



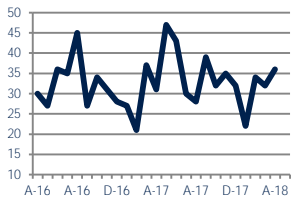
Focus On: Hamilton Housing Market

April 2018

Zip Code(s): 08610

Units Sold

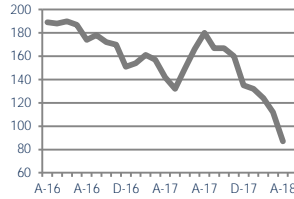
36



Up 16%
Vs. Year Ago

Active Inventory

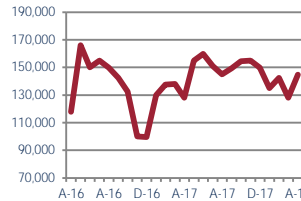
87



Down -39%
Vs. Year Ago

Median Sale Price

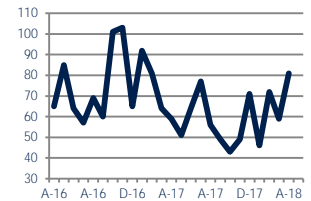
\$144,800



Up 13%
Vs. Year Ago

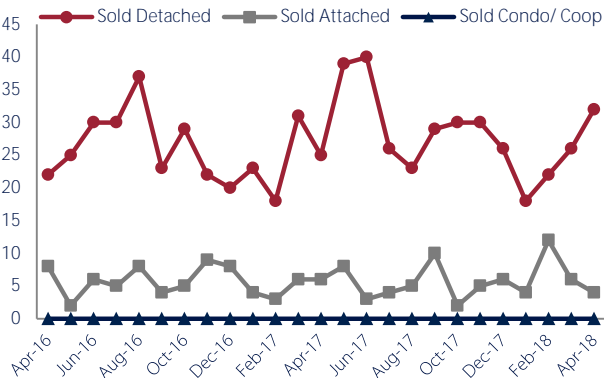
Days On Market

81



Up 37%
Vs. Year Ago

Units Sold*



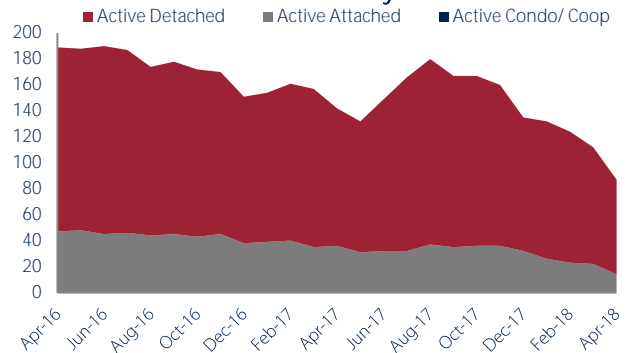
Units Sold

There was an increase in total units sold in April, with 36 sold this month in Hamilton versus 32 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 16% versus April 2017.

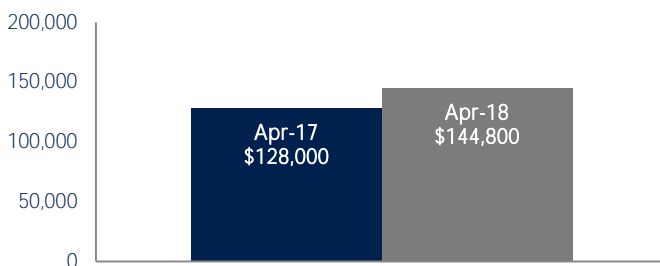
Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 39%. The total number of active inventory this April was 87 compared to 142 in April 2017. This month's total of 87 is lower than the previous month's total supply of available inventory of 112, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Hamilton Homes was \$128,000. This April, the median sale price was \$144,800, an increase of 13% or \$16,800 compared to last year. The current median sold price is 13% 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 are defined as properties listed in zip code/s 08610.

*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.



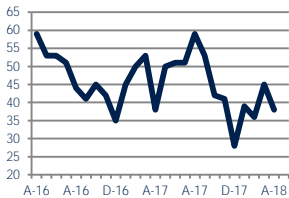
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April 2018

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New Listings

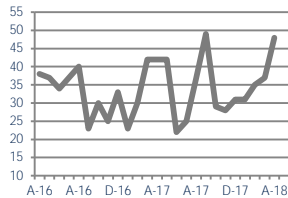
38



No Change
Vs. Year Ago

Current Contracts

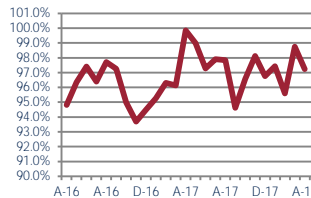
48



Up 14%
Vs. Year Ago

Sold Vs. List Price

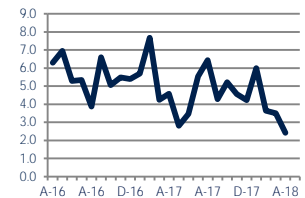
97.2%



Down -2.6%
Vs. Year Ago

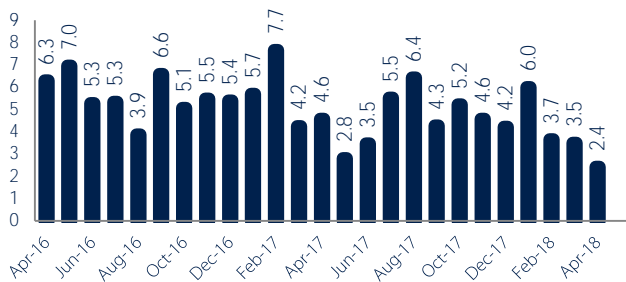
Months of Supply

2.4



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

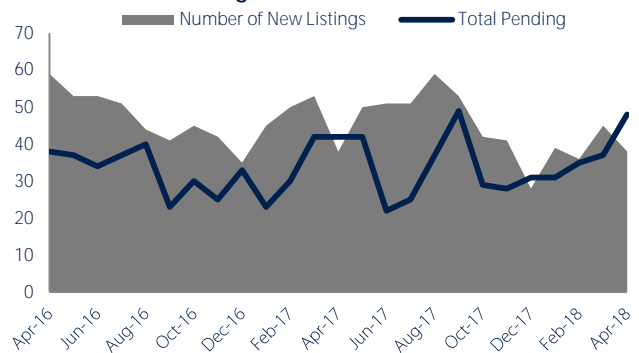
In April, there was 2.4 months of supply available in Hamilton, compared to 4.6 in April 2017. That is a decrease of 47% versus a year ago.

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.

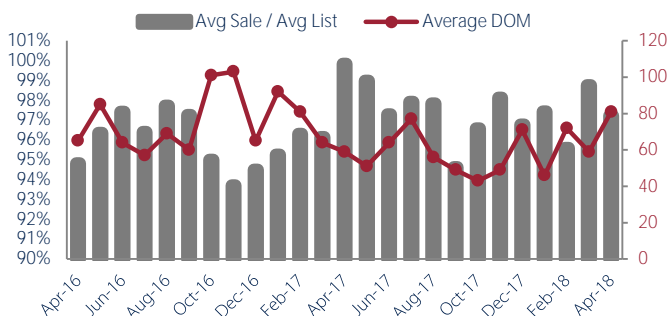
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Hamilton, which is similar to the amount in April 2017. There were 48 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 14% 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 was 97.2% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 81, higher than the average last year, which was 59, an increase of 37%.



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