

THE LONG & FOSTER MARKET MINUTE™

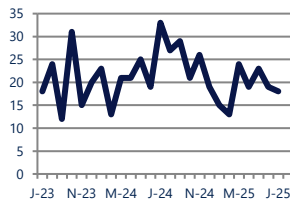
FOCUS ON: **HAMILTON HOUSING MARKET**

JULY 2025

Zip Code(s): 08610

Units Sold

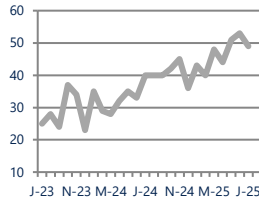
18



Down
Vs. Year Ago

Active Inventory

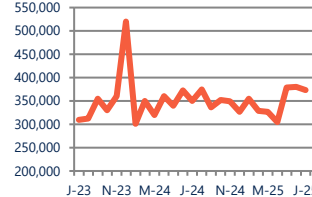
49



Up 23%
Vs. Year Ago

Median Sale Price

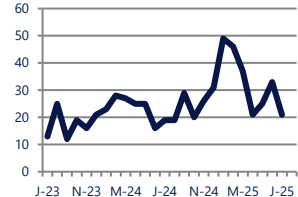
\$373,000



Up 7%
Vs. Year Ago

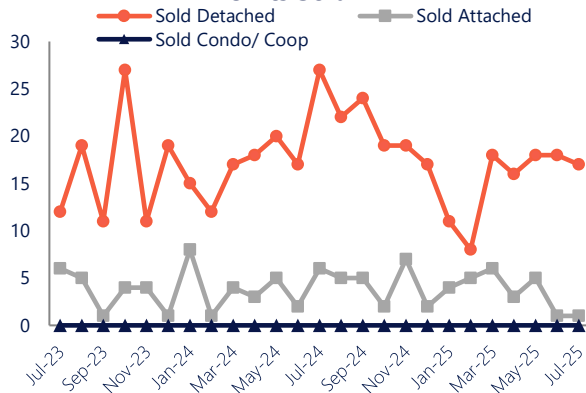
Days On Market

21



Up 11%
Vs. Year Ago

Units Sold*



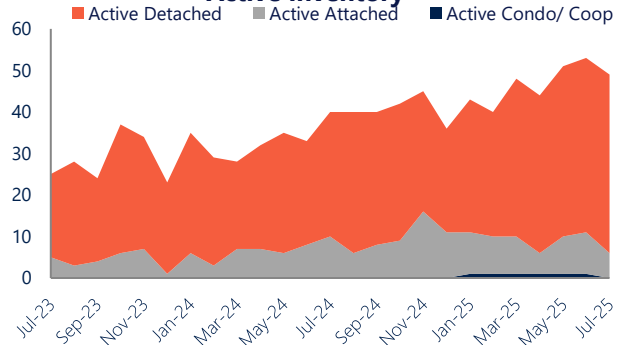
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 18 sold this month in Hamilton. This month's total units sold was lower than at this time last year, a decrease from July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 23%. The total number of active inventory this July was 49 compared to 40 in July 2024. This month's total of 49 is lower than the previous month's total supply of available inventory of 53, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hamilton Homes was \$350,000. This July, the median sale price was \$373,000, an increase of 7% or \$23,000 compared to last year. The current median sold price is 2% lower than in June.

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 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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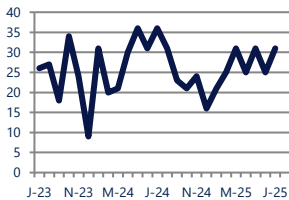
FOCUS ON: **HAMILTON HOUSING MARKET**

JULY 2025

Zip Code(s): 08610

New Listings

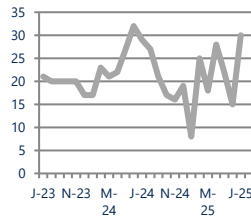
31



Down -14%
Vs. Year Ago

Current Contracts

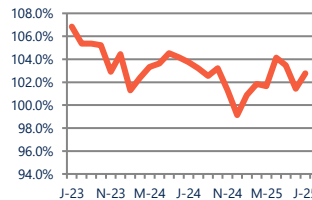
30



Up 3%
Vs. Year Ago

Sold Vs. List Price

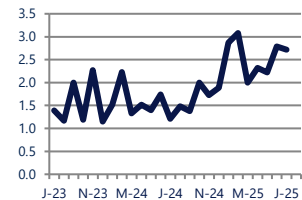
102.8%



Down -0.9%
Vs. Year Ago

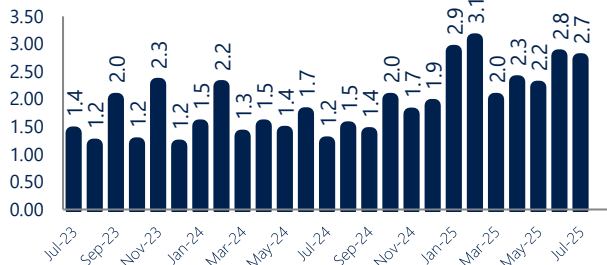
Months of Supply

2.7



Up 125%
Vs. Year Ago

Months Of Supply



Months of Supply

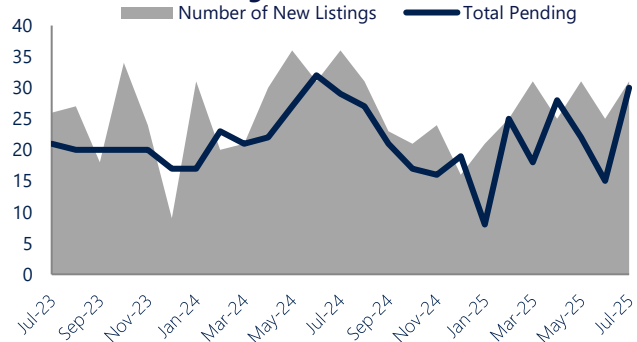
In July, there was 2.7 months of supply available in Hamilton, compared to 1.2 in July 2024. That is an increase of 125% versus a year ago.

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.

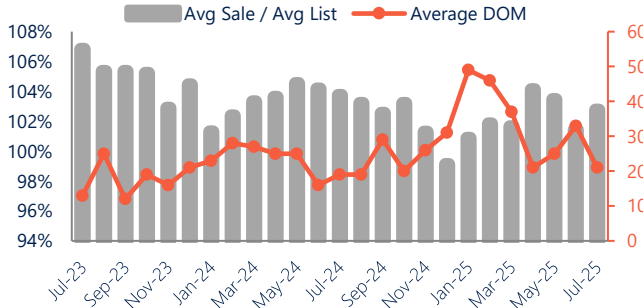
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Hamilton compared to 36 in July 2024, a decrease of 14%. There were 30 current contracts pending sale this July compared to 29 a year ago. The number of current contracts is 3% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Hamilton was 102.8% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 19, an increase of 11%.

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