

Local Market Update for February 2024

Provided by New Jersey REALTORS®



Hunterdon County

Hunterdon County

Single Family

	February			Year to Date		
Key Metrics	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

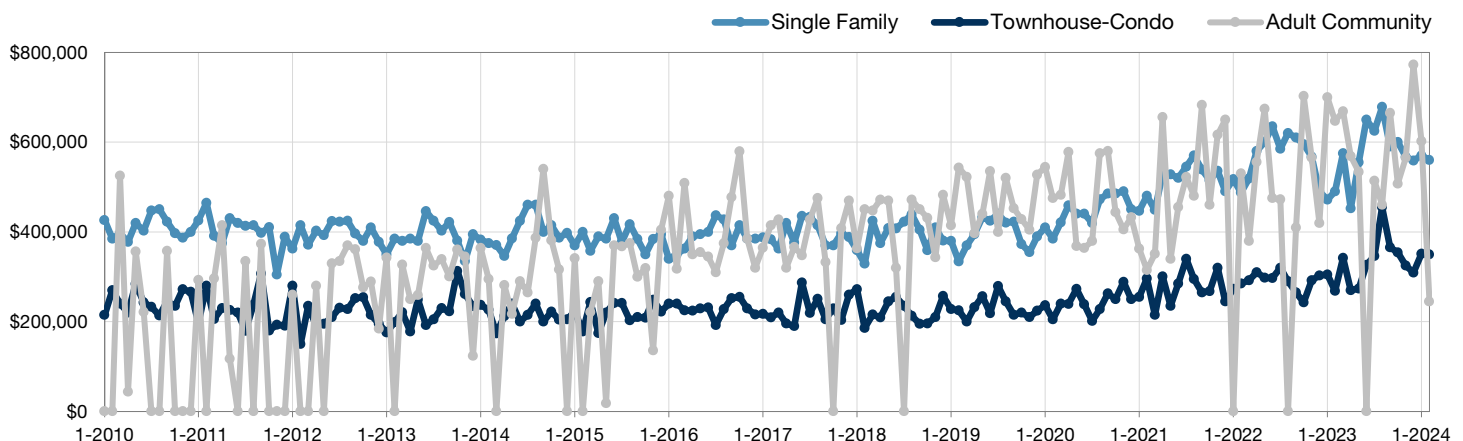
	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	24	23	- 4.2%	47	44	- 6.4%
Closed Sales	16	11	- 31.3%	41	34	- 17.1%
Days on Market Until Sale	35	26	- 25.7%	33	25	- 24.2%
Median Sales Price*	\$268,750	\$350,000	+ 30.2%	\$282,500	\$350,500	+ 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

	February			Year to Date		
Key Metrics	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



Current as of March 20, 2024. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2024 ShowingTime.