



The Long & Foster Market Minute™

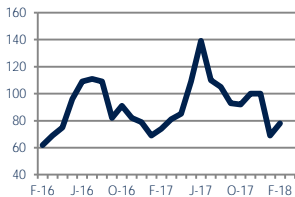
Focus On: Hamilton, Mercerville, and Yardville Housing Market

February 2018

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

Units Sold

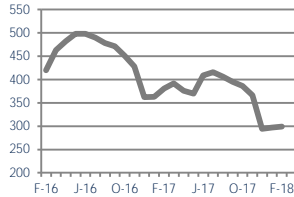
78



Up 5%
Vs. Year Ago

Active Inventory

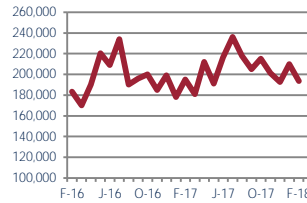
299



Down -22%
Vs. Year Ago

Median Sale Price

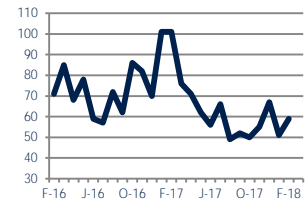
\$193,500



Down -1%
Vs. Year Ago

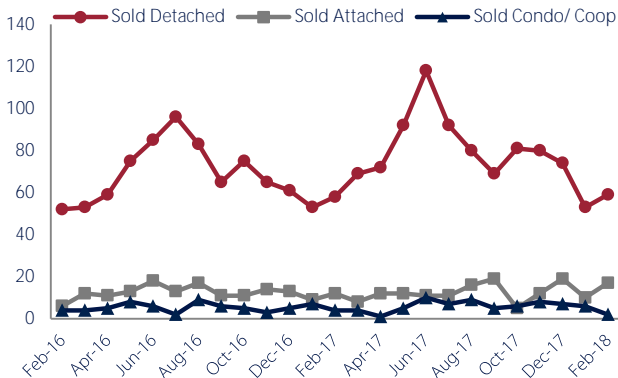
Days On Market

59



Down -42%
Vs. Year Ago

Units Sold*



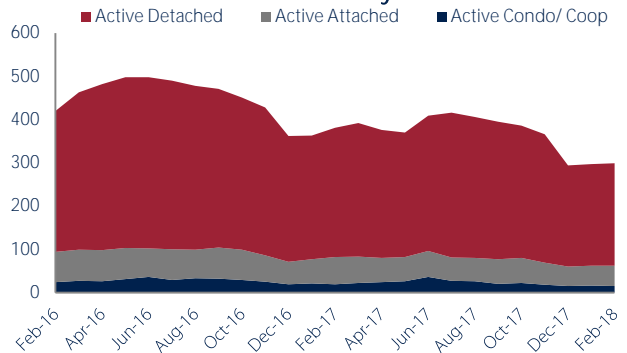
Units Sold

There was an increase in total units sold in February, with 78 sold this month in Hamilton, Mercerville, and Yardville versus 69 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 5% versus February 2017.

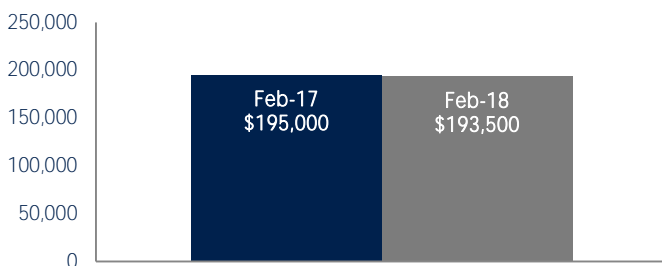
Active Inventory

Versus last year, the total number of homes available this month is lower by 82 units or 22%. The total number of active inventory this February was 299 compared to 381 in February 2017. This month's total of 299 is higher than the previous month's total supply of available inventory of 297, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Hamilton, Mercerville, and Yardville Homes was \$195,000. This February, the median sale price was \$193,500, a decrease of 1% or \$1,500 compared to last year. The current median sold price is 8% lower than in January.

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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



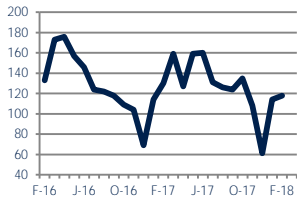
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

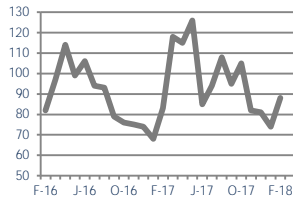
118



Down -9%
Vs. Year Ago

Current Contracts

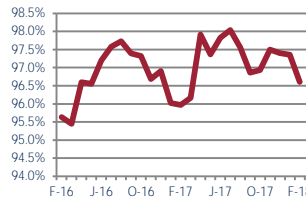
88



Up 6%
Vs. Year Ago

Sold Vs. List Price

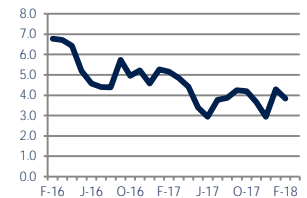
96.6%



Up 0.7%
Vs. Year Ago

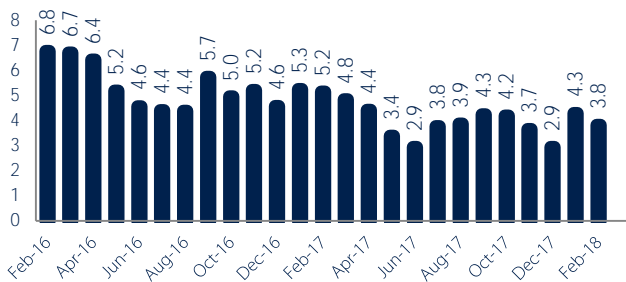
Months of Supply

3.8



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

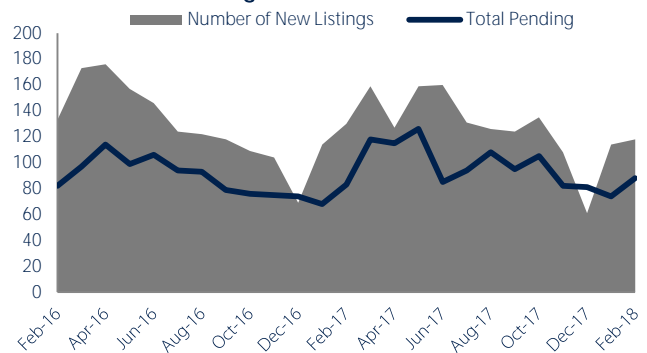
In February, there was 3.8 months of supply available in Hamilton, Mercerville, and Yardville, compared to 5.1 in February 2017. That is a decrease of 26% versus a year ago.

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.

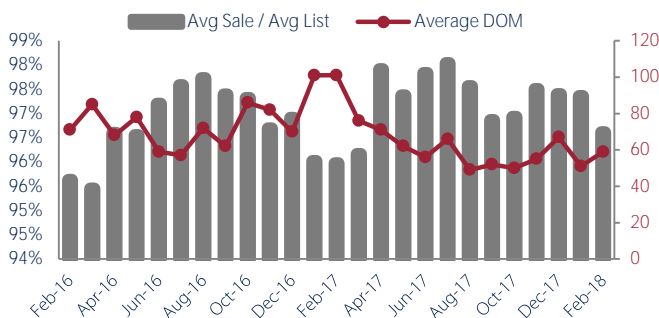
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Hamilton, Mercerville, and Yardville compared to 130 in February 2017, a decrease of 9%. There were 88 current contracts pending sale this February compared to 83 a year ago. The number of current contracts is 6% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Hamilton, Mercerville, and Yardville was 96.6% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 101, a decrease of 42%.



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