

THE LONG & FOSTER MARKET MINUTE™

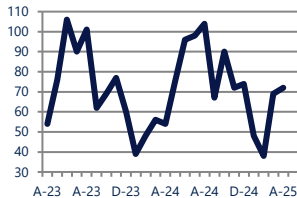
FOCUS ON: PRINCETON, PENNINGTON, AND NORTHERN MERCER COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 08540, 08542, 08628, 08560, 08534 and 08525

Units Sold

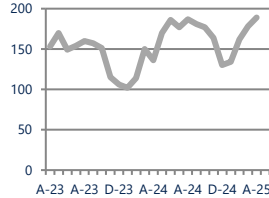
72



Up 33%
Vs. Year Ago

Active Inventory

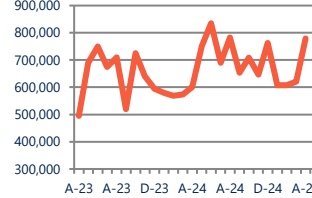
189



Up 39%
Vs. Year Ago

Median Sale Price

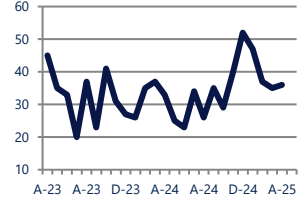
\$779,000



Up 30%
Vs. Year Ago

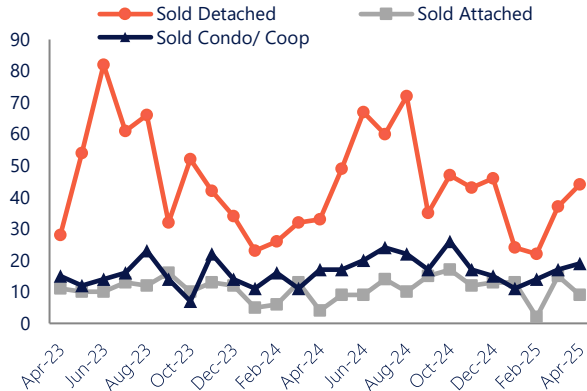
Days On Market

36



Up 9%
Vs. Year Ago

Units Sold*



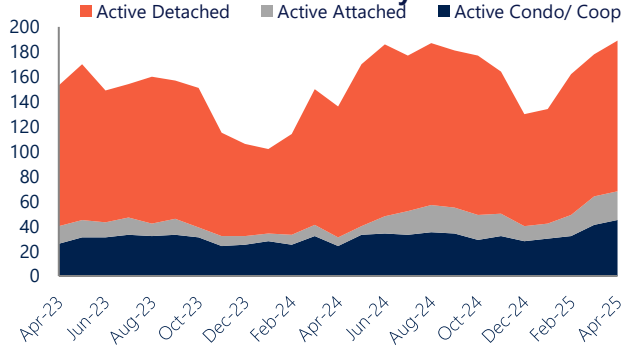
Units Sold

There was an increase in total units sold in April, with 72 sold this month in Princeton, Pennington, and Northern Mercer County versus 69 last month, an increase of 4%. This month's total units sold was higher than at this time last year, an increase of 33% versus April 2024.

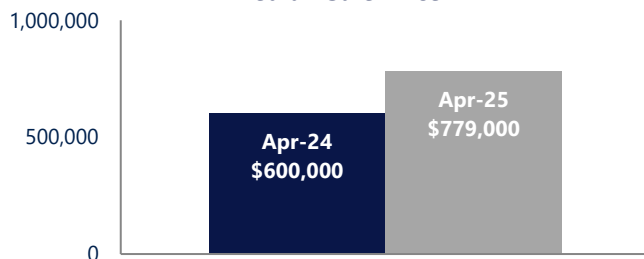
Active Inventory

Versus last year, the total number of homes available this month is higher by 53 units or 39%. The total number of active inventory this April was 189 compared to 136 in April 2024. This month's total of 189 is higher than the previous month's total supply of available inventory of 178, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Princeton, Pennington, and Northern Mercer County Homes was \$600,000. This April, the median sale price was \$779,000, an increase of \$179,000 compared to last year. The current median sold price is 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.

Princeton, Pennington, and Northern Mercer County are defined as properties listed in zip code/s 08540, 08542, 08628, 08560, 08534 and 08525.

*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.

THE LONG & FOSTER MARKET MINUTE™

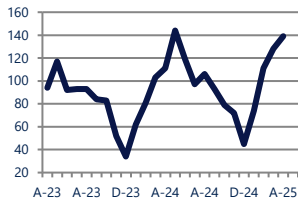
FOCUS ON: **PRINCETON, PENNINGTON, AND NORTHERN MERCER COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 08540, 08542, 08628, 08560, 08534 and 08525

New Listings

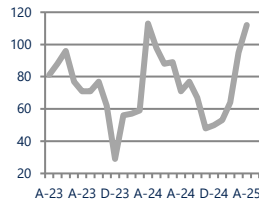
139



Up 25%
Vs. Year Ago

Current Contracts

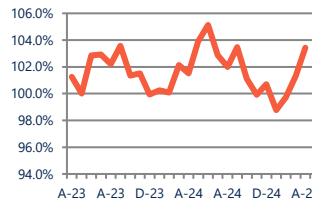
112



Down -1%
Vs. Year Ago

Sold Vs. List Price

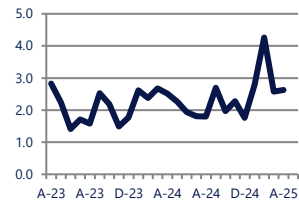
103.4%



Up 1.9%
Vs. Year Ago

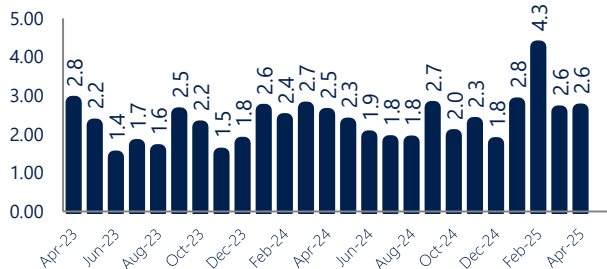
Months of Supply

2.6



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

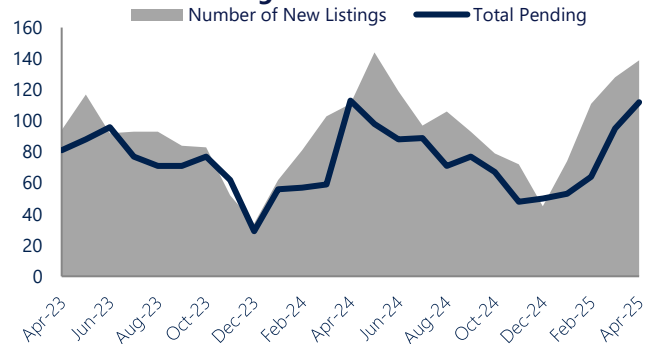
In April, there was 2.6 months of supply available in Princeton, Pennington, and Northern Mercer County, compared to 2.5 in April 2024. That is an increase of 4% versus a year ago.

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.

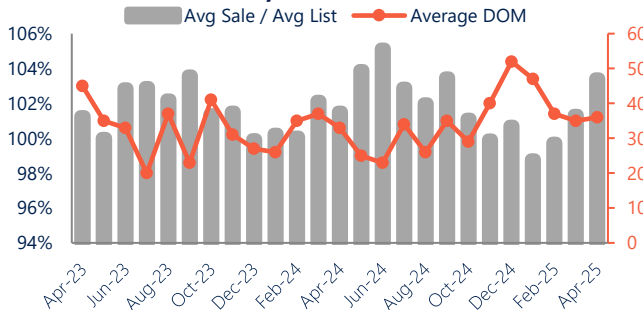
New Listings & Current Contracts

This month there were 139 homes newly listed for sale in Princeton, Pennington, and Northern Mercer County compared to 111 in April 2024, an increase of 25%. There were 112 current contracts pending sale this April compared to 113 a year ago. The number of current contracts is 1% lower 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 Princeton, Pennington, and Northern Mercer County was 103.4% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 36, higher than the average last year, which was 33, an increase of 9%.

Princeton, Pennington, and Northern Mercer County are defined as properties listed in zip code/s 08540, 08542, 08628, 08560, 08534 and 08525.

*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.