



# The Long & Foster Market Minute™

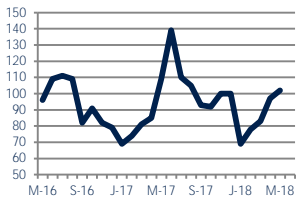
Focus On: Hamilton, Mercerville, and Yardville Housing Market

May 2018

Zip Code(s): 08619, 08610, 08690 and 08620

## Units Sold

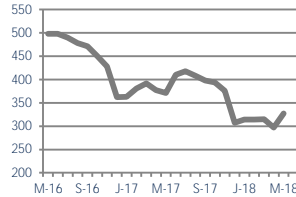
102



Down -6%  
Vs. Year Ago

## Active Inventory

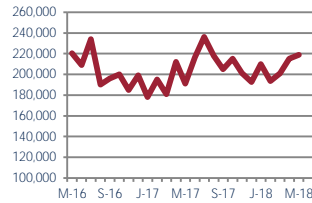
327



Down -12%  
Vs. Year Ago

## Median Sale Price

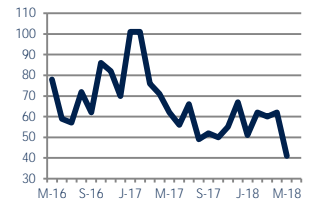
\$219,000



Up 15%  
Vs. Year Ago

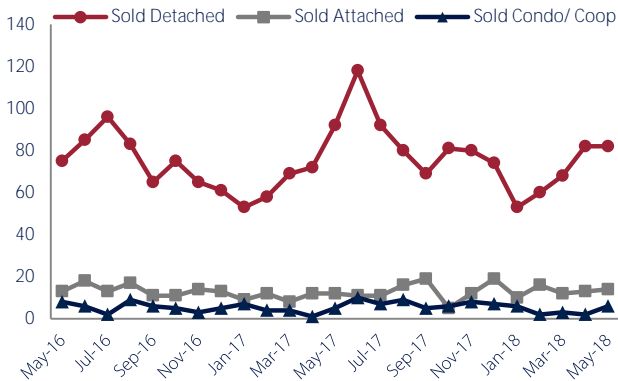
## Days On Market

41



Down -34%  
Vs. Year Ago

### Units Sold\*



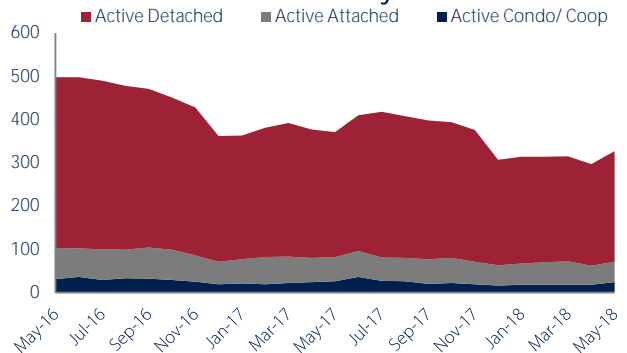
## Units Sold

There was an increase in total units sold in May, with 102 sold this month in Hamilton, Mercerville, and Yardville versus 97 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

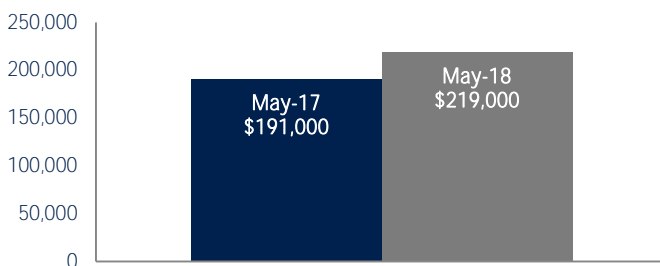
## Active Inventory

Versus last year, the total number of homes available this month is lower by 44 units or 12%. The total number of active inventory this May was 327 compared to 371 in May 2017. This month's total of 327 is higher than the previous month's total supply of available inventory of 297, an increase of 10%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last May, the median sale price for Hamilton, Mercerville, and Yardville Homes was \$191,000. This May, the median sale price was \$219,000, an increase of 15% or \$28,000 compared to last year. The current median sold price is 2% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Hamilton, Mercerville, and Yardville are defined as properties listed in zip code/s 08619, 08610, 08690 and 08620.

\*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.



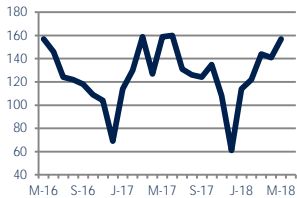
## Focus On: Hamilton, Mercerville, and Yardville Housing Market

May 2018

Zip Code(s): 08619, 08610, 08690 and 08620

### New Listings

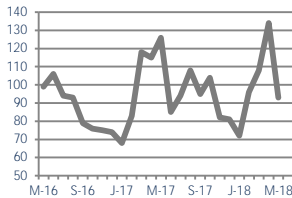
157



Down -1%  
Vs. Year Ago

### Current Contracts

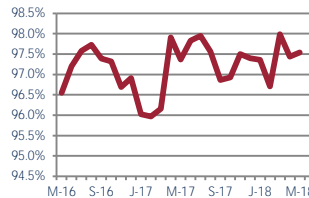
93



Down -26%  
Vs. Year Ago

### Sold Vs. List Price

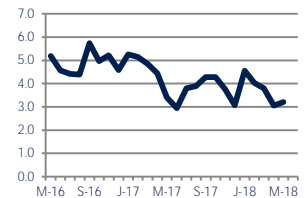
97.5%



No Change  
Vs. Year Ago

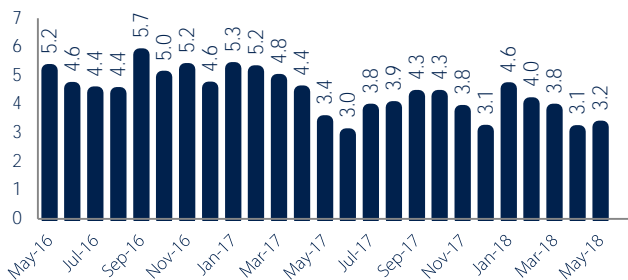
### Months of Supply

3.2



Down -6%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

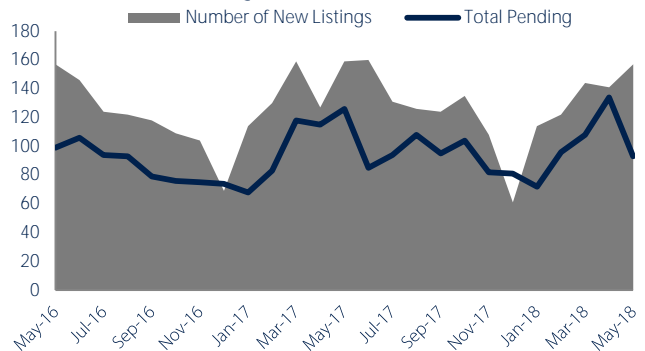
In May, there was 3.2 months of supply available in Hamilton, Mercerville, and Yardville, compared to 3.4 in May 2017. That is a decrease of 6% versus a year ago.

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.

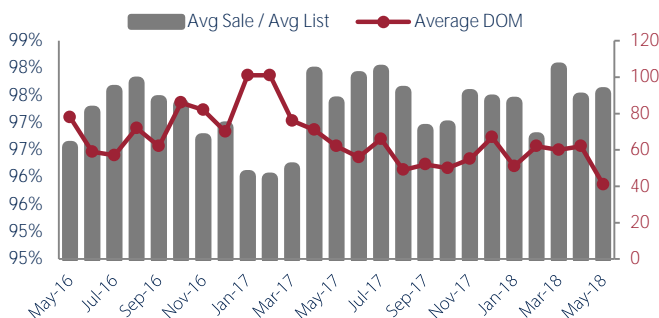
### New Listings & Current Contracts

This month there were 157 homes newly listed for sale in Hamilton, Mercerville, and Yardville compared to 159 in May 2017, a decrease of 1%. There were 93 current contracts pending sale this May compared to 126 a year ago. The number of current contracts is 26% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Hamilton, Mercerville, and Yardville was 97.5% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 62, a decrease of 34%.



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