

## Local Market Update for February 2024

Provided by New Jersey REALTORS®



# Hunterdon County

Hunterdon County

## Single Family

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	91	95	+ 4.4%	155	187	+ 20.6%
Closed Sales	62	67	+ 8.1%	137	136	- 0.7%
Days on Market Until Sale	61	46	- 24.6%	56	47	- 16.1%
Median Sales Price*	\$490,000	\$560,000	+ 14.3%	\$475,000	\$561,500	+ 18.2%
Percent of List Price Received*	98.0%	102.1%	+ 4.2%	98.2%	101.2%	+ 3.1%
Inventory of Homes for Sale	197	218	+ 10.7%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

## Townhouse-Condo

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	24	23	- 4.2%	47	44	- 6.4%
Closed Sales	16	11	- 31.3%	41	34	- 17.1%
Days on Market Until Sale	35	26	- 25.7%	33	25	- 24.2%
Median Sales Price*	\$268,750	\$350,000	+ 30.2%	\$282,500	\$350,500	+ 24.1%
Percent of List Price Received*	100.5%	105.0%	+ 4.5%	100.6%	103.2%	+ 2.6%
Inventory of Homes for Sale	32	27	- 15.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

## Adult Community

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	2	5	+ 150.0%	4	9	+ 125.0%
Closed Sales	2	3	+ 50.0%	3	6	+ 100.0%
Days on Market Until Sale	42	39	- 7.1%	50	35	- 30.0%
Median Sales Price*	\$647,450	\$245,000	- 62.2%	\$700,000	\$489,500	- 30.1%
Percent of List Price Received*	102.4%	103.9%	+ 1.5%	100.3%	103.3%	+ 3.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.3	1.6	+ 433.3%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Historical Median Sales Price by Property Type By Month

