

April 2024

Hunterdon County, NJ

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$8,653,500	\$6,606,700	30.98%
Avg Sold Price	\$719,416	\$747,250	-3.72%
Median Sold Price	\$524,500	\$440,000	19.20%
Units Sold	12	9	33.33%
Avg Days on Market	69	82	-15.85%
Avg List Price for Solds	\$721,125	\$734,077	-1.76%
Avg SP to OLP Ratio	96.5%	100.4%	-3.87%
Ratio of Avg SP to Avg OLP	98.3%	99.6%	-1.33%
Attached Avg Sold Price	\$712,000	\$340,000	109.41%
Detached Avg Sold Price	\$724,714	\$1,073,050	-32.46%
Attached Units Sold	5	4	25.00%
Detached Units Sold	7	5	40.00%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Apr 2024	Apr 2023	% Change
Active Listings	47	32	46.88%
New Listings	25	16	56.25%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	18	17	5.88%
All Pending	45	45	0.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	7
FHA	0
Other	0
Owner	1
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	0
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	3
181 to 360	1
361 to 720	0
721+	0

Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
<\$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	1	1	0
\$300K to \$399,999	1	0	0	0	0	0	0	3	1	0
\$400K to \$499,999	2	1	1	0	0	0	0	5	5	0
\$500K to \$599,999	0	0	0	2	0	0	0	4	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	7	0	0
\$800K to \$999,999	0	0	0	1	0	1	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	4	1	1	3	2	1	0	39	7	1
Avg Sold Price	\$369,375	\$480,000	\$445,500	\$697,000	\$1,575,000	\$989,000	\$0			
Prev Year - Avg Sold Price	\$324,000	\$306,666	\$3,170,000	\$0	\$623,750	\$0	\$440,000			
Avg Sold % Change	14.00%	56.52%	-85.95%	0.00%	152.51%	0.00%	0.00%			
Prev Year - # of Solds	1	3	1	0	3	0	1			