

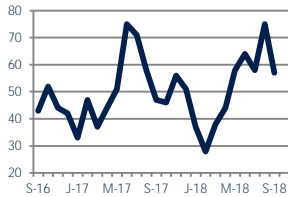
Focus On: Hamilton Square-Mercerville Housing Market

September 2018

Zip Code(s): 08690 and 08619

Units Sold

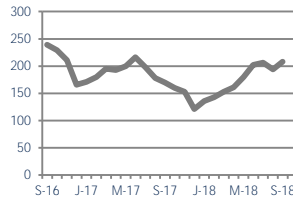
57



Up 21%
Vs. Year Ago

Active Inventory

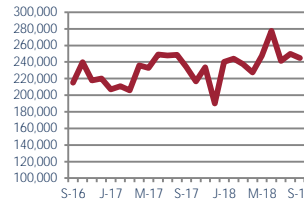
208



Up 22%
Vs. Year Ago

Median Sale Price

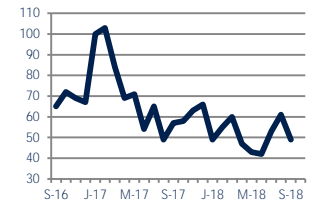
\$245,000



Up 5%
Vs. Year Ago

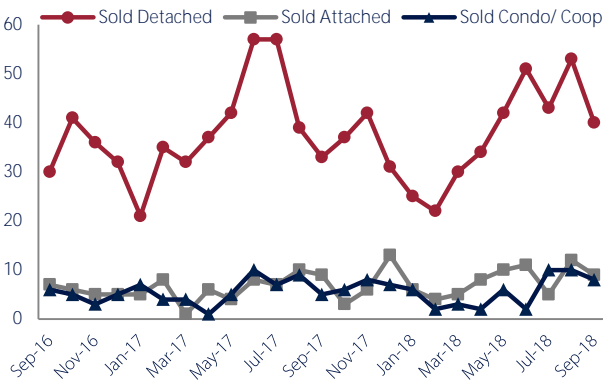
Days On Market

49



Down -14%
Vs. Year Ago

Units Sold*



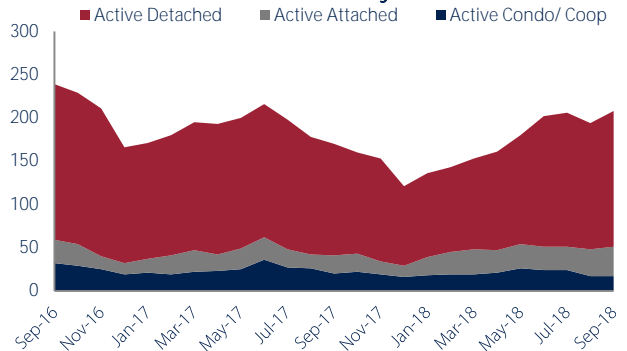
Units Sold

There was a decrease in total units sold in September, with 57 sold this month in Hamilton Square-Mercerville versus 75 last month, a decrease of 24%. This month's total units sold was higher than at this time last year, an increase of 21% versus September 2017.

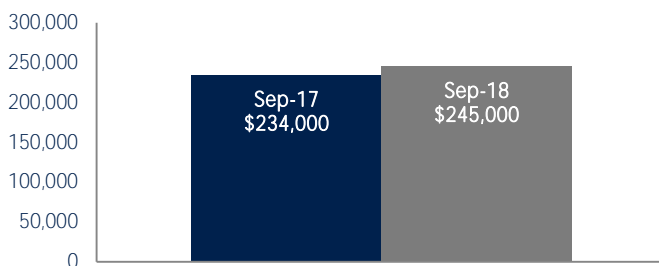
Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 22%. The total number of active inventory this September was 208 compared to 170 in September 2017. This month's total of 208 is higher than the previous month's total supply of available inventory of 194, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Hamilton Square-Mercerville Homes was \$234,000. This September, the median sale price was \$245,000, an increase of 5% or \$11,000 compared to last year. The current median sold price is 2% lower than in August.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.





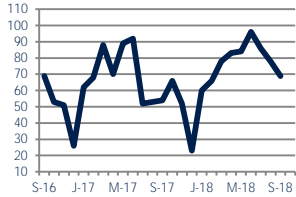
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New Listings

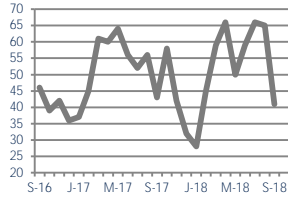
69



Up 28%
Vs. Year Ago

Current Contracts

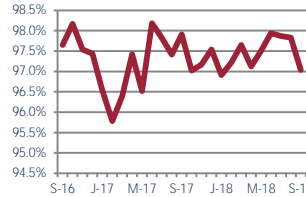
41



Down -5%
Vs. Year Ago

Sold Vs. List Price

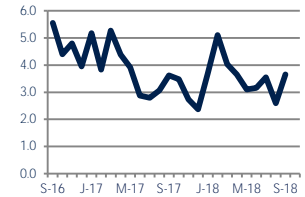
97.0%



Down -0.9%
Vs. Year Ago

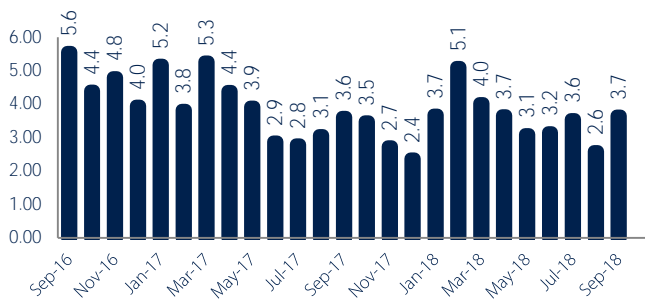
Months of Supply

3.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

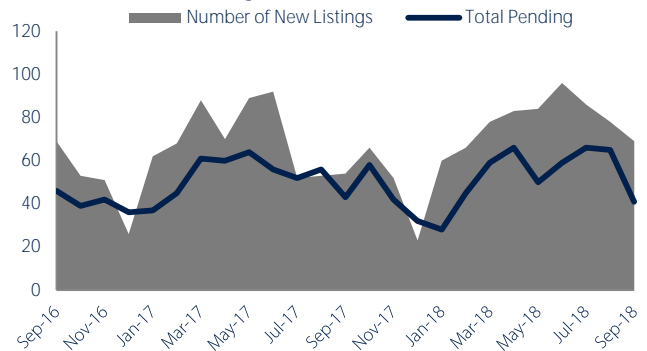
In September, there was 3.6 months of supply available in Hamilton Square-Mercerville. The amount of supply is similar compared to a year ago.

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.

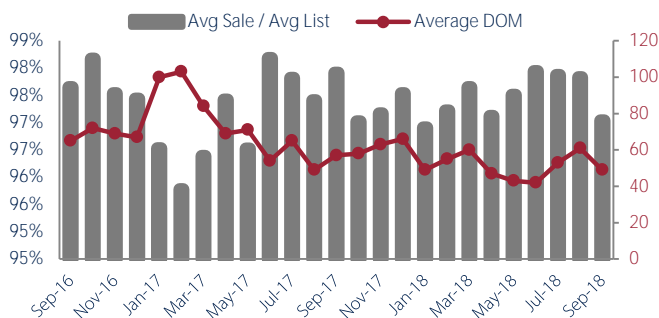
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Hamilton Square-Mercerville compared to 54 in September 2017, an increase of 28%. There were 41 current contracts pending sale this September compared to 43 a year ago. The number of current contracts is 5% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Hamilton Square-Mercerville was 97.0% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 49, lower than the average last year, which was 57, a decrease of 14%.



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