



COMPASS

July 2023

# Hunterdon Market Insights

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JULY 2023

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# Flemington

JULY 2023

## UNDER CONTRACT

**3**  
Total  
Properties

**\$406K**  
Average  
Price

**\$399K**  
Median  
Price

**-40%**  
Decrease From  
Jul 2022

**-3%**  
Decrease From  
Jul 2022

**25%**  
Increase From  
Jul 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$375K**  
Average  
Price

**\$375K**  
Median  
Price

**0%**  
Change From  
Jul 2022

**-30%**  
Decrease From  
Jul 2022

**-30%**  
Decrease From  
Jul 2022

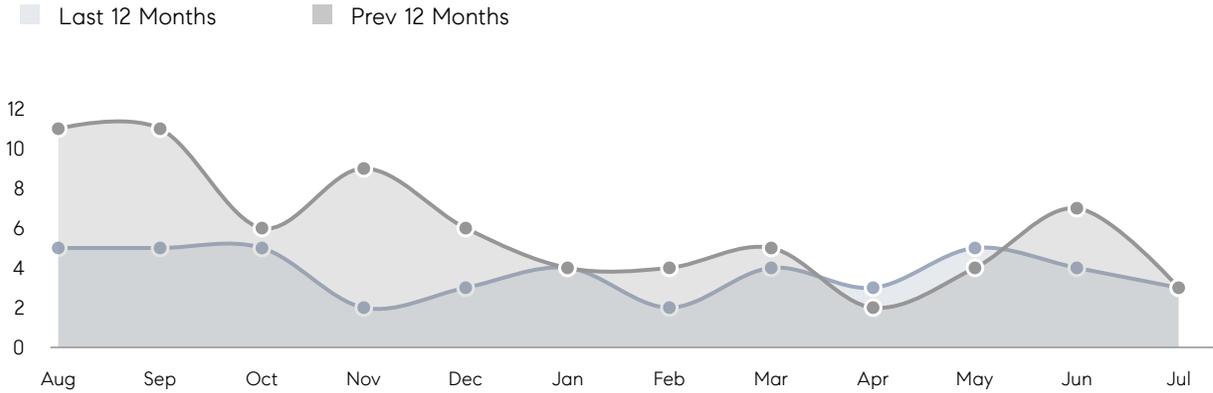
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$375,000	\$535,000	-29.9%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$375,000	\$535,000	-30%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

# Flemington

JULY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Raritan Township

JULY 2023

## UNDER CONTRACT

**24**  
Total  
Properties

**\$671K**  
Average  
Price

**\$622K**  
Median  
Price

**-27%**  
Decrease From  
Jul 2022

**27%**  
Increase From  
Jul 2022

**25%**  
Increase From  
Jul 2022

## UNITS SOLD

**24**  
Total  
Properties

**\$563K**  
Average  
Price

**\$501K**  
Median  
Price

**-41%**  
Decrease From  
Jul 2022

**1%**  
Change From  
Jul 2022

**-10%**  
Decrease From  
Jul 2022

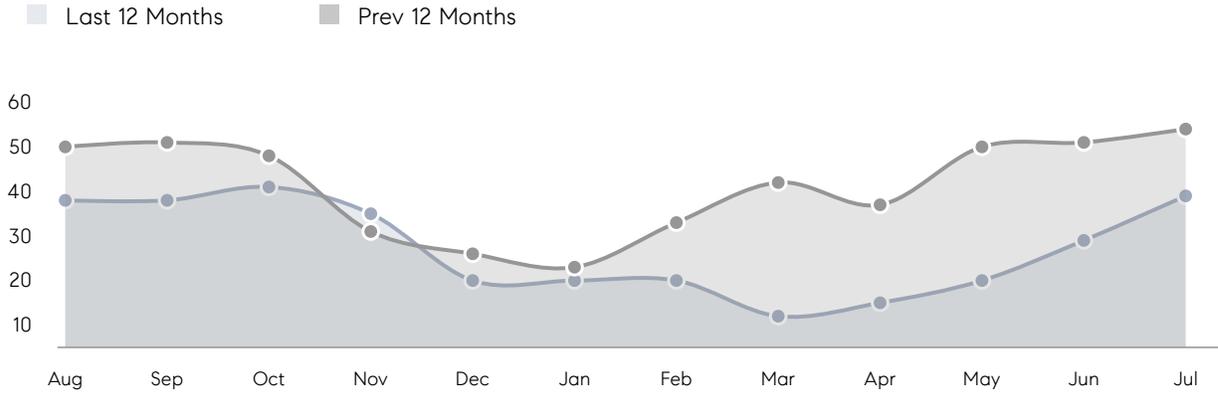
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	11	21	-48%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$563,338	\$559,234	0.7%
	# OF CONTRACTS	24	33	-27.3%
	NEW LISTINGS	37	40	-7%
Houses	AVERAGE DOM	12	22	-45%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$681,929	\$635,304	7%
	# OF CONTRACTS	21	22	-5%
	NEW LISTINGS	22	28	-21%
Condo/Co-op/TH	AVERAGE DOM	10	20	-50%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$397,310	\$323,415	23%
	# OF CONTRACTS	3	11	-73%
	NEW LISTINGS	15	12	25%

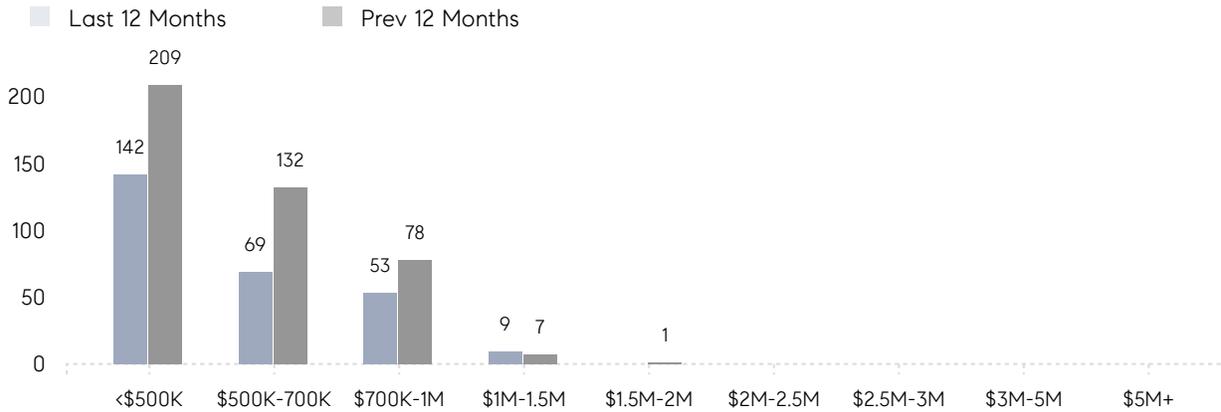
# Raritan Township

JULY 2023

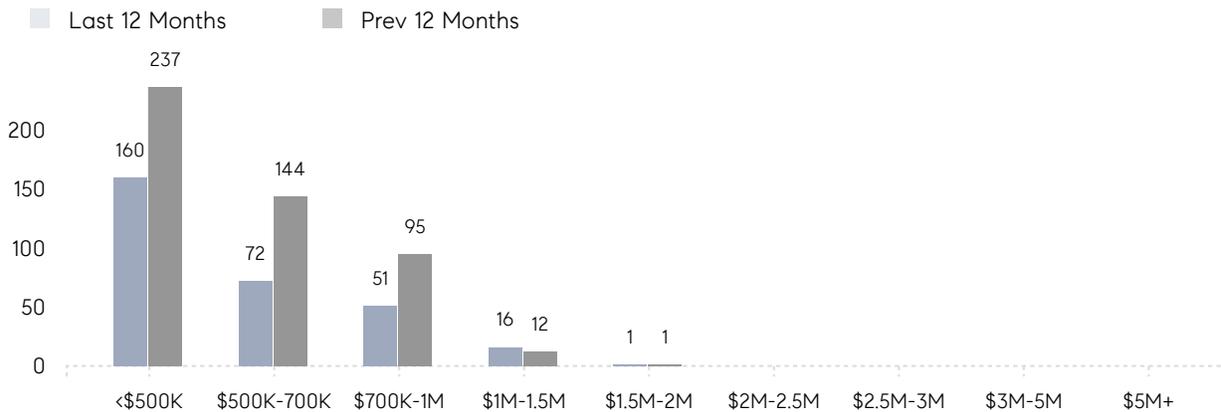
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Tewksbury Township

JULY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$843K**  
Average  
Price

**\$856K**  
Median  
Price

**-33%**  
Decrease From  
Jul 2022

**16%**  
Increase From  
Jul 2022

**20%**  
Increase From  
Jul 2022

## UNITS SOLD

**4**  
Total  
Properties

**\$1.4M**  
Average  
Price

**\$1.2M**  
Median  
Price

**-60%**  
Decrease From  
Jul 2022

**68%**  
Increase From  
Jul 2022

**68%**  
Increase From  
Jul 2022

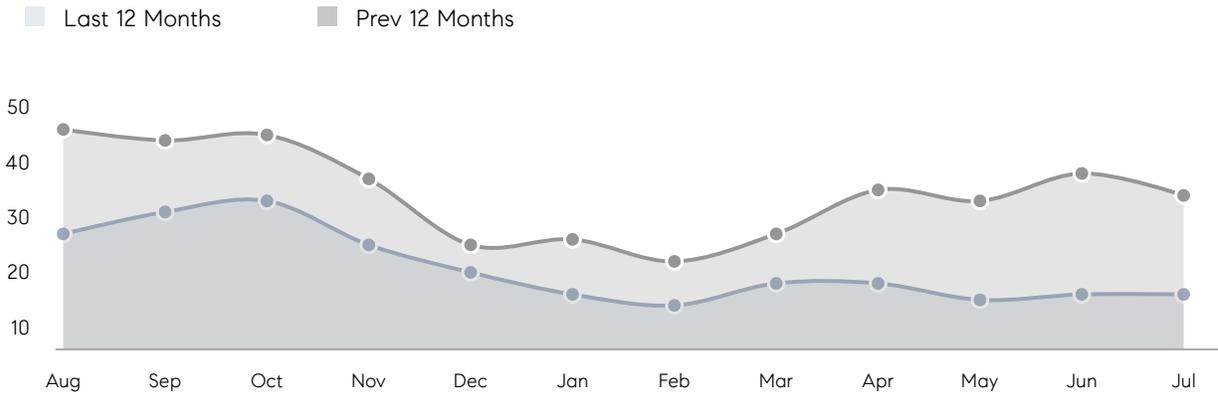
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	34	41	-17%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,476,250	\$876,495	68.4%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	9	6	50%
Houses	AVERAGE DOM	34	42	-19%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,476,250	\$976,421	51%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	9	5	80%
Condo/Co-op/TH	AVERAGE DOM	-	36	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$643,333	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

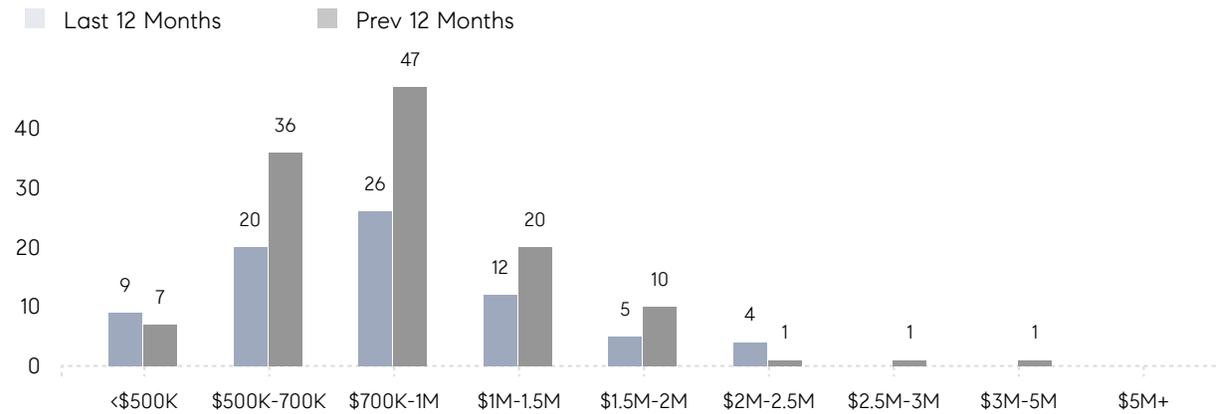
# Tewksbury Township

JULY 2023

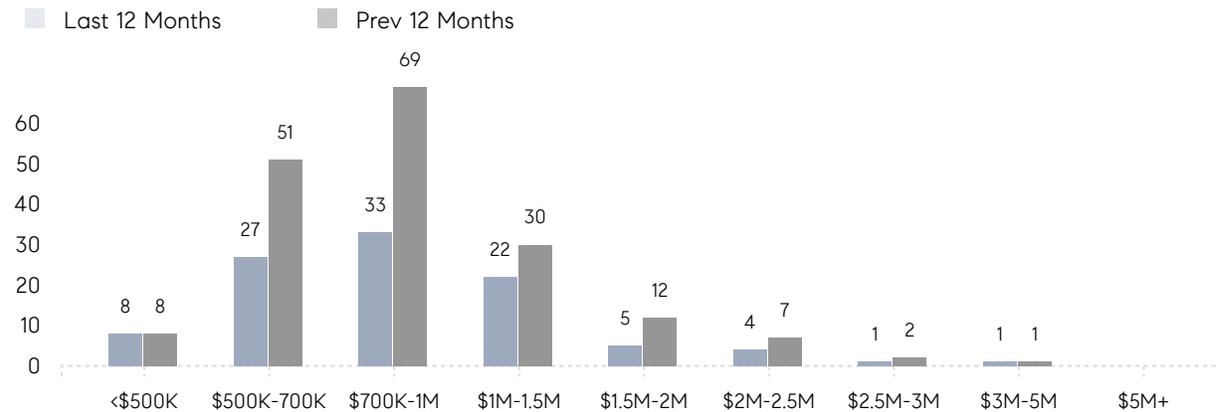
## Monthly Inventory

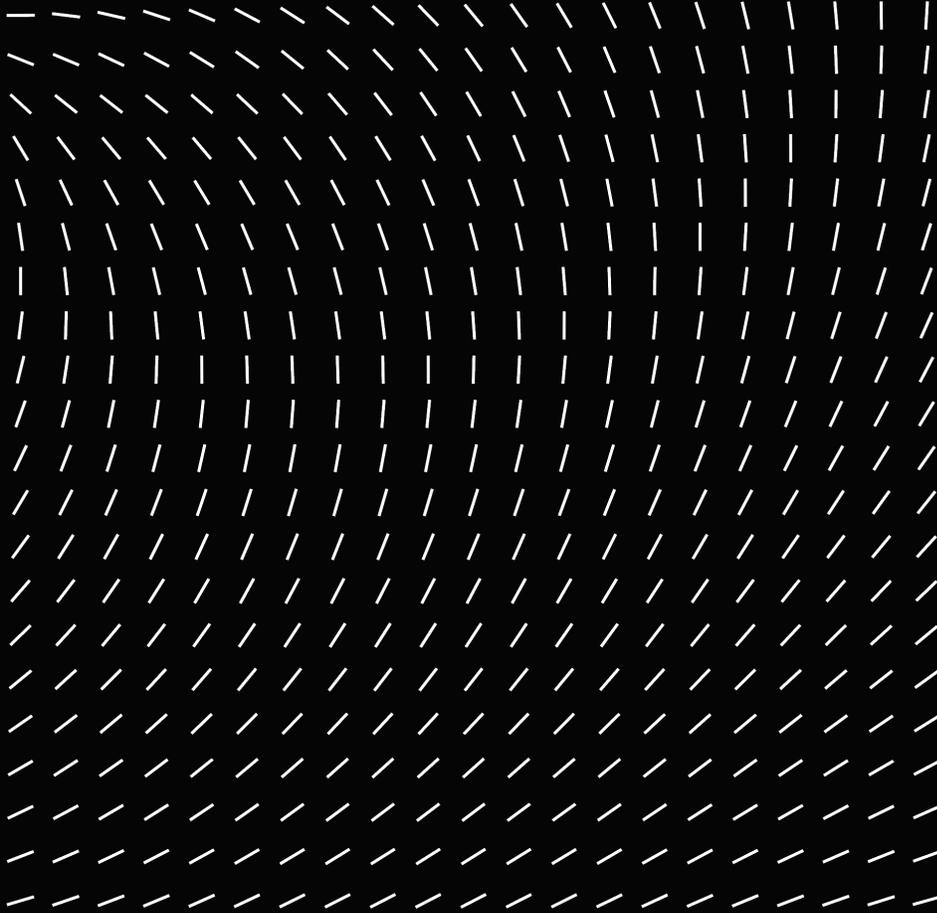


## Contracts By Price Range



## Listings By Price Range





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# Flemington

JULY 2023



## \$375K

Average  
Sales Price

## 0%

Change In Sales  
From Jul 2022

## \$375K

Median  
Sales Price

## -40%

Decrease In Contracts  
From Jul 2022

## 108%

Average %  
Of Asking Price

## 85%

Increase In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Raritan Township

JULY 2023



**\$563K**

Average  
Sales Price

**-41%**

Decrease In Sales  
From Jul 2022

**\$501K**

Median  
Sales Price

**-27%**

Decrease In Contracts  
From Jul 2022

**107%**

Average %  
Of Asking Price

**-48%**

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Tewksbury Township

JULY 2023



**\$1.4M**

Average  
Sales Price

**-60%**

Decrease In Sales  
From Jul 2022

**\$1.2M**

Median  
Sales Price

**-33%**

Decrease In Contracts  
From Jul 2022

**100%**

Average %  
Of Asking Price

**-17%**

Decrease In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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