

THE LONG & FOSTER MARKET MINUTE™

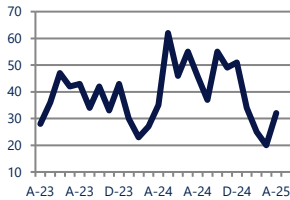
FOCUS ON: **HAMILTON SQUARE-MERCERVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08690 and 08619

Units Sold

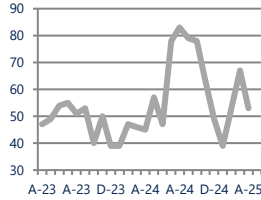
32



Down
Vs. Year Ago

Active Inventory

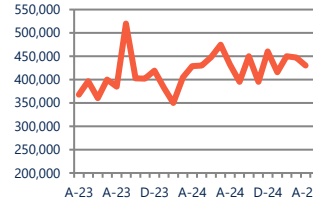
53



Up 18%
Vs. Year Ago

Median Sale Price

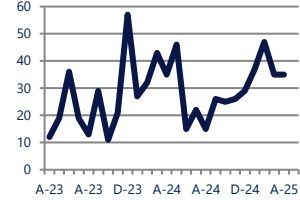
\$430,500



No Change
Vs. Year Ago

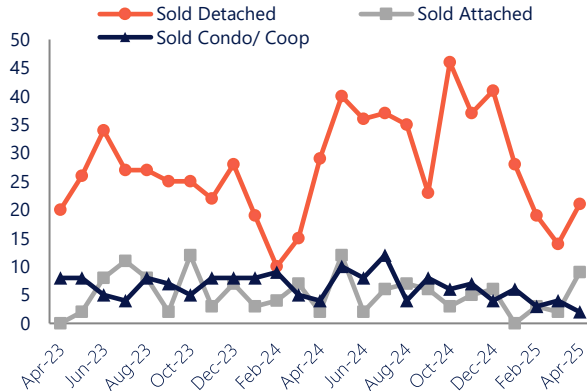
Days On Market

35



No Change
Vs. Year Ago

Units Sold*



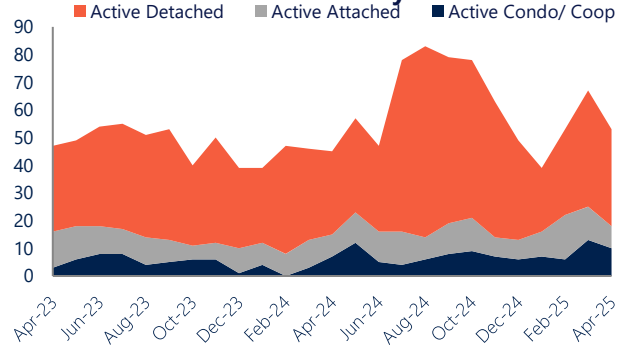
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 32 sold this month in Hamilton Square-Mercerville. This month's total units sold was lower than at this time last year, a decrease from April 2024.

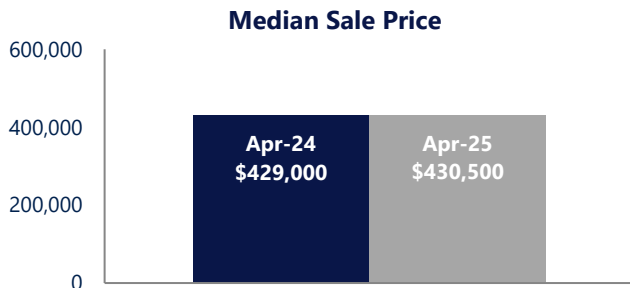
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 18%. The total number of active inventory this April was 53 compared to 45 in April 2024. This month's total of 53 is lower than the previous month's total supply of available inventory of 67, a decrease of 21%.

Active Inventory*



Median Sale Price



Last April, the median sale price for Hamilton Square-Mercerville Homes was \$429,000. This April, the median sale price was \$430,500, which is similar compared to a year ago. The current median sold price is 4% 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 Square-Mercerville are defined as properties listed in zip code/s 08690 and 08619.

*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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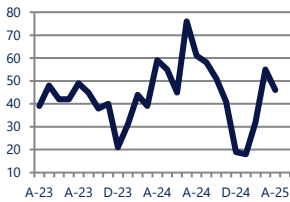
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APRIL 2025

Zip Code(s): 08690 and 08619

New Listings

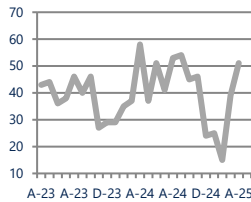
46



Down -22%
Vs. Year Ago

Current Contracts

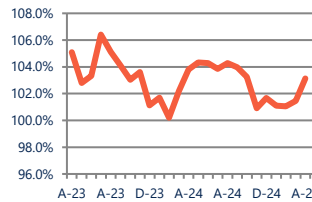
51



Down -12%
Vs. Year Ago

Sold Vs. List Price

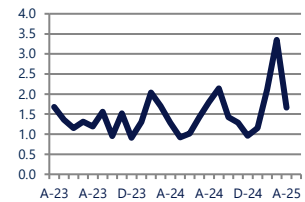
103.1%



Down -0.6%
Vs. Year Ago

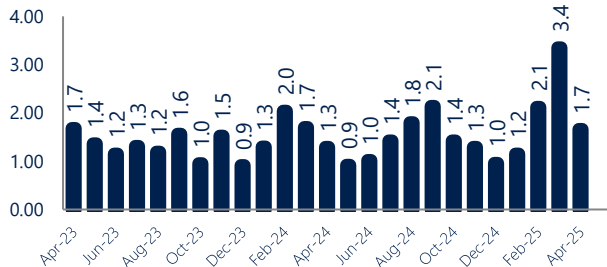
Months of Supply

1.7



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

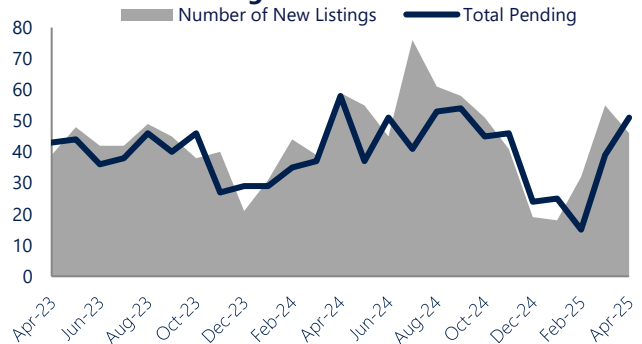
In April, there was 1.7 months of supply available in Hamilton Square-Mercerville, compared to 1.3 in April 2024. That is an increase of 29% versus a year ago.

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.

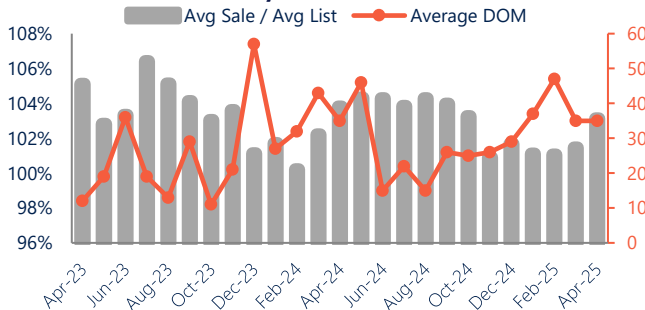
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Hamilton Square-Mercerville compared to 59 in April 2024, a decrease of 22%. There were 51 current contracts pending sale this April compared to 58 a year ago. The number of current contracts is 12% lower 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 Square-Mercerville was 103.1% 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 35, which is similar compared to a year ago.

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