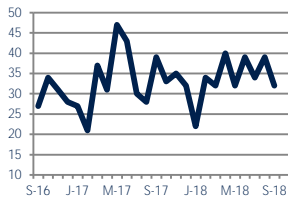


Zip Code(s): 08610

Units Sold

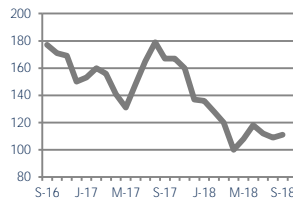
32



Down -18%
Vs. Year Ago

Active Inventory

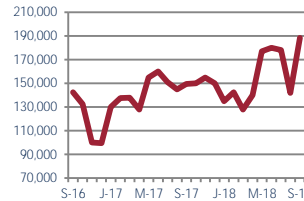
111



Down -34%
Vs. Year Ago

Median Sale Price

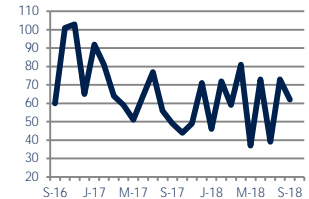
\$188,450



Up
Vs. Year Ago

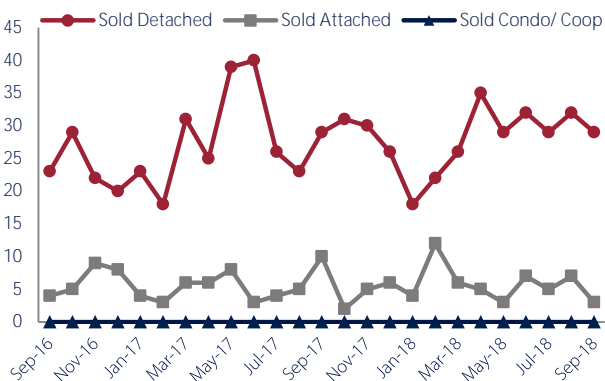
Days On Market

62



Up 27%
Vs. Year Ago

Units Sold*



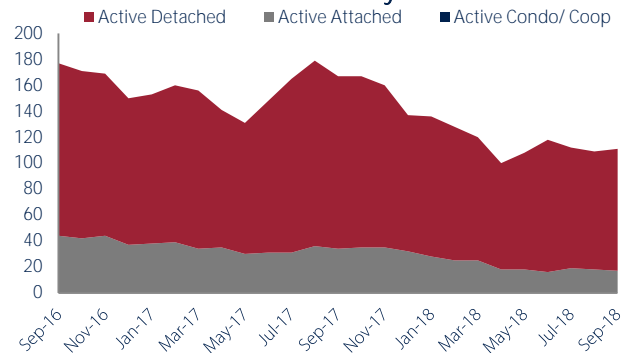
Units Sold

There was a decrease in total units sold in September, with 32 sold this month in Hamilton versus 39 last month, a decrease of 18%. This month's total units sold was lower than at this time last year, a decrease of 18% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 34%. The total number of active inventory this September was 111 compared to 167 in September 2017. This month's total of 111 is higher than the previous month's total supply of available inventory of 109, an increase of 2%.

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 September, the median sale price for Hamilton Homes was \$149,500. This September, the median sale price was \$188,450, an increase of \$38,950 compared to last year. The current median sold price is higher than in August.

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.

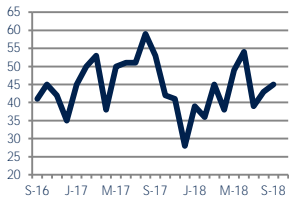
Focus On: Hamilton Housing Market

September 2018

Zip Code(s): 08610

New Listings

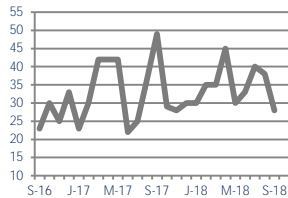
45



Down -15%
Vs. Year Ago

Current Contracts

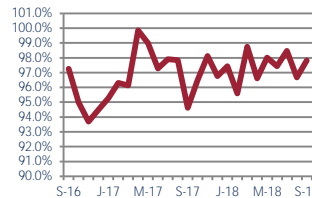
28



Down -43%
Vs. Year Ago

Sold Vs. List Price

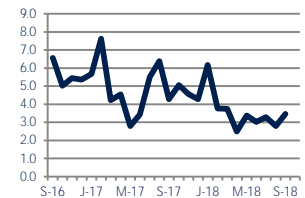
97.8%



Up 3.4%
Vs. Year Ago

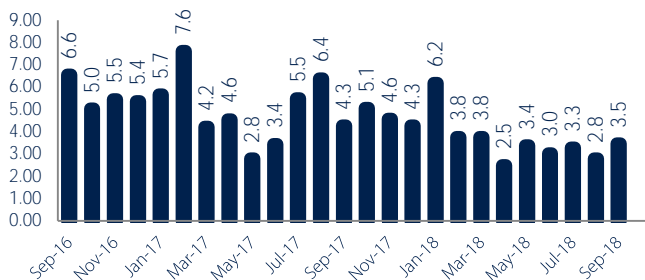
Months of Supply

3.5



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

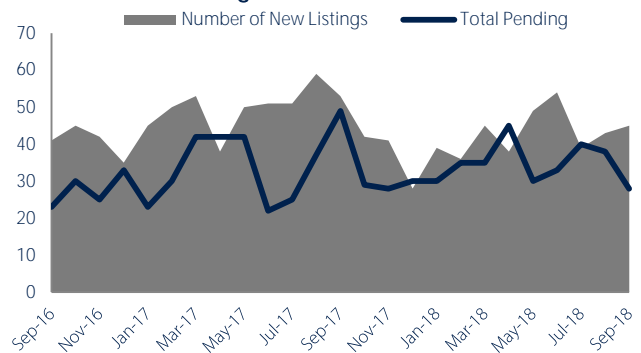
In September, there was 3.5 months of supply available in Hamilton, compared to 4.3 in September 2017. That is a decrease of 19% versus a year ago.

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.

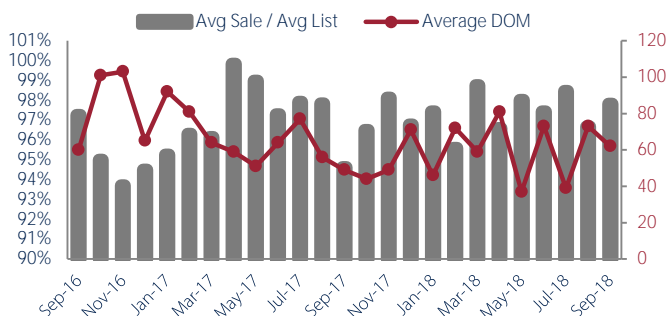
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Hamilton compared to 53 in September 2017, a decrease of 15%. There were 28 current contracts pending sale this September compared to 49 a year ago. The number of current contracts is 43% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Hamilton was 97.8% of the average list price, which is 3.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 49, an increase of 27%.



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