

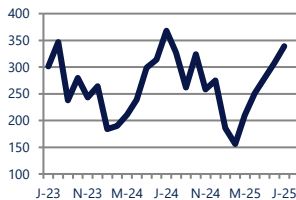
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MERCER COUNTY HOUSING MARKET**

JULY 2025

Units Sold

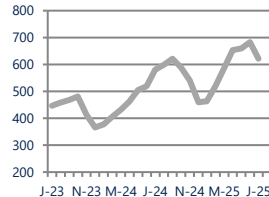
339



Down -8%
Vs. Year Ago

Active Inventory

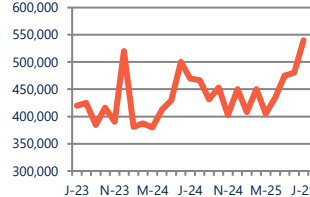
622



Up 7%
Vs. Year Ago

Median Sale Price

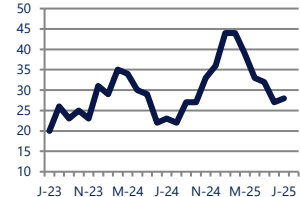
\$540,000



Up 15%
Vs. Year Ago

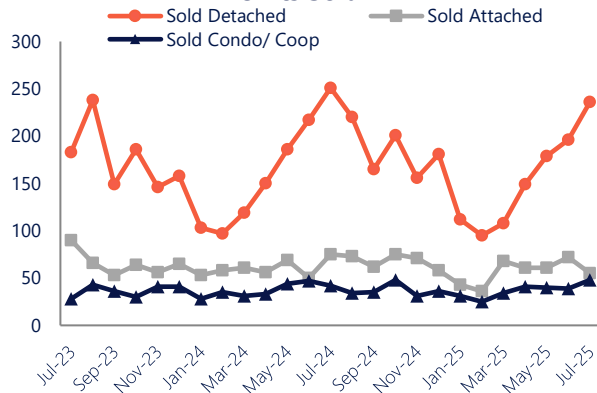
Days On Market

28



Up 22%
Vs. Year Ago

Units Sold*



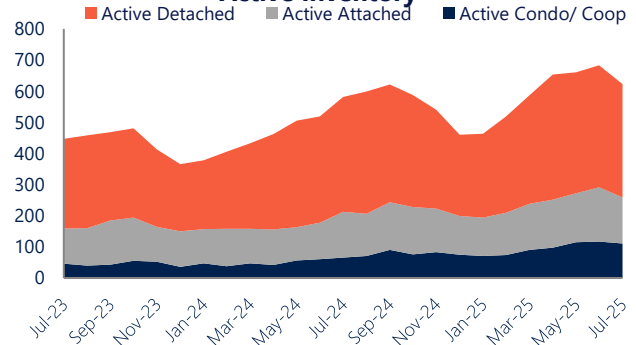
Units Sold

There was an increase in total units sold in July, with 339 sold this month in Mercer County versus 307 last month, an increase of 10%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

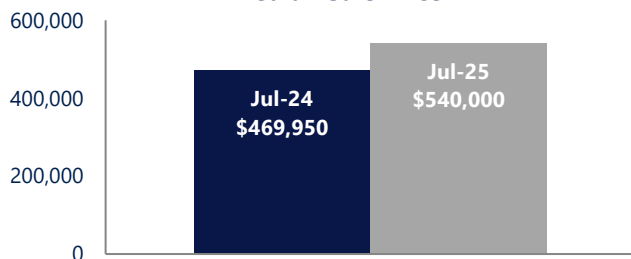
Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 7%. The total number of active inventory this July was 622 compared to 581 in July 2024. This month's total of 622 is lower than the previous month's total supply of available inventory of 683, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Mercer County Homes was \$469,950. This July, the median sale price was \$540,000, an increase of 15% or \$70,050 compared to last year. The current median sold price is 13% higher 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.

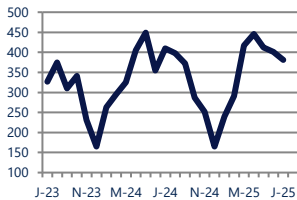
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MERCER COUNTY HOUSING MARKET**

JULY 2025

New Listings

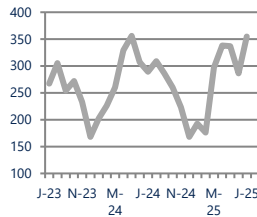
381



Down -7%
Vs. Year Ago

Current Contracts

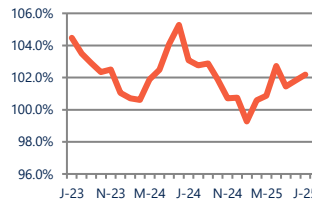
355



Up 23%
Vs. Year Ago

Sold Vs. List Price

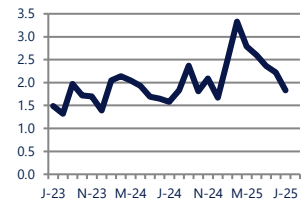
102.2%



Down -0.9%
Vs. Year Ago

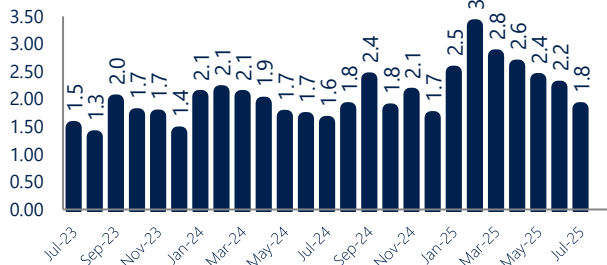
Months of Supply

1.8



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

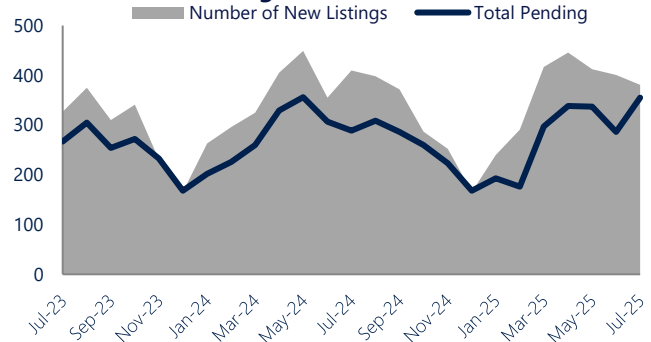
In July, there was 1.8 months of supply available in Mercer County, compared to 1.6 in July 2024. That is an increase of 16% versus a year ago.

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.

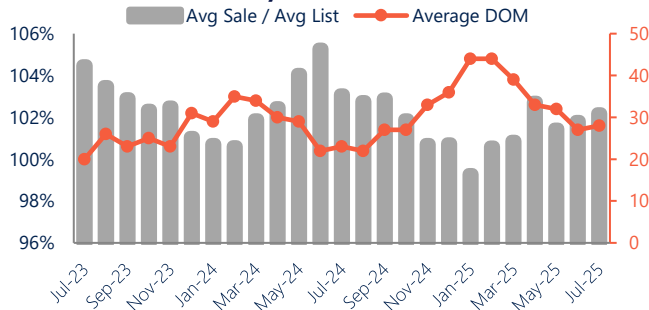
New Listings & Current Contracts

This month there were 381 homes newly listed for sale in Mercer County compared to 410 in July 2024, a decrease of 7%. There were 355 current contracts pending sale this July compared to 289 a year ago. The number of current contracts is 23% 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 Mercer County was 102.2% 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 28, higher than the average last year, which was 23, an increase of 22%.