



# The Long & Foster Market Minute™

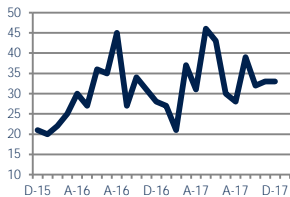
Focus On: Hamilton Housing Market

December 2017

Zip Code(s): 08610

## Units Sold

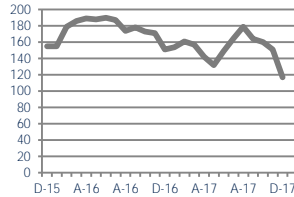
33



Up 18%  
Vs. Year Ago

## Active Inventory

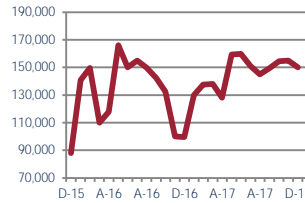
117



Down -23%  
Vs. Year Ago

## Median Sale Price

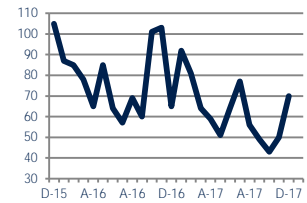
\$150,000



Up  
Vs. Year Ago

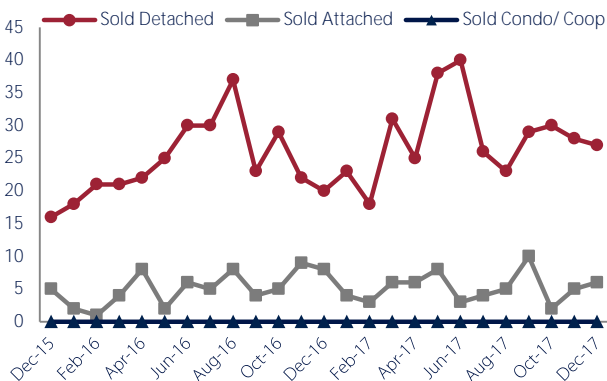
## Days On Market

70



Up 8%  
Vs. Year Ago

## Units Sold\*



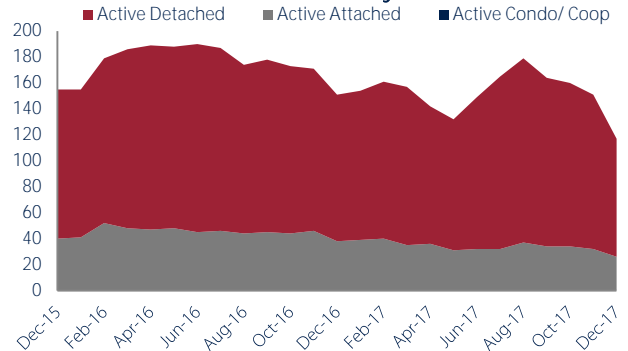
## Units Sold

The number of units sold remained stable in December, with 33 sold this month in Hamilton. This month's total units sold was higher than at this time last year, an increase of 18% versus December 2016.

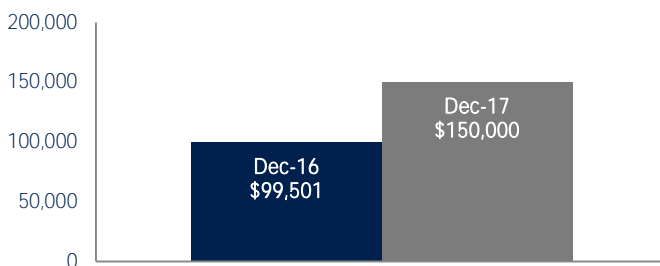
## Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 23%. The total number of active inventory this December was 117 compared to 151 in December 2016. This month's total of 117 is lower than the previous month's total supply of available inventory of 151, a decrease of 23%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Hamilton Homes was \$99,501. This December, the median sale price was \$150,000, an increase of \$50,499 compared to last year. The current median sold price is lower than in November.

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 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





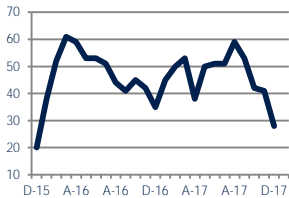
## Focus On: Hamilton Housing Market

December 2017

Zip Code(s): 08610

### New Listings

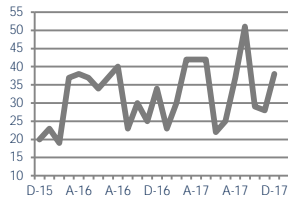
28



Down -20%  
Vs. Year Ago

### Current Contracts

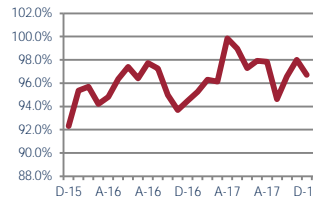
38



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

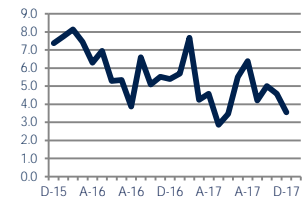
96.7%



Up 2.3%  
Vs. Year Ago

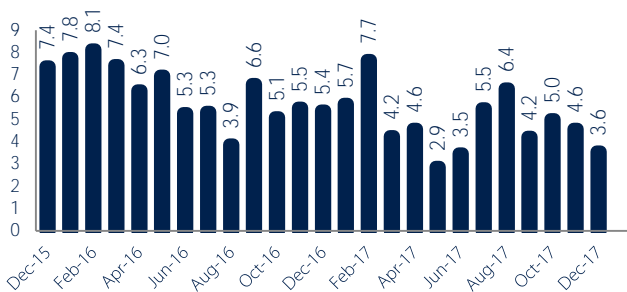
### Months of Supply

3.6



Down -34%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

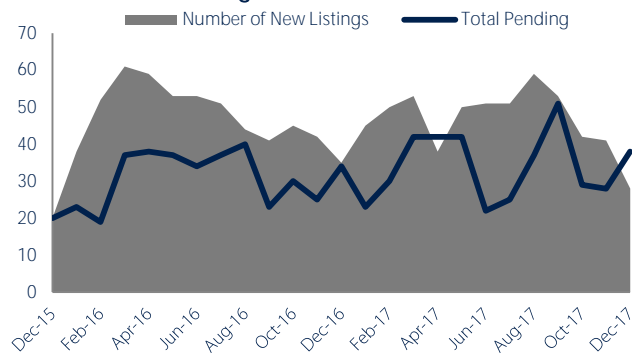
In December, there was 3.5 months of supply available in Hamilton, compared to 5.4 in December 2016. That is a decrease of 34% versus a year ago.

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.

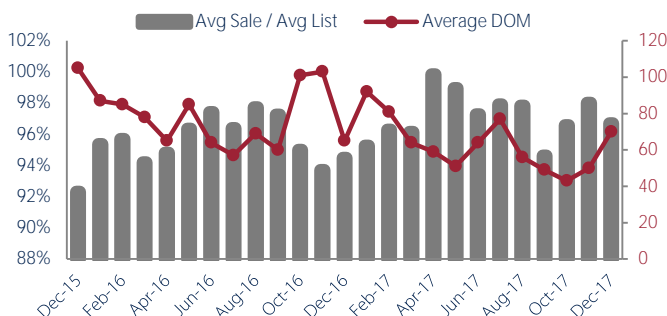
### New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Hamilton compared to 35 in December 2016, a decrease of 20%. There were 38 current contracts pending sale this December compared to 34 a year ago. The number of current contracts is 12% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Hamilton was 96.7% of the average list price, which is 2.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 65, an increase of 8%.



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.

