

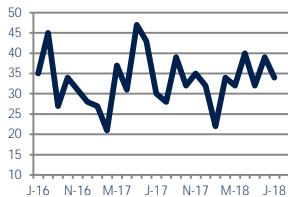
Focus On: Hamilton Housing Market

July 2018

Zip Code(s): 08610

Units Sold

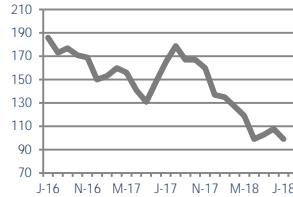
34



Up 13%
Vs. Year Ago

Active Inventory

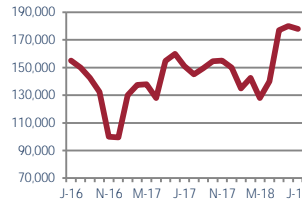
99



Down -40%
Vs. Year Ago

Median Sale Price

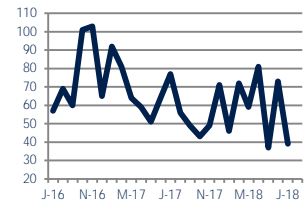
\$178,000



Up 18%
Vs. Year Ago

Days On Market

39



Down -49%
Vs. Year Ago

Units Sold*



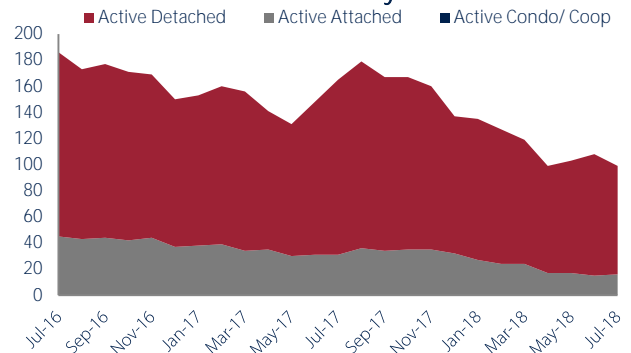
Units Sold

There was a decrease in total units sold in July, with 34 sold this month in Hamilton versus 39 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 13% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 40%. The total number of active inventory this July was 99 compared to 165 in July 2017. This month's total of 99 is lower than the previous month's total supply of available inventory of 108, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Hamilton Homes was \$151,000. This July, the median sale price was \$178,000, an increase of 18% or \$27,000 compared to last year. The current median sold price is 1% 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 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.





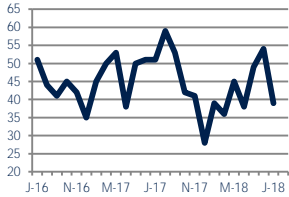
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July 2018

Zip Code(s): 08610

New Listings

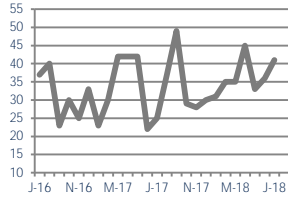
39



Down -24%
Vs. Year Ago

Current Contracts

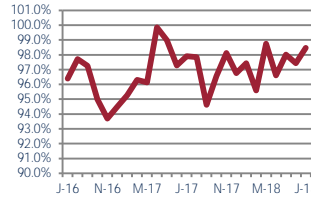
41



Up 64%
Vs. Year Ago

Sold Vs. List Price

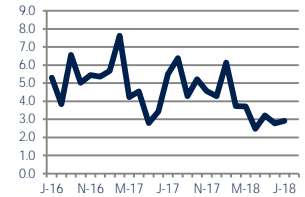
98.5%



Up 0.6%
Vs. Year Ago

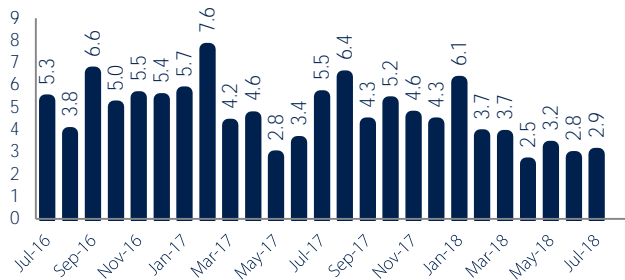
Months of Supply

2.9



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

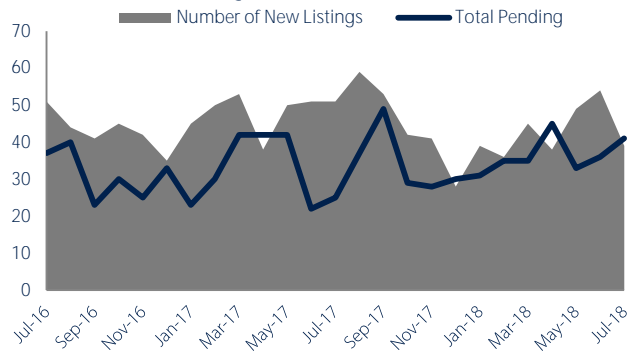
In July, there was 2.9 months of supply available in Hamilton, compared to 5.5 in July 2017. That is a decrease of 47% versus a year ago.

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.

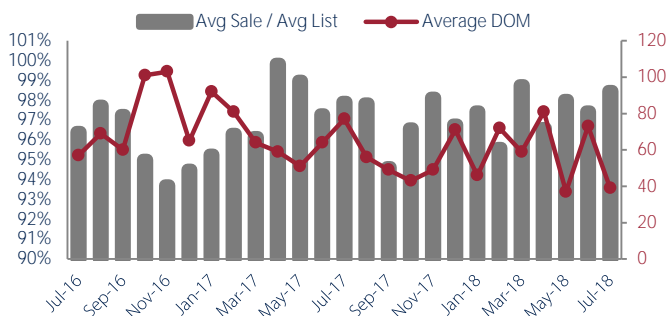
New Listings & Current Contracts

This month there were 39 homes newly listed for sale in Hamilton compared to 51 in July 2017, a decrease of 24%. There were 41 current contracts pending sale this July compared to 25 a year ago. The number of current contracts is 64% 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 98.5% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 77, a decrease of 49%.



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