



COMPASS

March 2023

# Hunterdon Market Insights

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# Flemington

MARCH 2023

## UNDER CONTRACT

<b>1</b>	<b>\$599K</b>	<b>\$599K</b>
Total Properties	Average Price	Median Price
<b>-75%</b>	<b>82%</b>	<b>68%</b>
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

## UNITS SOLD

<b>4</b>	<b>\$397K</b>	<b>\$397K</b>
Total Properties	Average Price	Median Price
<b>100%</b>	<b>12%</b>	<b>12%</b>
Increase From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

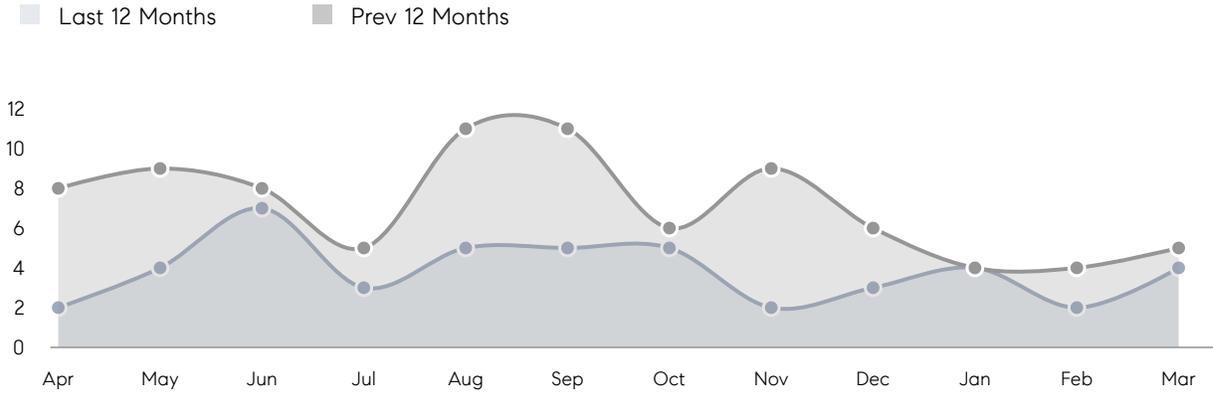
## Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	32	31	3%
	% OF ASKING PRICE	109%	103%	
	AVERAGE SOLD PRICE	\$397,500	\$355,250	11.9%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	40	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$393,333	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	8	31	-74%
	% OF ASKING PRICE	122%	103%	
	AVERAGE SOLD PRICE	\$410,000	\$355,250	15%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

# Flemington

MARCH 2023

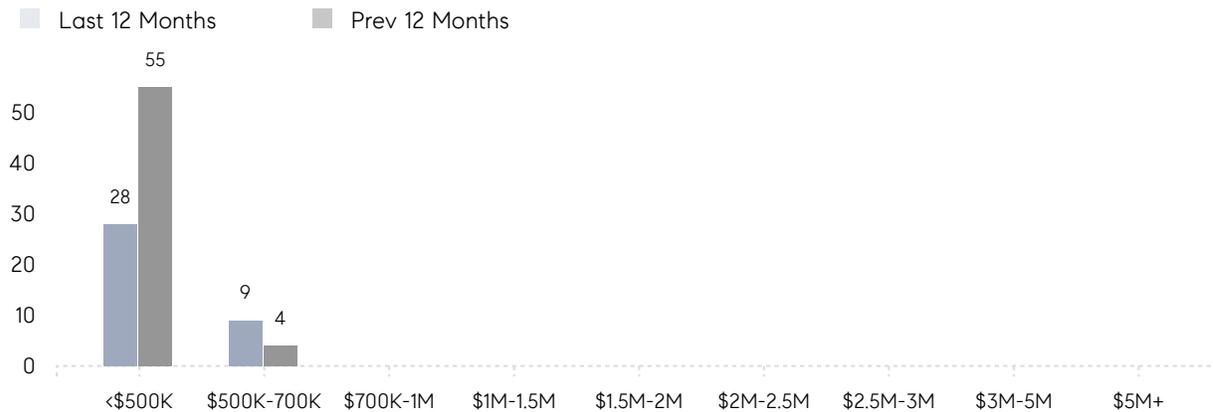
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Raritan Township

MARCH 2023

## UNDER CONTRACT

**18**  
Total  
Properties

**\$481K**  
Average  
Price

**\$474K**  
Median  
Price

**-53%**  
Decrease From  
Mar 2022

**5%**  
Increase From  
Mar 2022

**6%**  
Increase From  
Mar 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$609K**  
Average  
Price

**\$600K**  
Median  
Price

**-10%**  
Decrease From  
Mar 2022

**39%**  
Increase From  
Mar 2022

**67%**  
Increase From  
Mar 2022

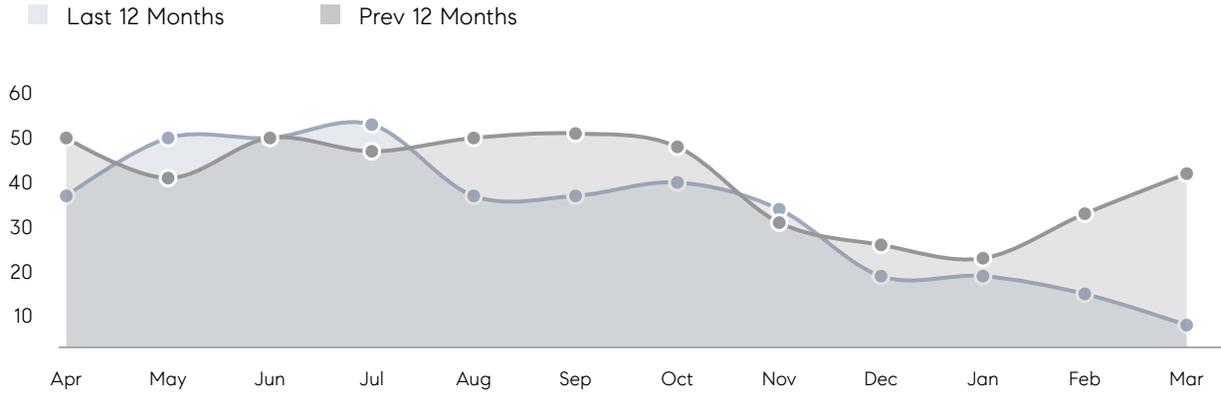
## Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	44	33	33%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$609,198	\$437,200	39.3%
	# OF CONTRACTS	18	38	-52.6%
	NEW LISTINGS	14	48	-71%
Houses	AVERAGE DOM	55	39	41%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$710,077	\$535,000	33%
	# OF CONTRACTS	11	19	-42%
	NEW LISTINGS	11	28	-61%
Condo/Co-op/TH	AVERAGE DOM	17	25	-32%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$346,914	\$317,667	9%
	# OF CONTRACTS	7	19	-63%
	NEW LISTINGS	3	20	-85%

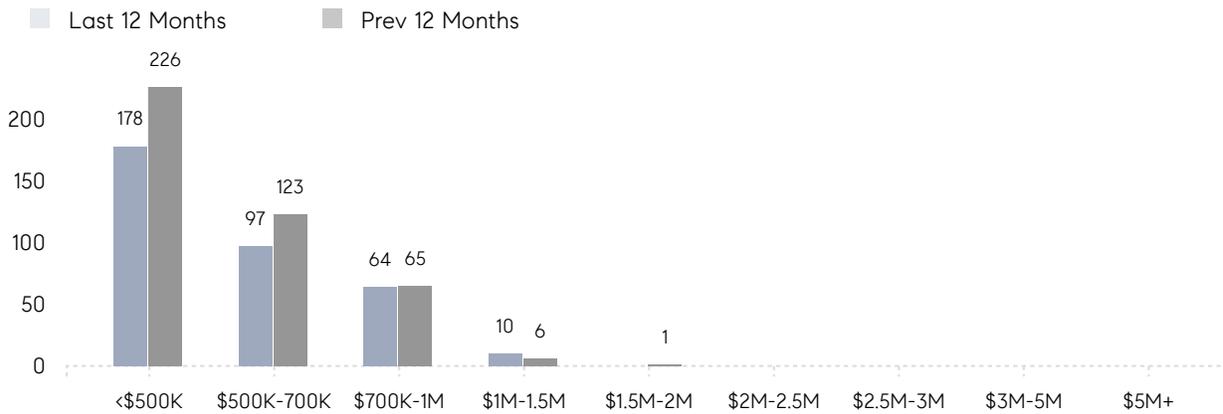
# Raritan Township

MARCH 2023

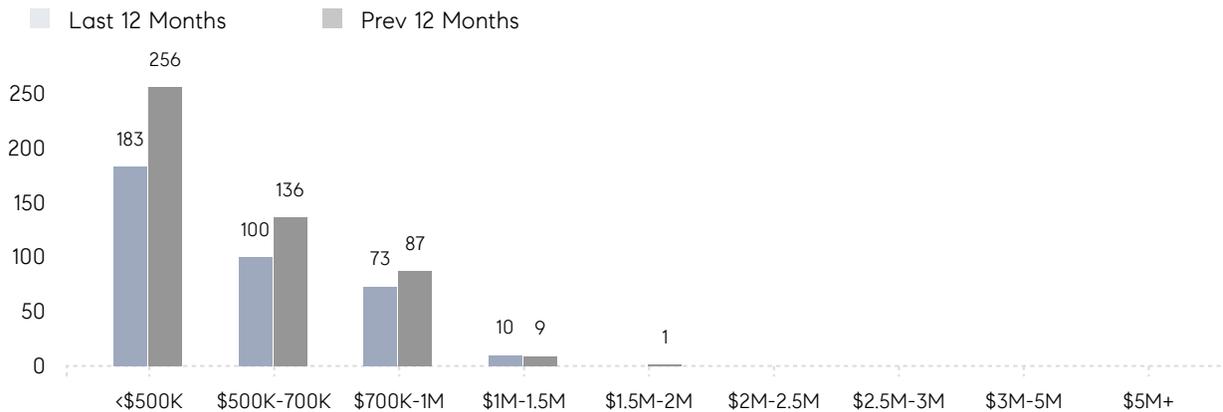
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Tewksbury Township

MARCH 2023

## UNDER CONTRACT

<b>4</b>	<b>\$799K</b>	<b>\$854K</b>
Total Properties	Average Price	Median Price
<b>-67%</b>	<b>-29%</b>	<b>-8%</b>
Decrease From Mar 2022	Decrease From Mar 2022	Decrease From Mar 2022

## UNITS SOLD

<b>5</b>	<b>\$1.1M</b>	<b>\$1.0M</b>
Total Properties	Average Price	Median Price
<b>-50%</b>	<b>29%</b>	<b>24%</b>
Decrease From Mar 2022	Increase From Mar 2022	Increase From Mar 2022

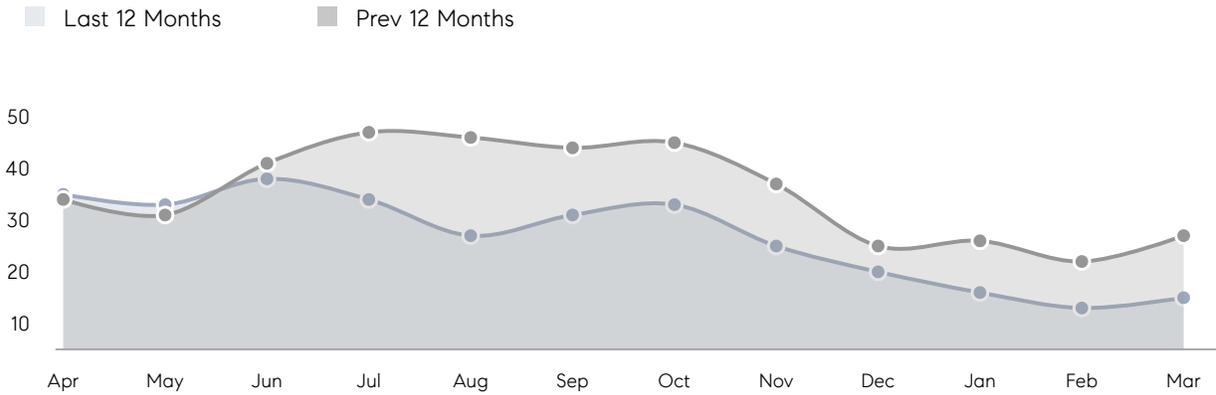
## Property Statistics

		Mar 2023	Mar 2022	% Change
Overall	AVERAGE DOM	167	45	271%
	% OF ASKING PRICE	94%	102%	
	AVERAGE SOLD PRICE	\$1,124,000	\$874,200	28.6%
	# OF CONTRACTS	4	12	-66.7%
	NEW LISTINGS	11	22	-50%
Houses	AVERAGE DOM	205	49	318%
	% OF ASKING PRICE	93%	100%	
	AVERAGE SOLD PRICE	\$1,277,500	\$886,000	44%
	# OF CONTRACTS	3	11	-73%
	NEW LISTINGS	10	20	-50%
Condo/Co-op/TH	AVERAGE DOM	15	8	88%
	% OF ASKING PRICE	98%	117%	
	AVERAGE SOLD PRICE	\$510,000	\$768,000	-34%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	2	-50%

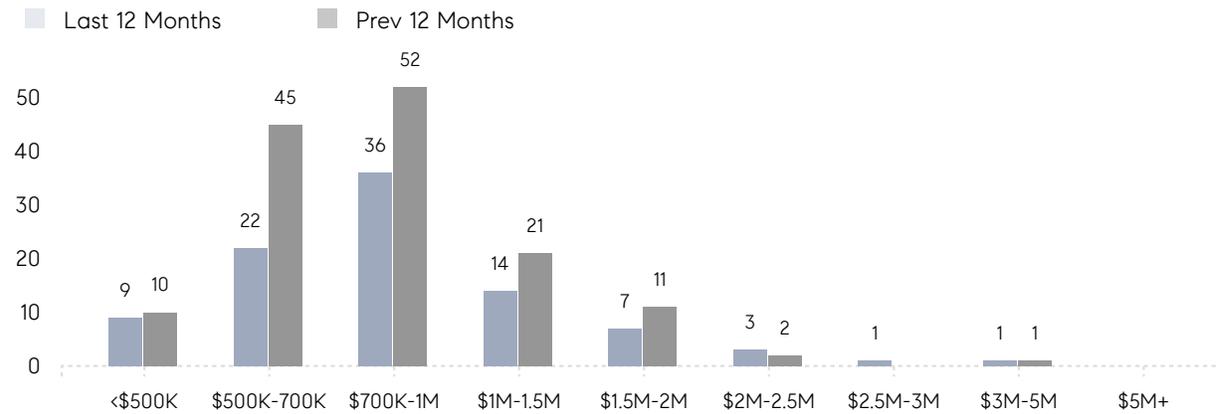
# Tewksbury Township

MARCH 2023

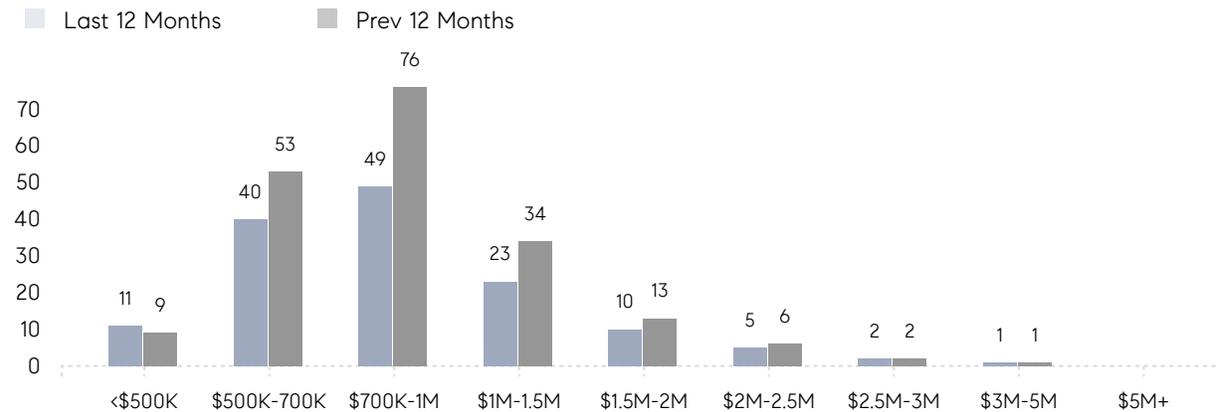
## Monthly Inventory

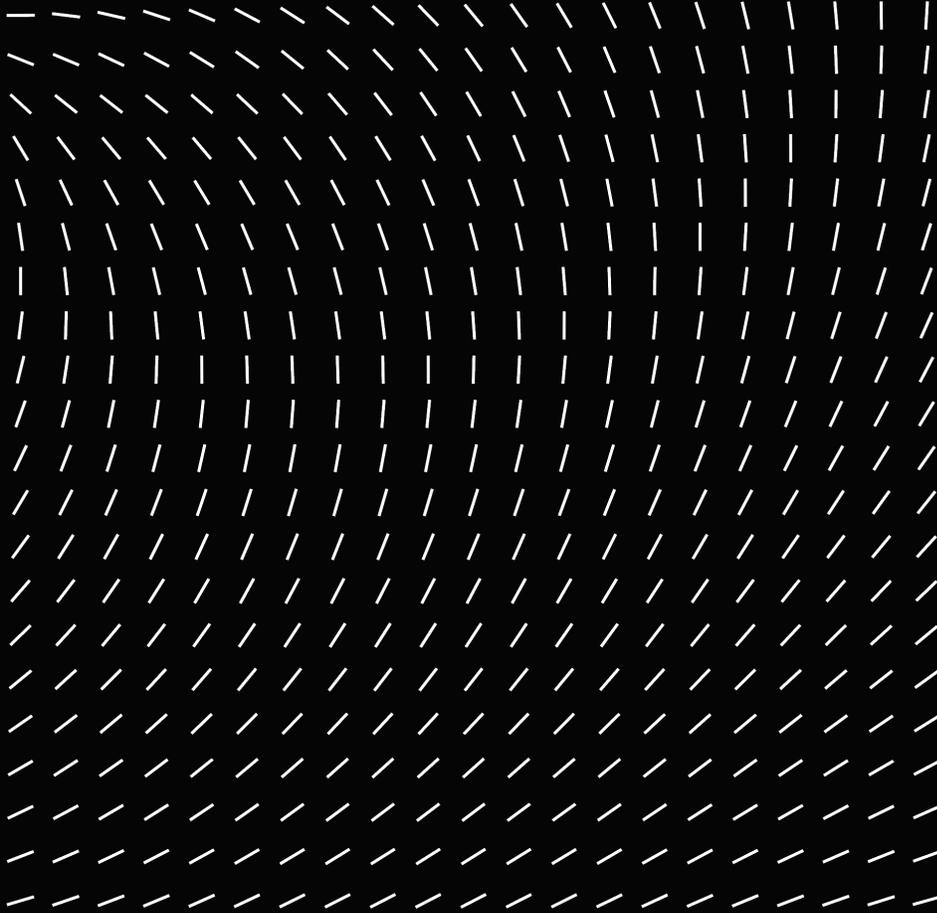


## Contracts By Price Range



## Listings By Price Range





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# Flemington

MARCH 2023



## \$397K

Average  
Sales Price

## 100%

Increase In Sales  
From Mar 2022

## \$397K

Median  
Sales Price

## -75%

Decrease In Contracts  
From Mar 2022

## 109%

Average %  
Of Asking Price

## 3%

Increase In  
Days On Market  
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Raritan Township

MARCH 2023



**\$609K**

Average  
Sales Price

**-10%**

Decrease In Sales  
From Mar 2022

**\$600K**

Median  
Sales Price

**-53%**

Decrease In Contracts  
From Mar 2022

**101%**

Average %  
Of Asking Price

**33%**

Increase In  
Days On Market  
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Tewksbury Township

MARCH 2023



**\$1.1M**

Average  
Sales Price

**-50%**

Decrease In Sales  
From Mar 2022

**\$1.0M**

Median  
Sales Price

**-67%**

Decrease In Contracts  
From Mar 2022

**94%**

Average %  
Of Asking Price

**271%**

Increase In  
Days On Market  
From Mar 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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