

Local Market Update for January 2024

Provided by New Jersey REALTORS®



Hunterdon County

Hunterdon County

Single Family

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	64	92	+ 43.8%	64	92	+ 43.8%
Closed Sales	75	69	- 8.0%	75	69	- 8.0%
Days on Market Until Sale	52	49	- 5.8%	52	49	- 5.8%
Median Sales Price*	\$472,000	\$570,000	+ 20.8%	\$472,000	\$570,000	+ 20.8%
Percent of List Price Received*	98.4%	100.4%	+ 2.0%	98.4%	100.4%	+ 2.0%
Inventory of Homes for Sale	207	203	- 1.9%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	23	21	- 8.7%	23	21	- 8.7%
Closed Sales	25	23	- 8.0%	25	23	- 8.0%
Days on Market Until Sale	31	24	- 22.6%	31	24	- 22.6%
Median Sales Price*	\$305,000	\$351,000	+ 15.1%	\$305,000	\$351,000	+ 15.1%
Percent of List Price Received*	100.7%	102.3%	+ 1.6%	100.7%	102.3%	+ 1.6%
Inventory of Homes for Sale	35	22	- 37.1%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	67	31	- 53.7%	67	31	- 53.7%
Median Sales Price*	\$700,000	\$602,000	- 14.0%	\$700,000	\$602,000	- 14.0%
Percent of List Price Received*	96.2%	102.8%	+ 6.9%	96.2%	102.8%	+ 6.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

* 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

