

COMPASS

February 2023

Hunterdon Market Insights

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Flemington

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$310K
Average
Price

\$325K
Median
Price

400%
Increase From
Feb 2022

-4%
Decrease From
Feb 2022

-
Change From
Feb 2022

UNITS SOLD

1
Total
Properties

\$400K
Average
Price

\$400K
Median
Price

-50%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

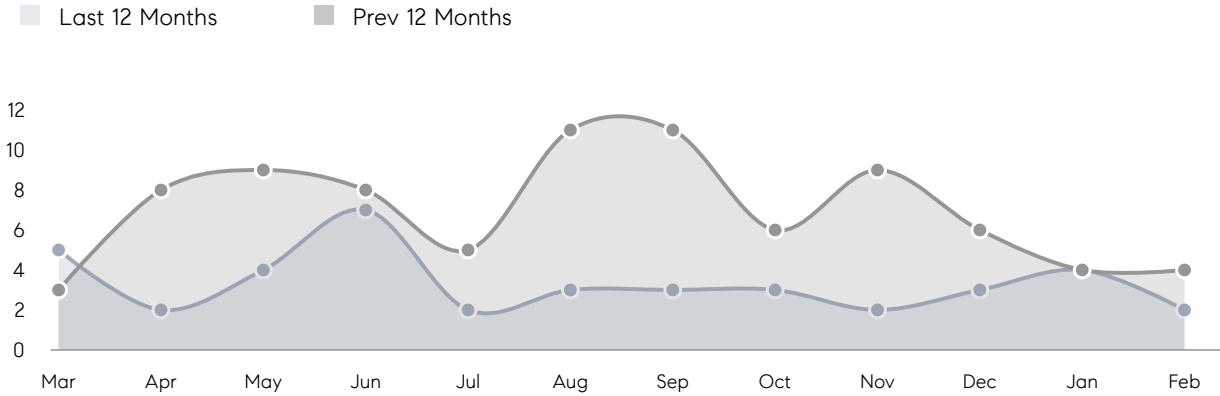
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	52	80	-35%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$400,000	\$459,500	-12.9%
	# OF CONTRACTS	5	1	400.0%
	NEW LISTINGS	3	1	200%
Houses	AVERAGE DOM	52	153	-66%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$400,000	\$570,000	-30%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$349,000	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	1	100%

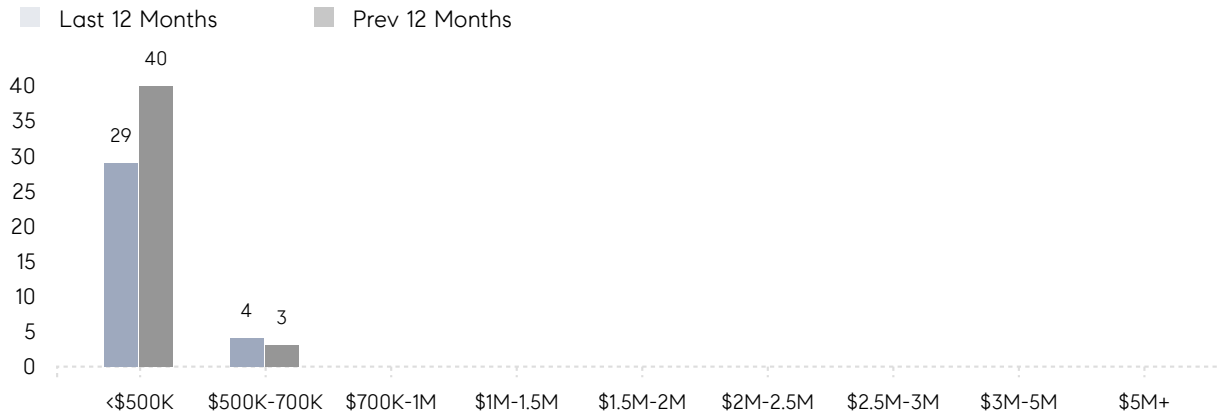
Flemington

FEBRUARY 2023

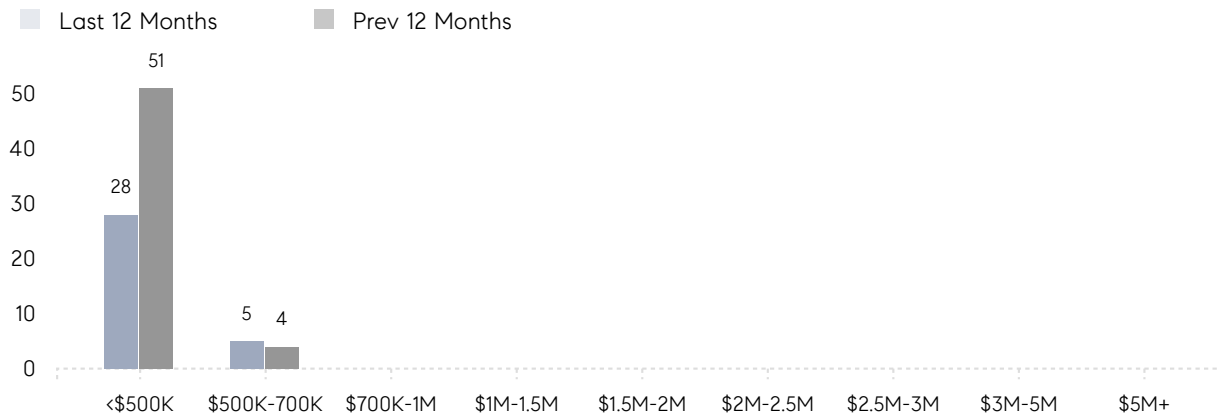
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Raritan Township

FEBRUARY 2023

UNDER CONTRACT

13
Total
Properties

\$542K
Average
Price

\$509K
Median
Price

-55%
Decrease From
Feb 2022

-6%
Decrease From
Feb 2022

17%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$437K
Average
Price

\$312K
Median
Price

-65%
Decrease From
Feb 2022

5%
Increase From
Feb 2022

-18%
Decrease From
Feb 2022

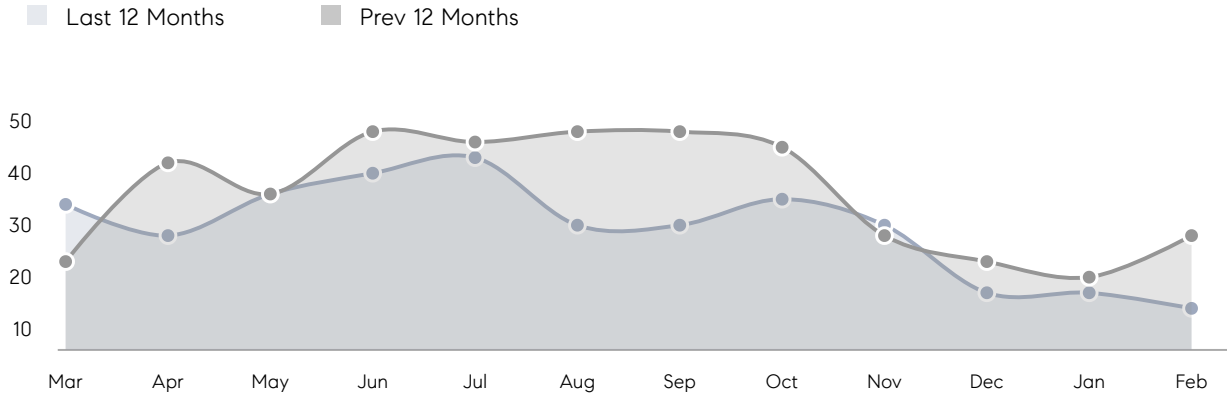
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	26	30	-13%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$437,988	\$418,170	4.7%
	# OF CONTRACTS	13	29	-55.2%
	NEW LISTINGS	14	42	-67%
Houses	AVERAGE DOM	24	35	-31%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$706,300	\$533,455	32%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	7	22	-68%
Condo/Co-op/TH	AVERAGE DOM	28	25	12%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$277,000	\$312,492	-11%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	7	20	-65%

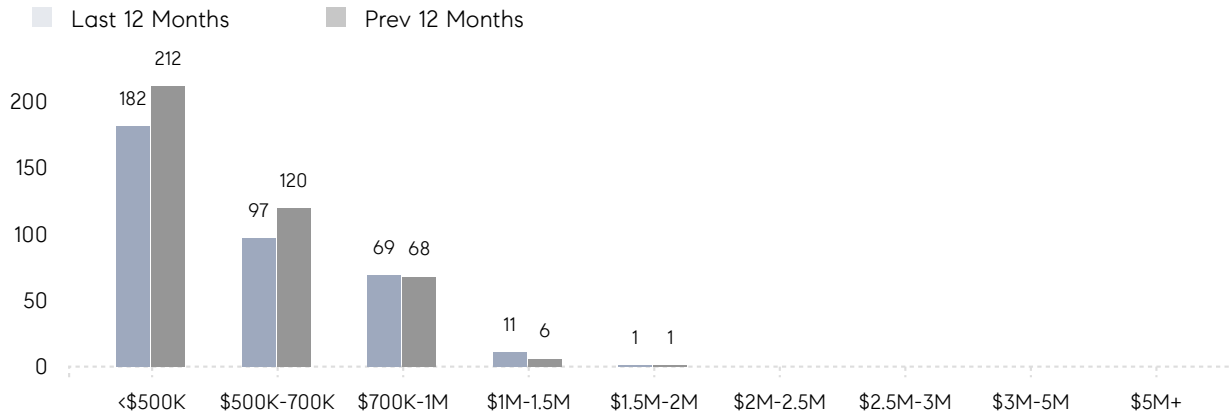
Raritan Township

FEBRUARY 2023

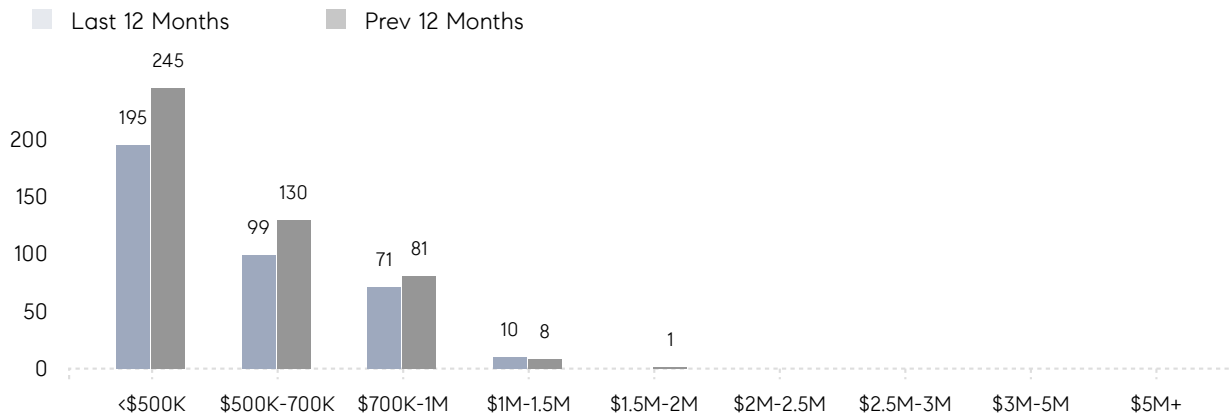
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tewksbury Township

FEBRUARY 2023

UNDER CONTRACT

5	\$849K	\$775K
Total Properties	Average Price	Median Price
-55%	-9%	-3%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

4	\$793K	\$721K
Total Properties	Average Price	Median Price
-20%	-16%	-15%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

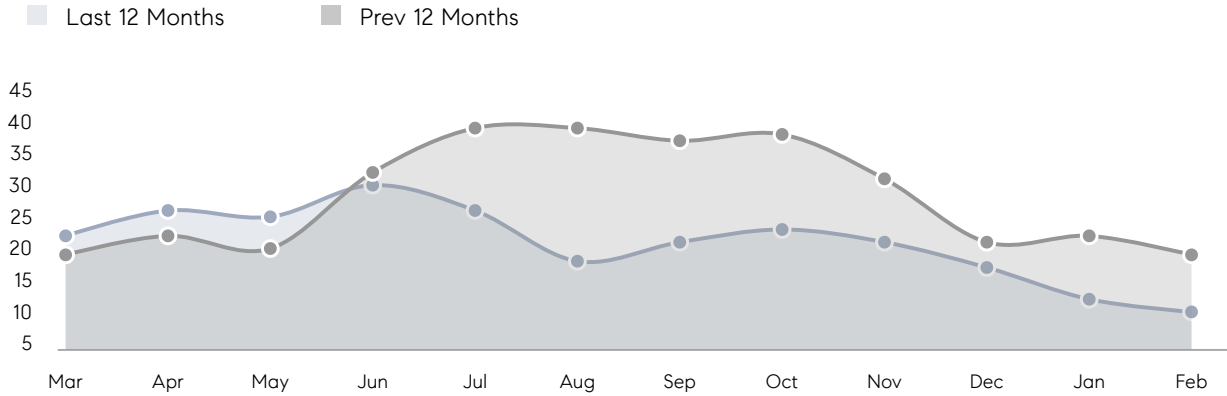
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	83	131	-37%
	% OF ASKING PRICE	95%	97%	
	AVERAGE SOLD PRICE	\$793,125	\$948,200	-16.4%
	# OF CONTRACTS	5	11	-54.5%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	83	131	-37%
	% OF ASKING PRICE	95%	97%	
	AVERAGE SOLD PRICE	\$793,125	\$948,200	-16%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	1	0%

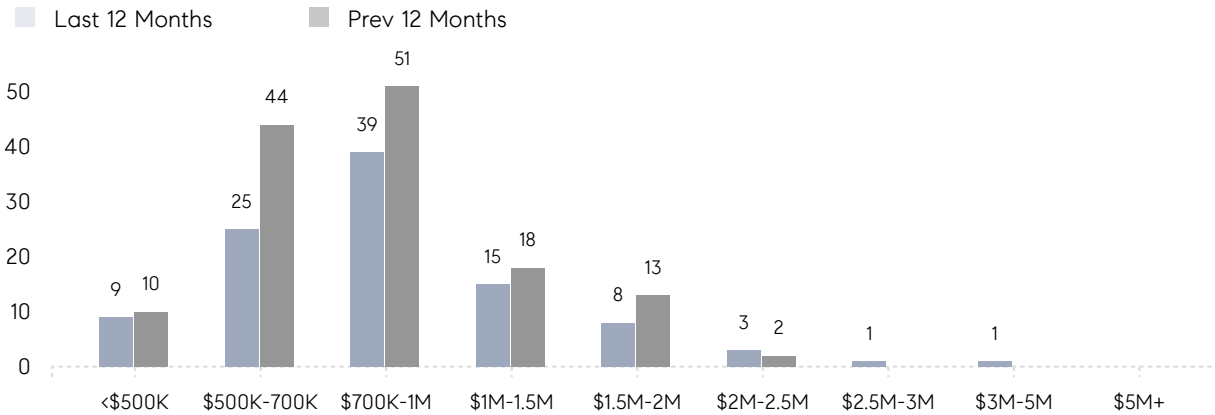
Tewksbury Township

FEBRUARY 2023

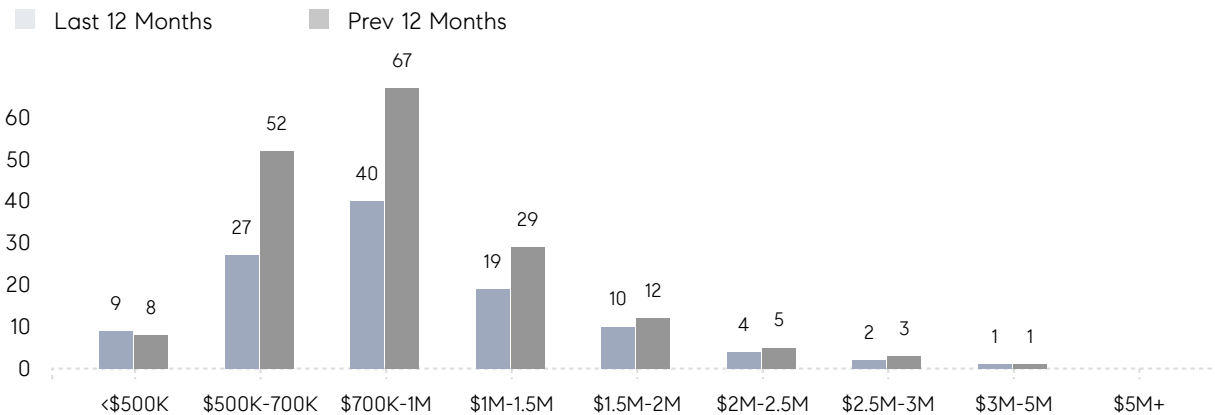
Monthly Inventory

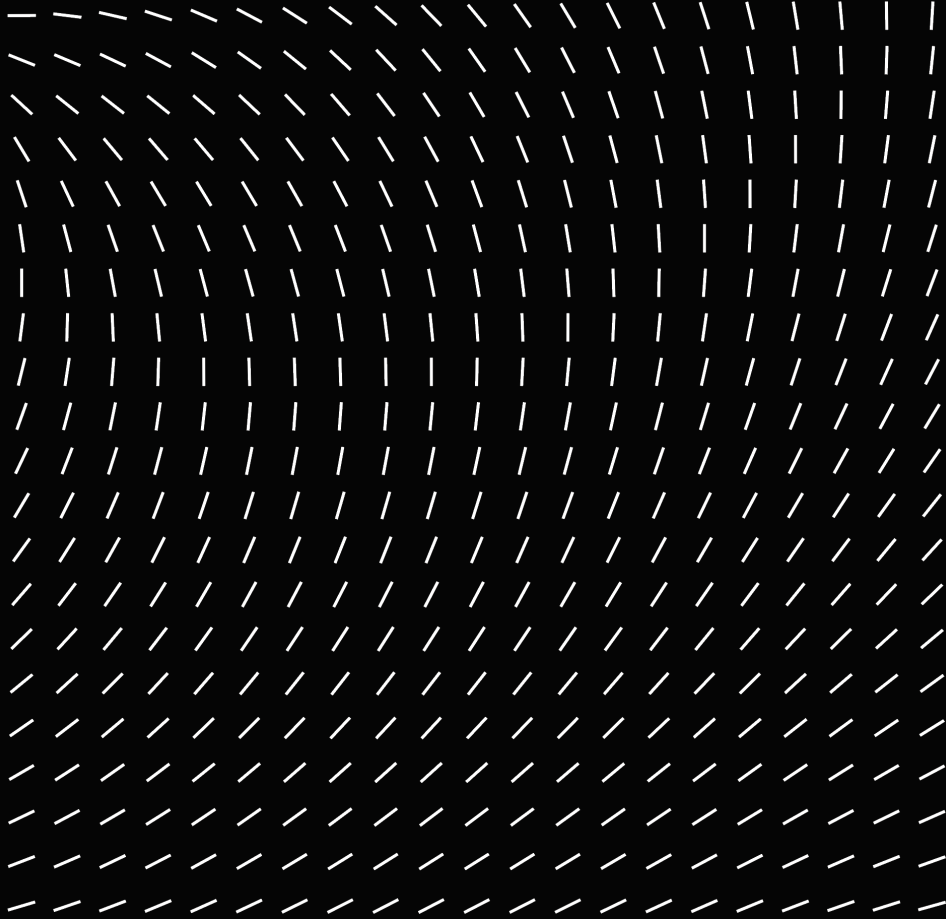


Contracts By Price Range



Listings By Price Range





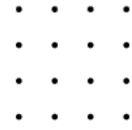
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Flemington

FEBRUARY 2023



\$400K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$400K

Median
Sales Price

400%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-35%

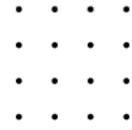
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Raritan Township

FEBRUARY 2023



\$437K

Average
Sales Price

-65%

Decrease In Sales
From Feb 2022

\$312K

Median
Sales Price

-55%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-13%

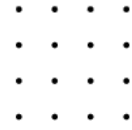
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Tewksbury Township

FEBRUARY 2023



\$793K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$721K

Median
Sales Price

-55%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

-37%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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