



COMPASS

April 2023

Hunterdon Market Insights

Table of Contents

APRIL 2023

SUBMARKET NAME	PAGE
F	3
R	5
T	7

Flemington

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$584K
Average
Price

\$650K
Median
Price

-40%
Decrease From
Apr 2022

71%
Increase From
Apr 2022

92%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$385K
Average
Price

\$385K
Median
Price

0%
Change From
Apr 2022

13%
Increase From
Apr 2022

13%
Increase From
Apr 2022

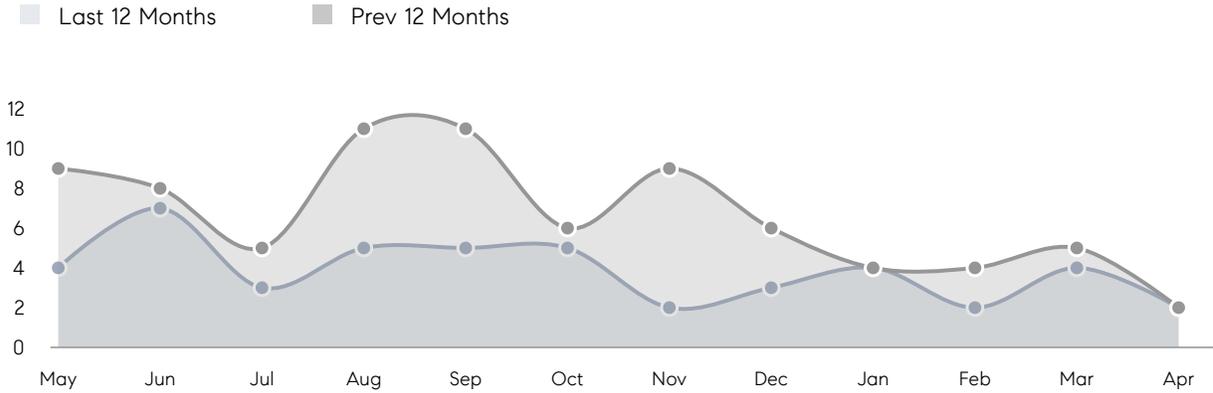
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	11	155%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$385,000	\$339,500	13.4%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	1	2	-50%
Houses	AVERAGE DOM	41	11	273%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$575,000	\$339,500	69%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	14	-	-
	% OF ASKING PRICE	108%	-	
	AVERAGE SOLD PRICE	\$195,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

Flemington

APRIL 2023

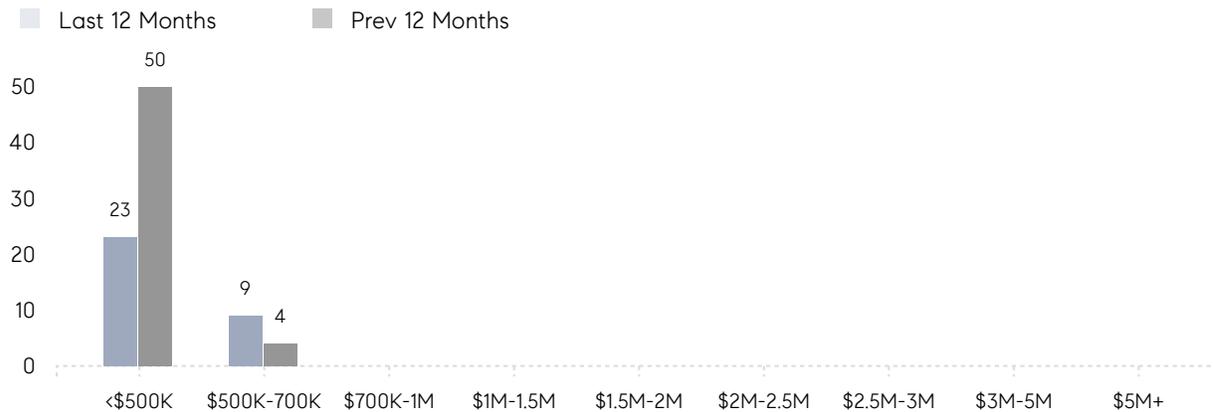
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Raritan Township

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$514K
Average
Price

\$444K
Median
Price

-70%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

-15%
Decrease From
Apr 2022

UNITS SOLD

9
Total
Properties

\$448K
Average
Price

\$440K
Median
Price

-76%
Decrease From
Apr 2022

-16%
Decrease From
Apr 2022

-14%
Decrease From
Apr 2022

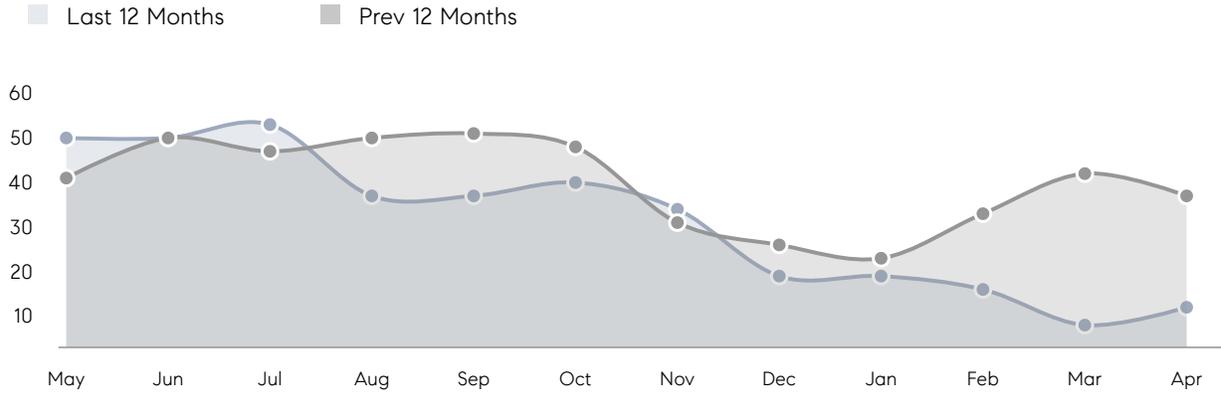
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	19	-16%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$448,667	\$535,108	-16.2%
	# OF CONTRACTS	10	33	-69.7%
	NEW LISTINGS	14	31	-55%
Houses	AVERAGE DOM	10	23	-57%
	% OF ASKING PRICE	112%	106%	
	AVERAGE SOLD PRICE	\$623,333	\$688,316	-9%
	# OF CONTRACTS	6	20	-70%
	NEW LISTINGS	8	25	-68%
Condo/Co-op/TH	AVERAGE DOM	19	15	27%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$361,333	\$373,389	-3%
	# OF CONTRACTS	4	13	-69%
	NEW LISTINGS	6	6	0%

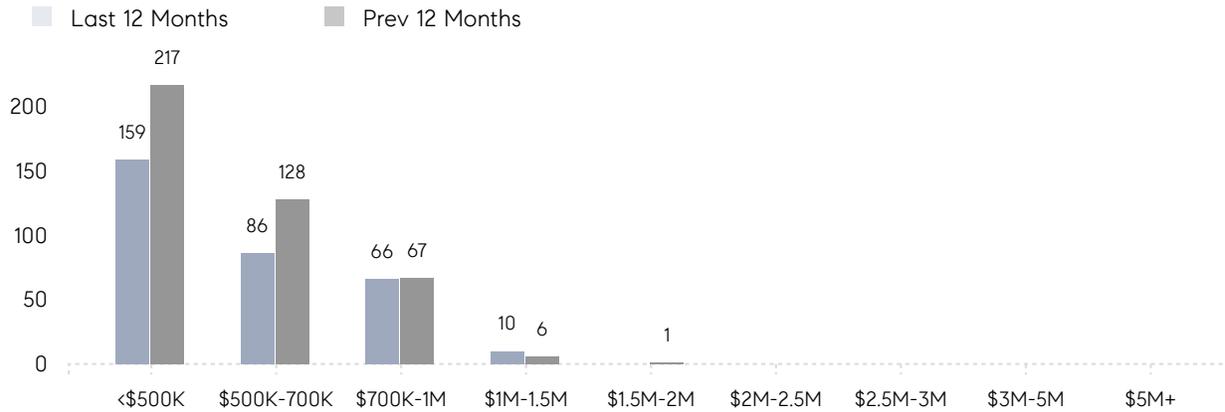
Raritan Township

APRIL 2023

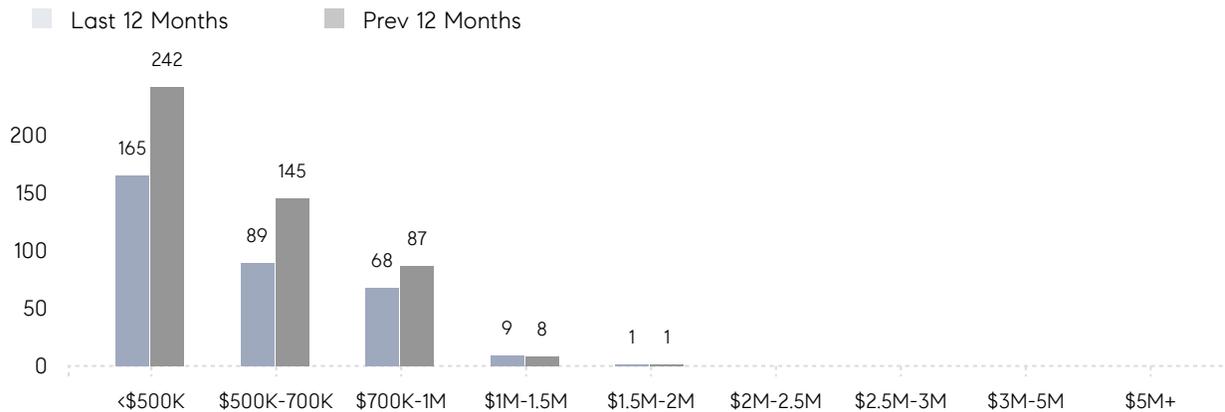
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tewksbury Township

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$909K
Average
Price

\$739K
Median
Price

25%
Increase From
Apr 2022

-15%
Decrease From
Apr 2022

-26%
Decrease From
Apr 2022

UNITS SOLD

3
Total
Properties

\$793K
Average
Price

\$869K
Median
Price

-57%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

22%
Increase From
Apr 2022

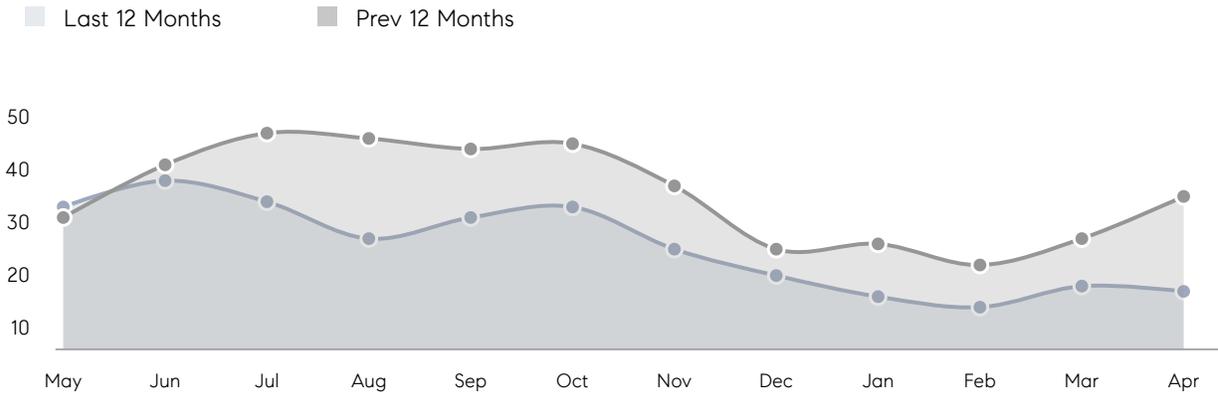
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	44	63	-30%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$793,300	\$733,386	8.2%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	13	21	-38%
Houses	AVERAGE DOM	44	70	-37%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$793,300	\$770,617	3%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	12	18	-33%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$510,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	3	-67%

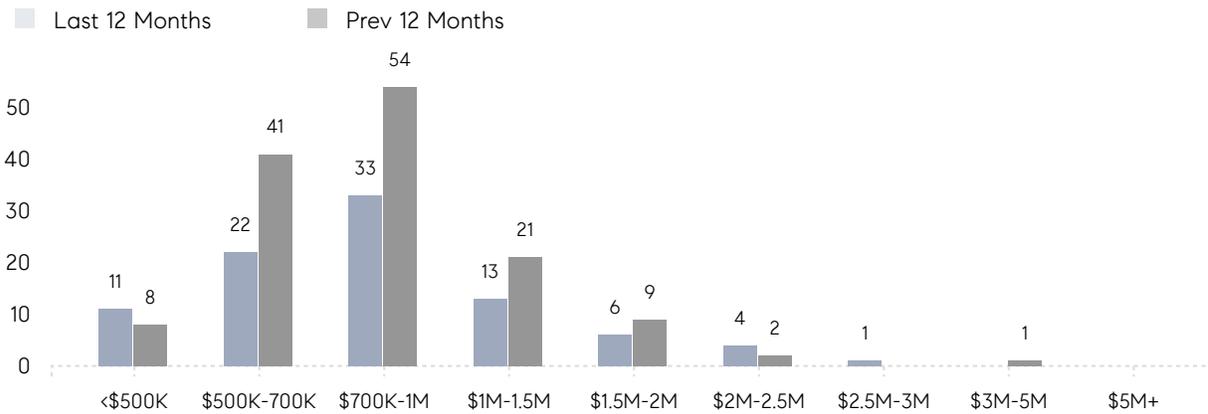
Tewksbury Township

APRIL 2023

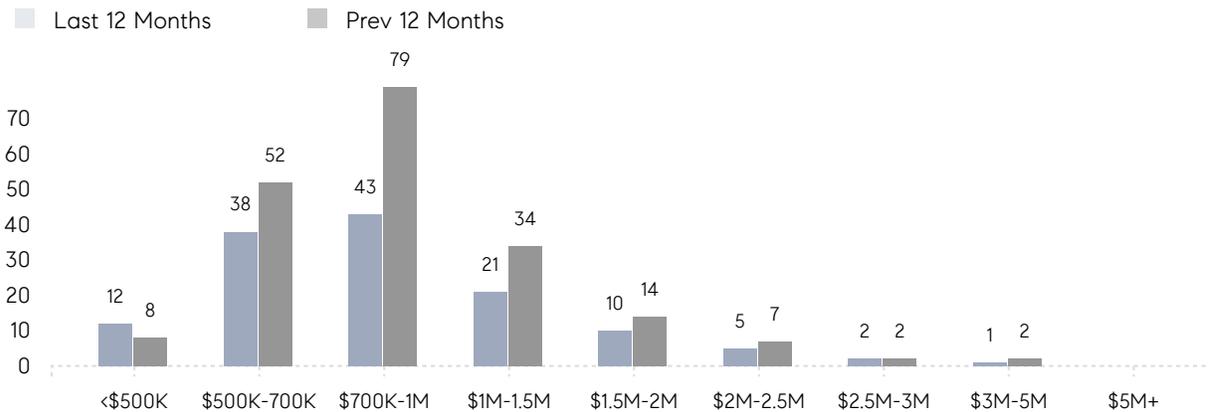
Monthly Inventory

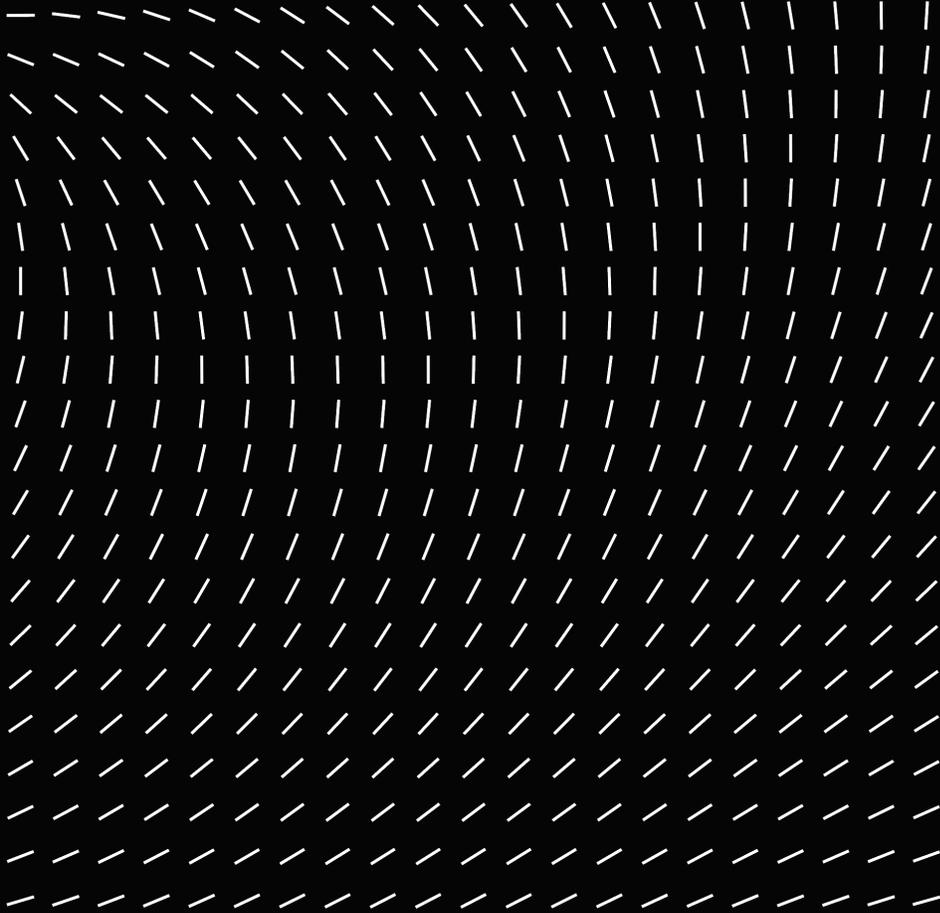


Contracts By Price Range



Listings By Price Range





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.

Flemington

APRIL 2023



\$385K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$385K

Median
Sales Price

-40%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

155%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Raritan Township

APRIL 2023



\$448K

Average
Sales Price

-76%

Decrease In Sales
From Apr 2022

\$440K

Median
Sales Price

-70%

Decrease In Contracts
From Apr 2022

107%

Average %
Of Asking Price

-16%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tewksbury Township

APRIL 2023



\$793K

Average
Sales Price

-57%

Decrease In Sales
From Apr 2022

\$869K

Median
Sales Price

25%

Increase In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-30%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS