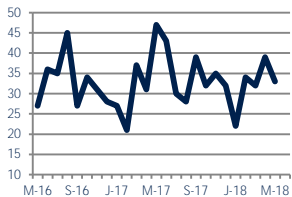




Zip Code(s): 08610

Units Sold

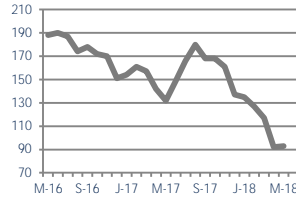
33



Down -30%
Vs. Year Ago

Active Inventory

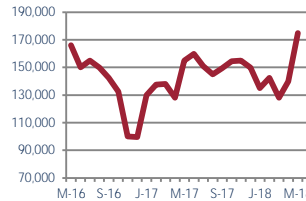
93



Down -30%
Vs. Year Ago

Median Sale Price

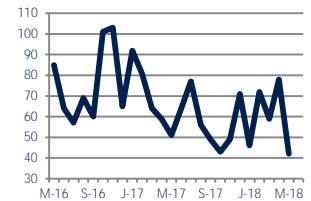
\$175,000



Up
Vs. Year Ago

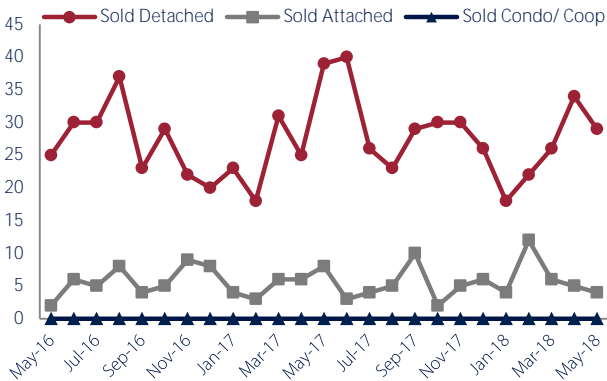
Days On Market

42



Down -18%
Vs. Year Ago

Units Sold*



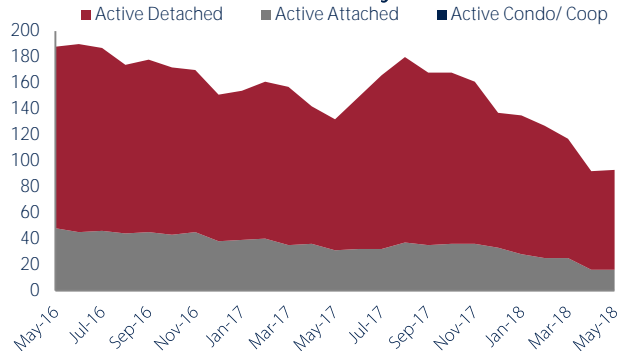
Units Sold

There was a decrease in total units sold in May, with 33 sold this month in Hamilton versus 39 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 30% versus May 2017.

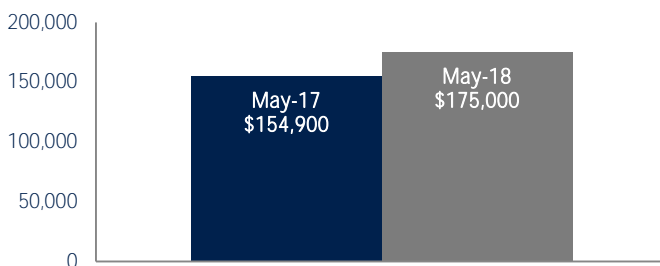
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 30%. The total number of active inventory this May was 93 compared to 132 in May 2017. This month's total of 93 is higher than the previous month's total supply of available inventory of 92, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last May, the median sale price for Hamilton Homes was \$154,900. This May, the median sale price was \$175,000, an increase of \$20,100 compared to last year. The current median sold price is 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 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.

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CHRISTIE'S
INTERNATIONAL REAL ESTATE



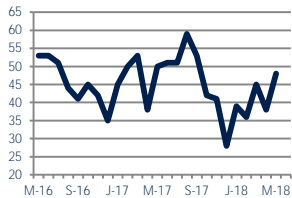
Focus On: Hamilton Housing Market

May 2018

Zip Code(s): 08610

New Listings

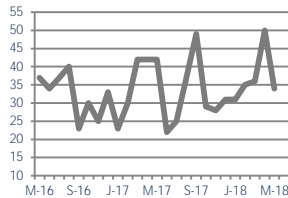
48



Down -4%
Vs. Year Ago

Current Contracts

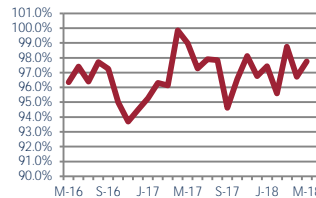
34



Down -19%
Vs. Year Ago

Sold Vs. List Price

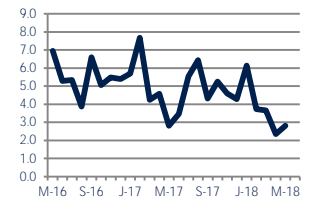
97.8%



Down -1.2%
Vs. Year Ago

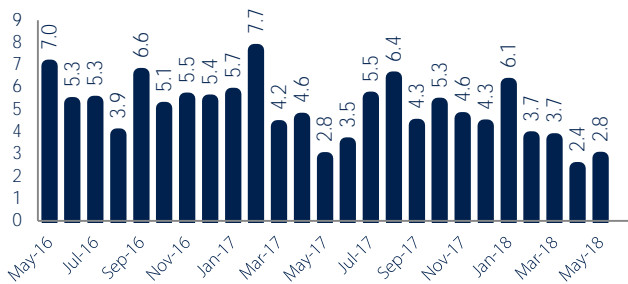
Months of Supply

2.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

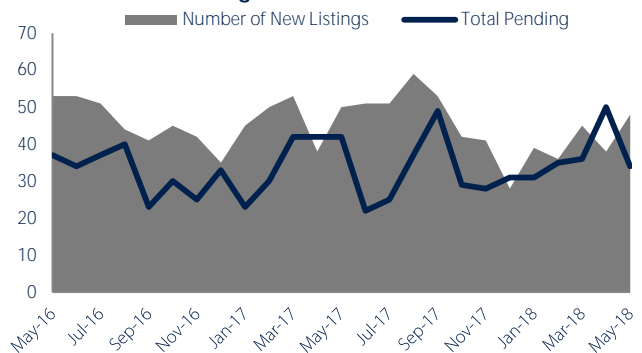
In May, there was 2.8 months of supply available in Hamilton. The amount of supply is similar compared to a year ago.

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.

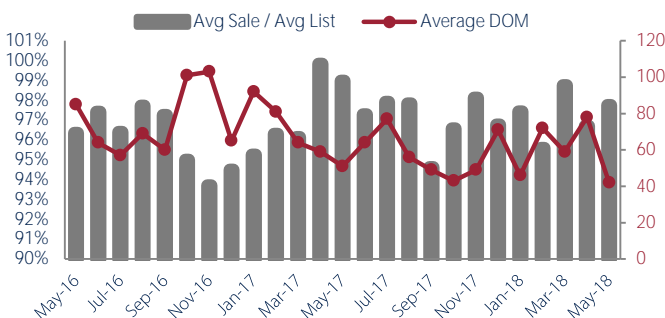
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Hamilton compared to 50 in May 2017, a decrease of 4%. There were 34 current contracts pending sale this May compared to 42 a year ago. The number of current contracts is 19% 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 was 97.8% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 51, a decrease of 18%.



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