



COMPASS

May 2023

Hunterdon Market Insights

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MAY 2023

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Flemington

MAY 2023

UNDER CONTRACT

3
Total
Properties

\$350K
Average
Price

\$362K
Median
Price

0%
Change From
May 2022

–
Change From
May 2022

–
Change From
May 2022

UNITS SOLD

1
Total
Properties

\$384K
Average
Price

\$384K
Median
Price

-75%
Decrease From
May 2022

1%
Increase From
May 2022

3%
Increase From
May 2022

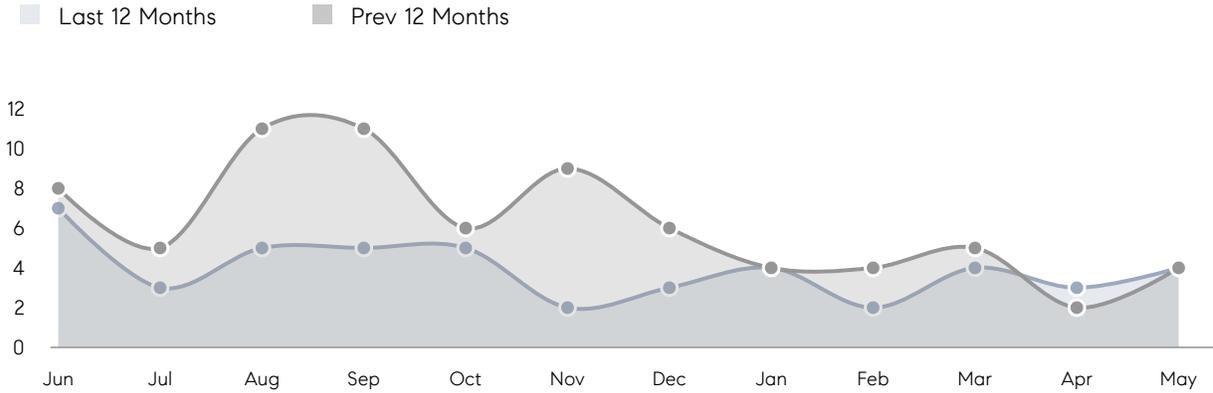
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	28	43	-35%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$384,000	\$378,750	1.4%
	# OF CONTRACTS	3	0	0.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	-	43	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$386,667	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	28	43	-35%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$384,000	\$355,000	8%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

Flemington

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Raritan Township

MAY 2023

UNDER CONTRACT

19	\$570K	\$575K
Total Properties	Average Price	Median Price
-49%	-13%	-8%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

12	\$542K	\$556K
Total Properties	Average Price	Median Price
-61%	-2%	21%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

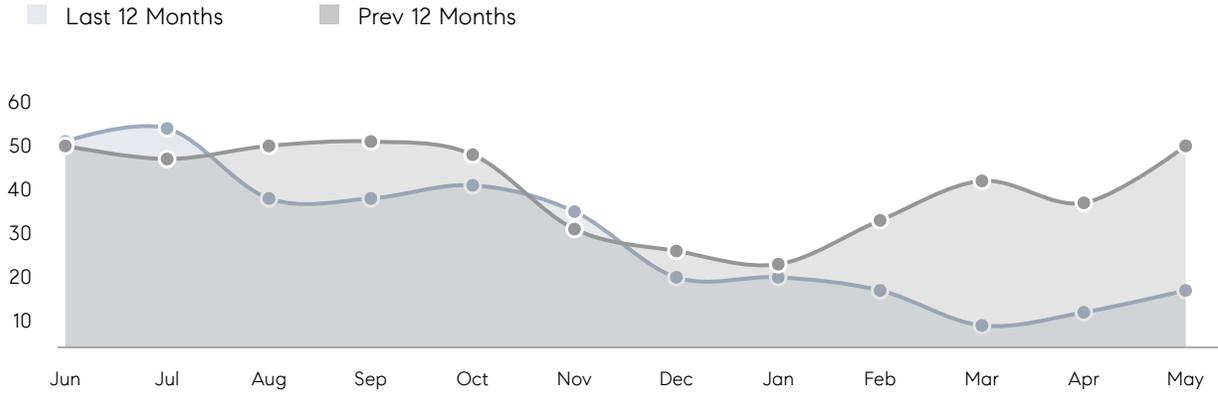
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	25	30	-17%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$542,583	\$554,484	-2.1%
	# OF CONTRACTS	19	37	-48.6%
	NEW LISTINGS	27	51	-47%
Houses	AVERAGE DOM	25	39	-36%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$629,667	\$725,750	-13%
	# OF CONTRACTS	14	32	-56%
	NEW LISTINGS	19	42	-55%
Condo/Co-op/TH	AVERAGE DOM	26	18	44%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$281,333	\$317,346	-11%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	8	9	-11%

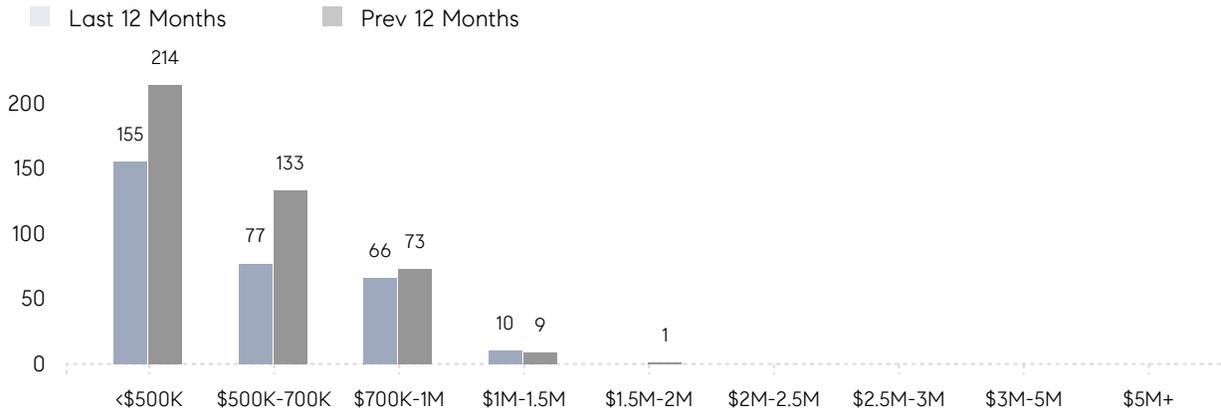
Raritan Township

MAY 2023

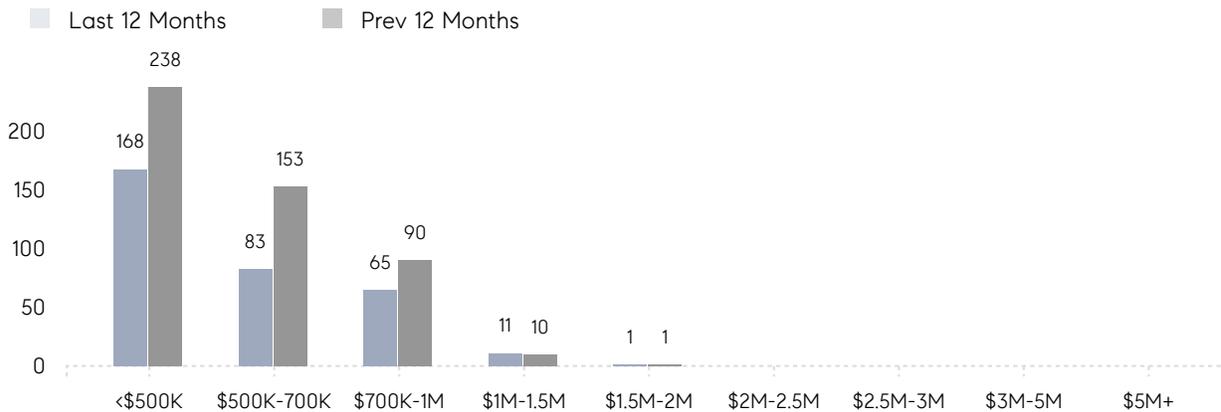
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tewksbury Township

MAY 2023

UNDER CONTRACT

11	\$1.0M	\$1.1M
Total Properties	Average Price	Median Price
-15%	14%	22%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

8	\$773K	\$716K
Total Properties	Average Price	Median Price
-20%	-25%	-26%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

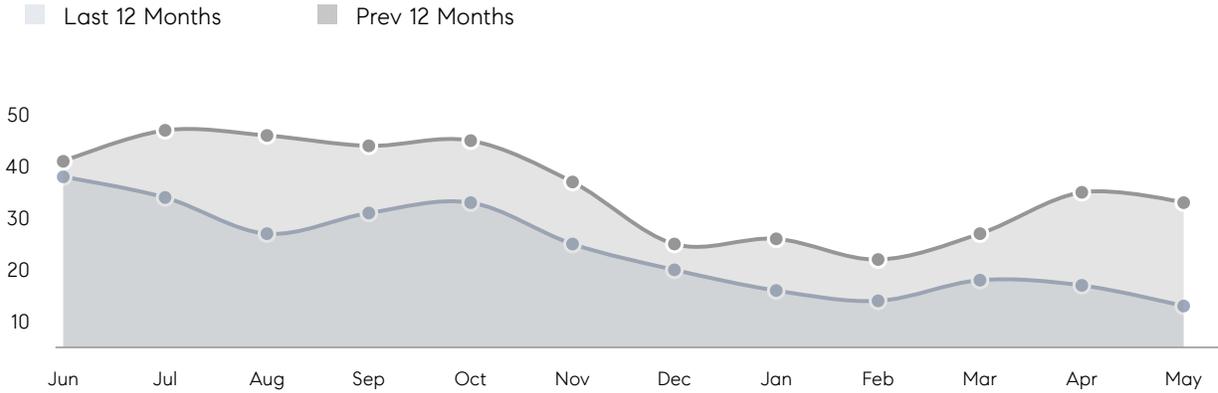
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	43	55	-22%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$773,038	\$1,033,650	-25.2%
	# OF CONTRACTS	11	13	-15.4%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	47	55	-15%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$766,929	\$1,033,650	-26%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$815,800	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	3	0%

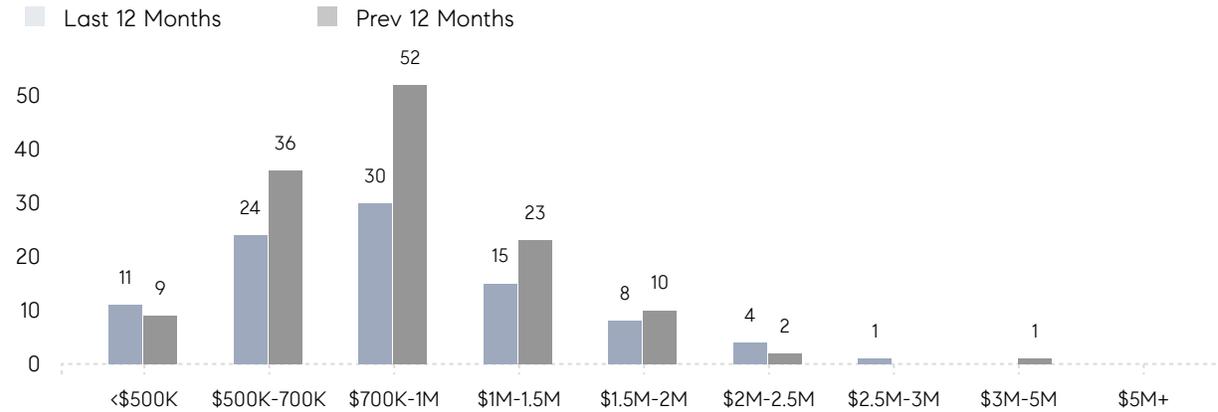
Tewksbury Township

MAY 2023

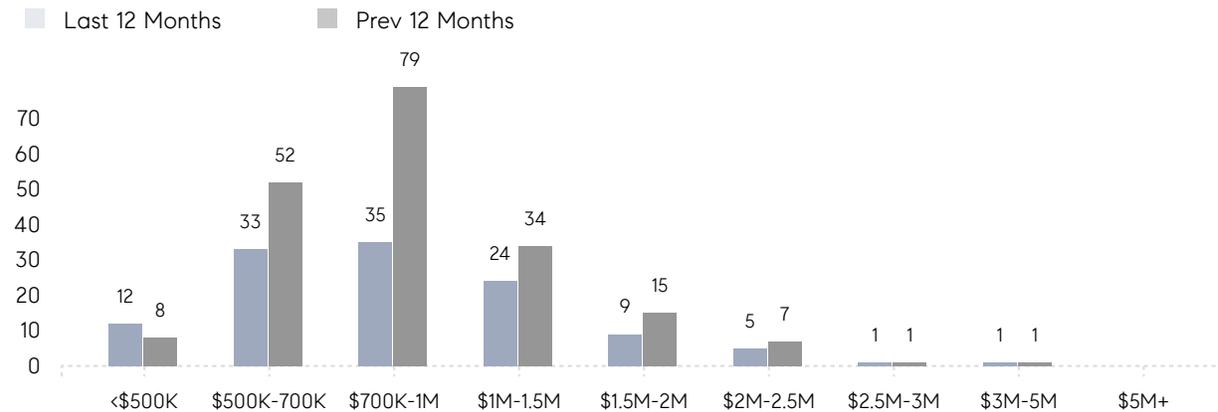
Monthly Inventory

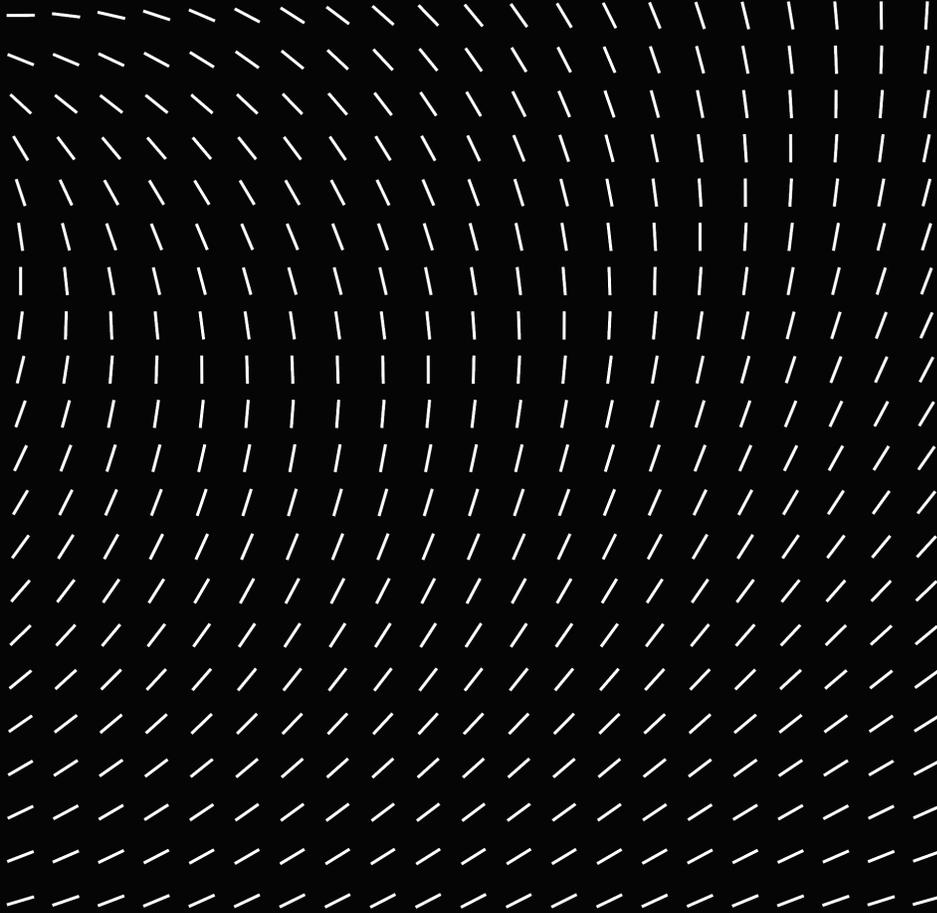


Contracts By Price Range



Listings By Price Range





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Flemington

MAY 2023



\$384K

Average
Sales Price

-75%

Decrease In Sales
From May 2022

\$384K

Median
Sales Price

0%

Change In Contracts
From May 2022

106%

Average %
Of Asking Price

-35%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Raritan Township

MAY 2023



\$542K

Average
Sales Price

-61%

Decrease In Sales
From May 2022

\$556K

Median
Sales Price

-49%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-17%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Tewksbury Township

MAY 2023



\$773K

Average
Sales Price

-20%

Decrease In Sales
From May 2022

\$716K

Median
Sales Price

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Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

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Decrease In
Days On Market
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