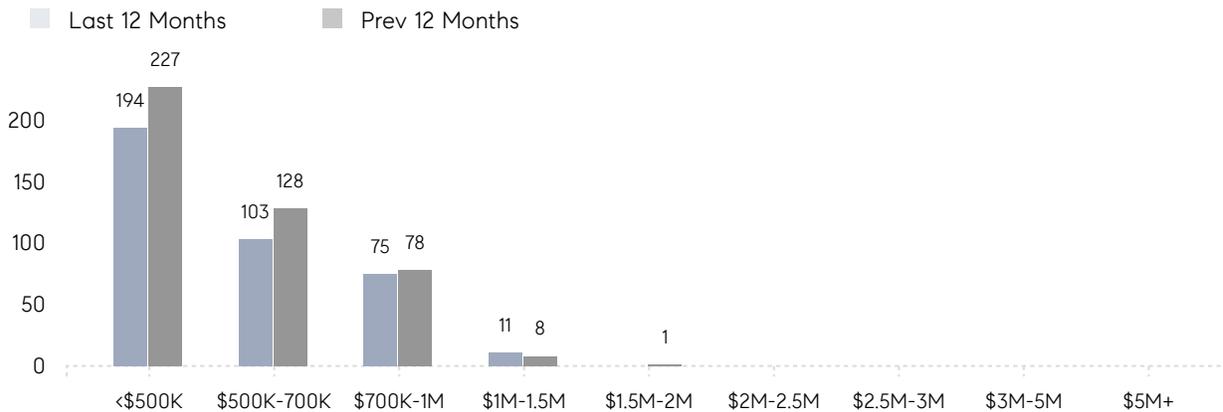
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Tewksbury Township

JANUARY 2023

## UNDER CONTRACT

<b>7</b>	<b>\$719K</b>	<b>\$749K</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>-27%</b>	<b>-16%</b>
Change From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

## UNITS SOLD

<b>3</b>	<b>\$886K</b>	<b>\$600K</b>
Total Properties	Average Price	Median Price
<b>-62%</b>	<b>-15%</b>	<b>-32%</b>
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

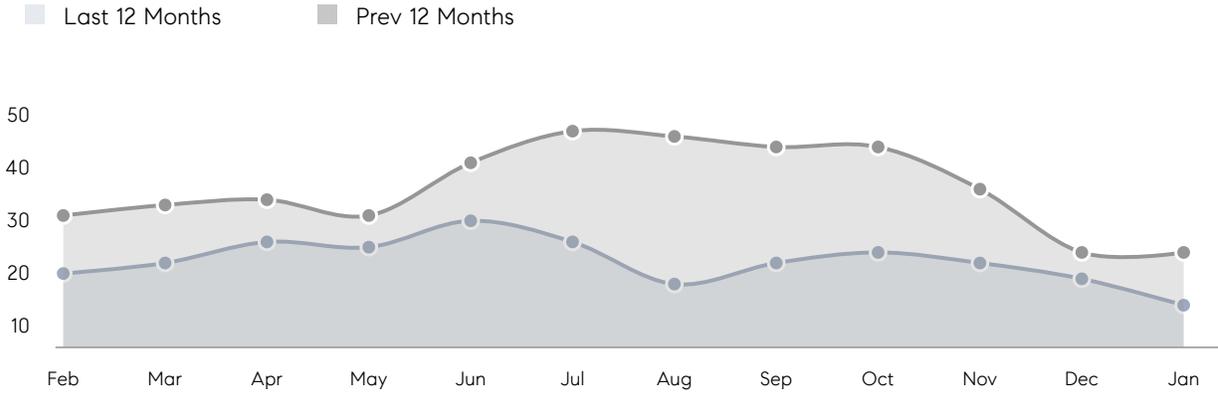
## Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	137	125	10%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$886,000	\$1,041,750	-15.0%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	137	125	10%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$886,000	\$1,041,750	-15%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	1	8	-87%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

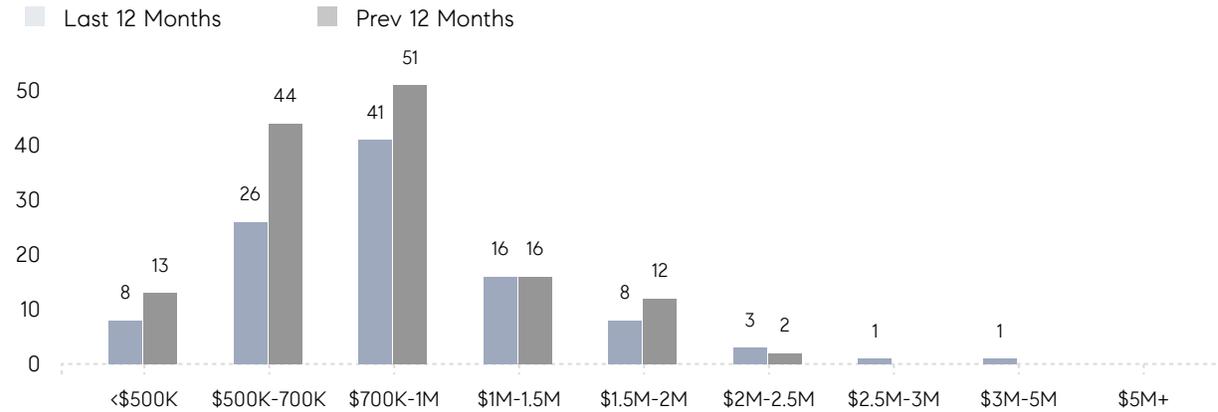
# Tewksbury Township

JANUARY 2023

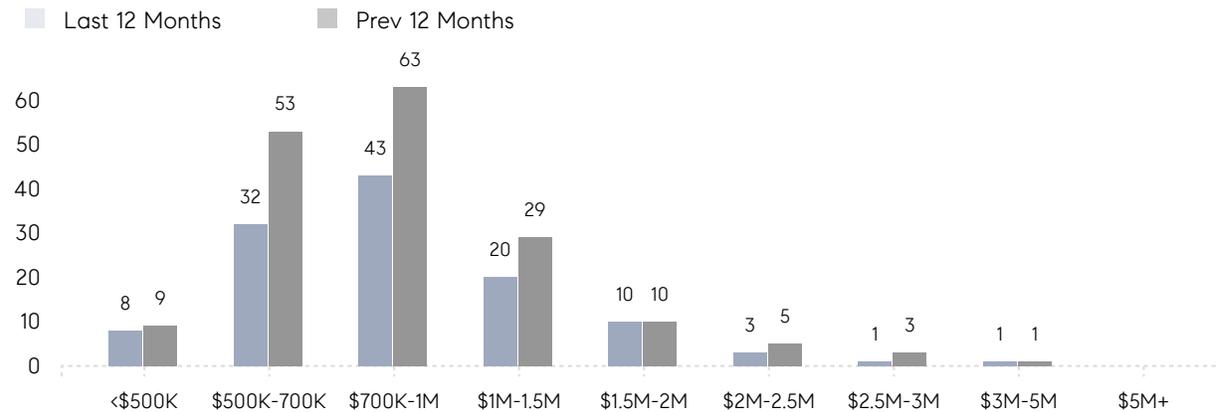
## Monthly Inventory

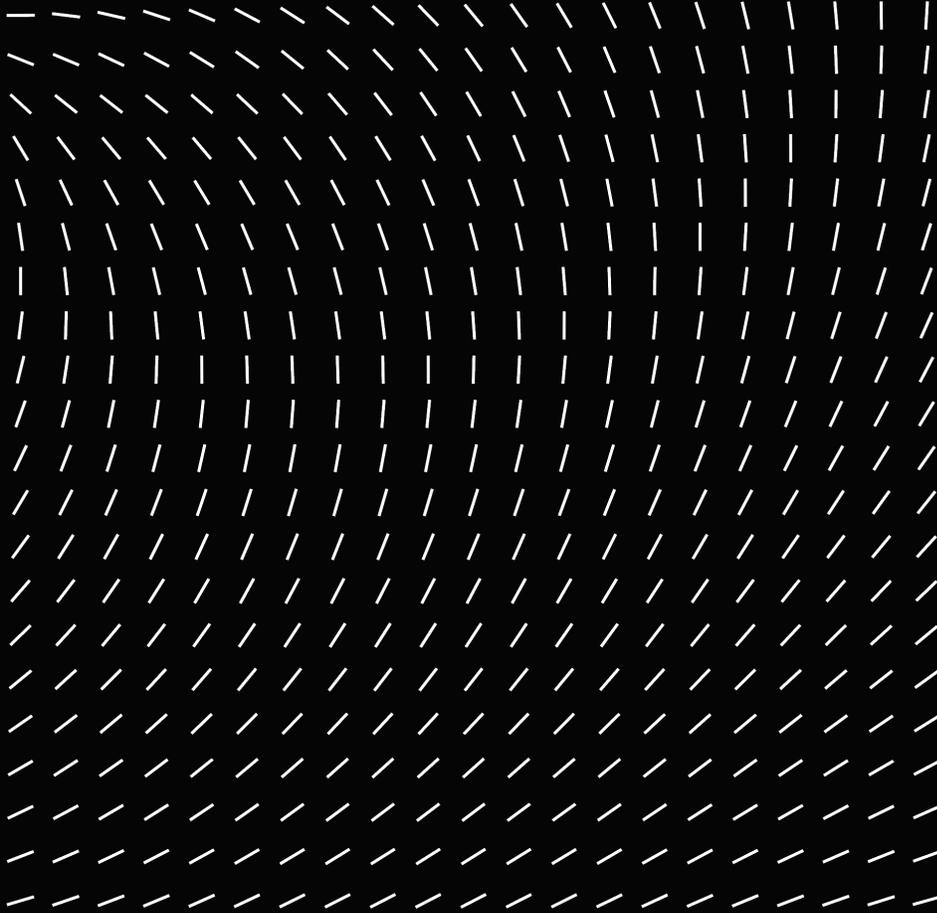


## Contracts By Price Range



## Listings By Price Range





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# Flemington

JANUARY 2023



## \$337K

Average  
Sales Price

## -86%

Decrease In Sales  
From Jan 2022

## \$337K

Median  
Sales Price

## -60%

Decrease In Contracts  
From Jan 2022

## 102%

Average %  
Of Asking Price

## -31%

Decrease In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Raritan Township

JANUARY 2023



**\$539K**

Average  
Sales Price

**-15%**

Decrease In Sales  
From Jan 2022

**\$472K**

Median  
Sales Price

**-58%**

Decrease In Contracts  
From Jan 2022

**100%**

Average %  
Of Asking Price

**47%**

Increase In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Tewksbury Township

JANUARY 2023



**\$886K**

Average  
Sales Price

**-62%**

Decrease In Sales  
From Jan 2022

**\$600K**

Median  
Sales Price

**0%**

Change In Contracts  
From Jan 2022

**104%**

Average %  
Of Asking Price

**10%**

Increase In  
Days On Market  
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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