



The Long & Foster Market Minute™

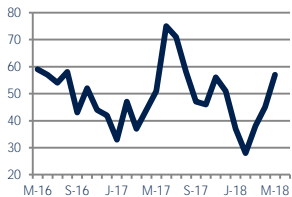
Focus On: Hamilton Square-Mercerville Housing Market

May 2018

Zip Code(s): 08690 and 08619

Units Sold

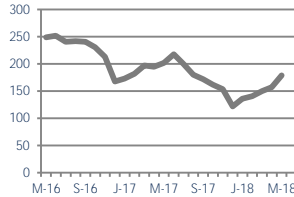
57



Up 12%
Vs. Year Ago

Active Inventory

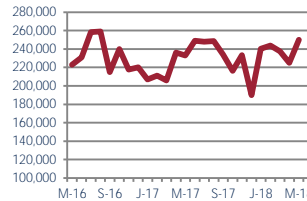
179



Down -11%
Vs. Year Ago

Median Sale Price

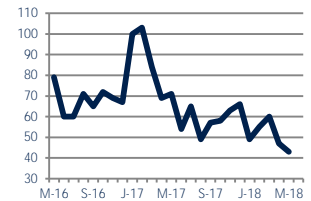
\$250,000



Up 7%
Vs. Year Ago

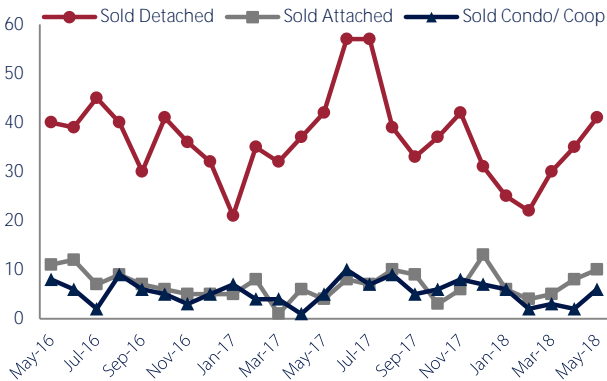
Days On Market

43



Down -39%
Vs. Year Ago

Units Sold*



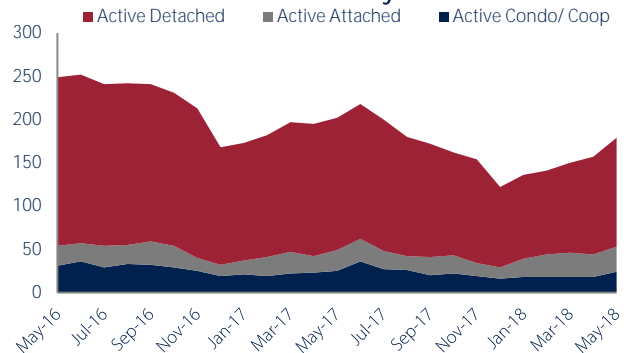
Units Sold

There was an increase in total units sold in May, with 57 sold this month in Hamilton Square-Mercerville versus 45 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 12% versus May 2017.

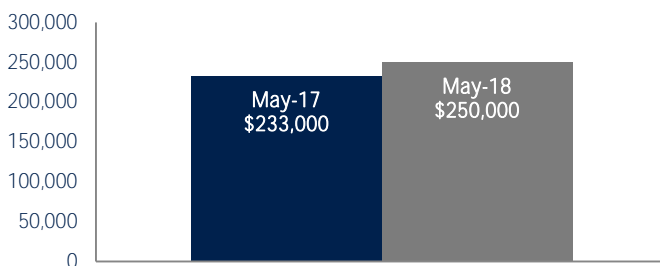
Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 11%. The total number of active inventory this May was 179 compared to 202 in May 2017. This month's total of 179 is higher than the previous month's total supply of available inventory of 157, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Hamilton Square-Mercerville Homes was \$233,000. This May, the median sale price was \$250,000, an increase of 7% or \$17,000 compared to last year. The current median sold price is 11% 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 Square-Mercerville are defined as properties listed in zip code/s 08690 and 08619.

*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.



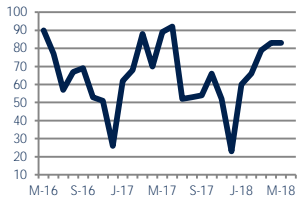
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May 2018

Zip Code(s): 08690 and 08619

New Listings

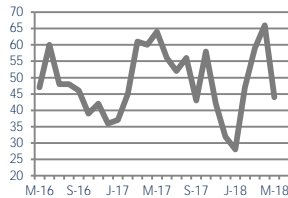
83



Down -7%
Vs. Year Ago

Current Contracts

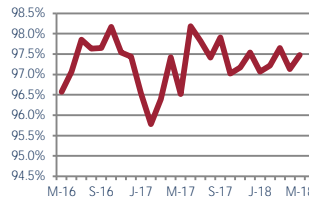
44



Down -31%
Vs. Year Ago

Sold Vs. List Price

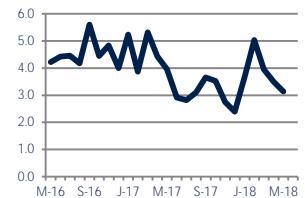
97.5%



Up 1%
Vs. Year Ago

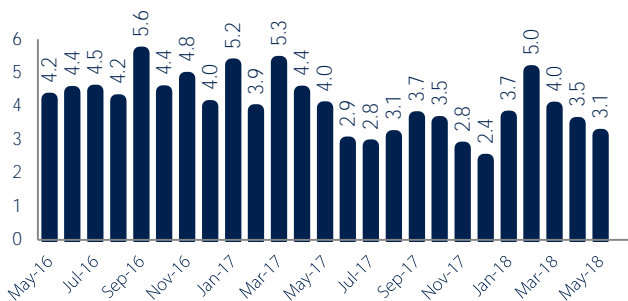
Months of Supply

3.1



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

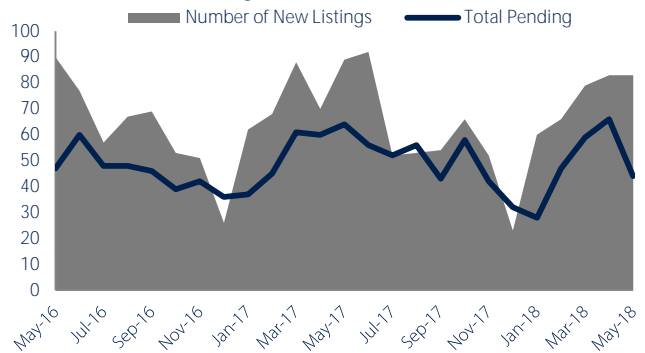
In May, there was 3.1 months of supply available in Hamilton Square-Mercerville, compared to 4.0 in May 2017. That is a decrease of 21% versus a year ago.

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.

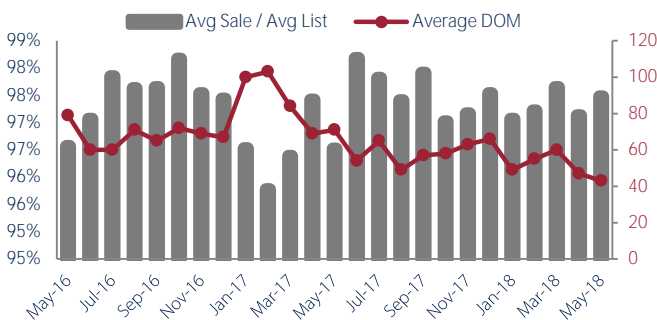
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Hamilton Square-Mercerville compared to 89 in May 2017, a decrease of 7%. There were 44 current contracts pending sale this May compared to 64 a year ago. The number of current contracts is 31% 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 Square-Mercerville was 97.5% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 43, lower than the average last year, which was 71, a decrease of 39%.



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