

THE LONG & FOSTER MARKET MINUTE™

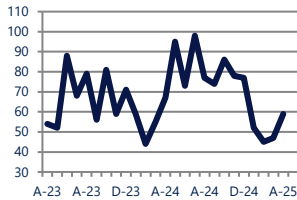
FOCUS ON: **HAMILTON, MERCERVILLE, AND YARVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): **08619, 08610, 08690 and 08620**

Units Sold

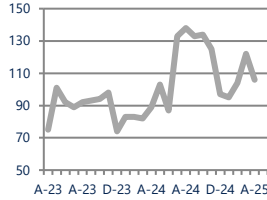
59



Down -12%
Vs. Year Ago

Active Inventory

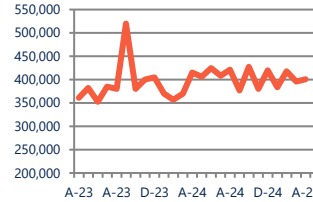
106



Up 19%
Vs. Year Ago

Median Sale Price

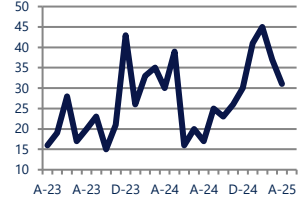
\$401,000



Down -3%
Vs. Year Ago

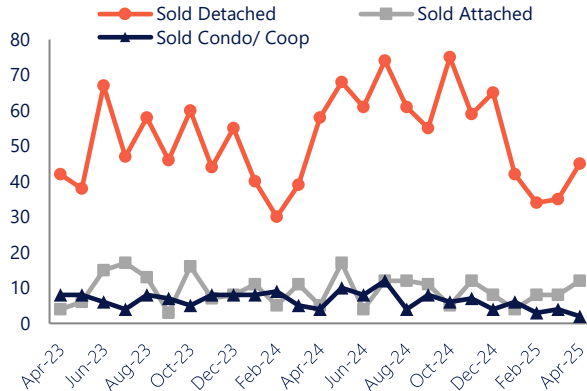
Days On Market

31



Up 3%
Vs. Year Ago

Units Sold*



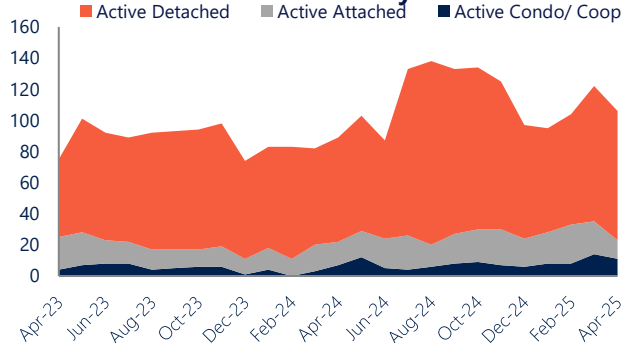
Units Sold

There was an increase in total units sold in April, with 59 sold this month in Hamilton, Mercerville, and Yardville versus 47 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 12% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 19%. The total number of active inventory this April was 106 compared to 89 in April 2024. This month's total of 106 is lower than the previous month's total supply of available inventory of 122, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hamilton, Mercerville, and Yardville Homes was \$415,000. This April, the median sale price was \$401,000, a decrease of 3% or \$14,000 compared to last year. The current median sold price is 1% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hamilton, Mercerville, and Yardville are defined as properties listed in zip code/s 08619, 08610, 08690 and 08620.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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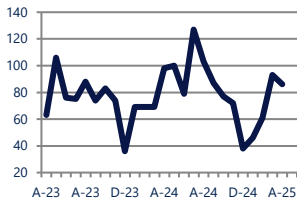
FOCUS ON: **HAMILTON, MERCERVILLE, AND YARVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08619, 08610, 08690 and 08620

New Listings

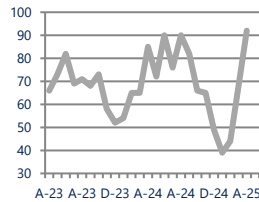
86



Down -12%
Vs. Year Ago

Current Contracts

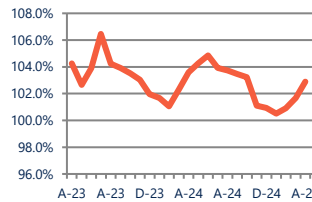
92



Up 8%
Vs. Year Ago

Sold Vs. List Price

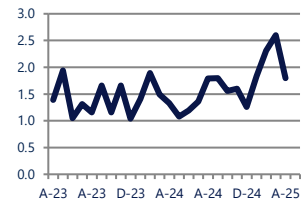
102.9%



Down -0.7%
Vs. Year Ago

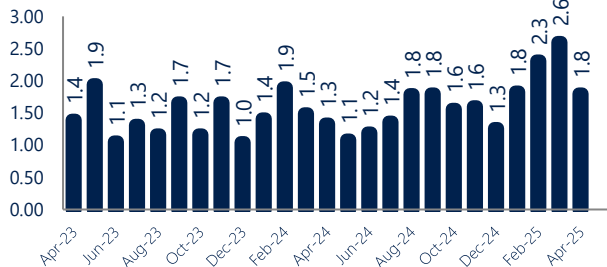
Months of Supply

1.8



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

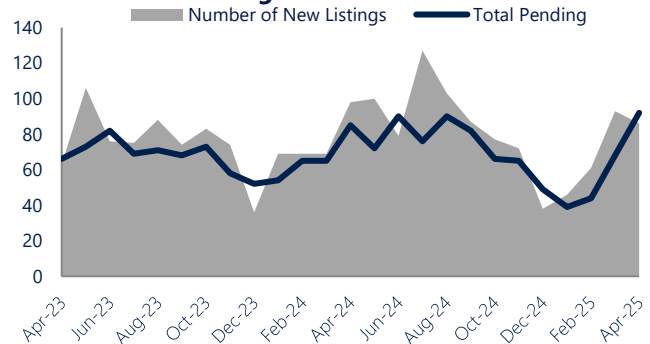
In April, there was 1.8 months of supply available in Hamilton, Mercerville, and Yardville, compared to 1.3 in April 2024. That is an increase of 35% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

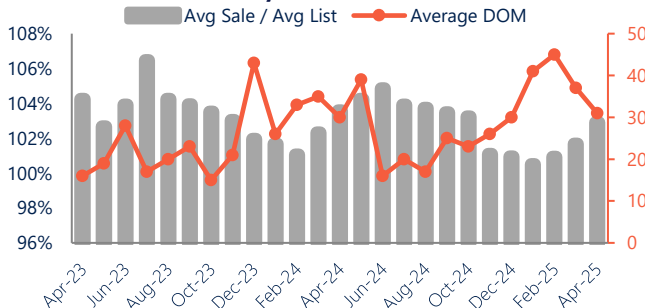
New Listings & Current Contracts

This month there were 86 homes newly listed for sale in Hamilton, Mercerville, and Yardville compared to 98 in April 2024, a decrease of 12%. There were 92 current contracts pending sale this April compared to 85 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Hamilton, Mercerville, and Yardville was 102.9% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 30, an increase of 3%.

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