

THE LONG & FOSTER MARKET MINUTE™

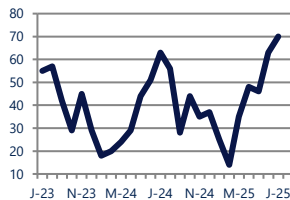
FOCUS ON: **PRINCETON HOUSING MARKET**

JULY 2025

Zip Code(s): 08540 and 08542

Units Sold

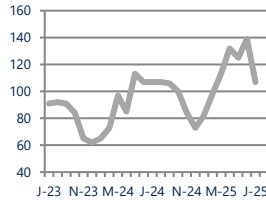
70



Up 11%
Vs. Year Ago

Active Inventory

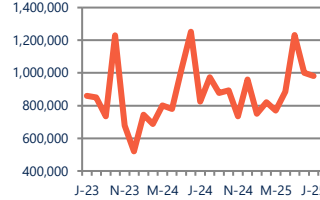
107



No Change
Vs. Year Ago

Median Sale Price

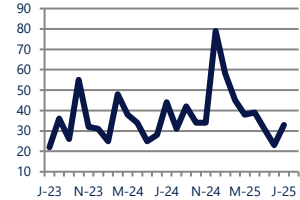
\$982,000



Up 19%
Vs. Year Ago

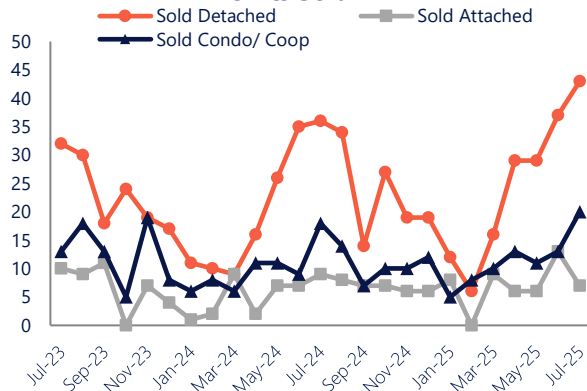
Days On Market

33



Down -25%
Vs. Year Ago

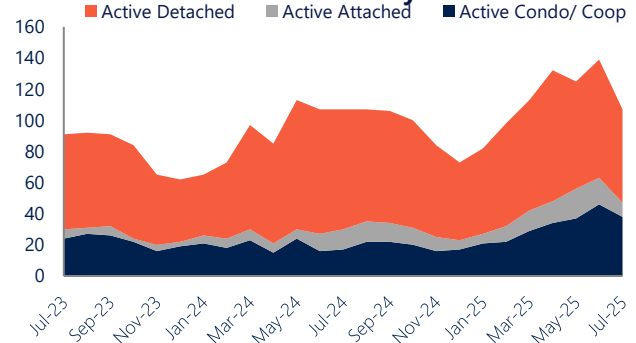
Units Sold*



Units Sold

There was an increase in total units sold in July, with 70 sold this month in Princeton versus 63 last month, an increase of 11%. This month's total units sold was higher than at this time last year, an increase of 11% versus July 2024.

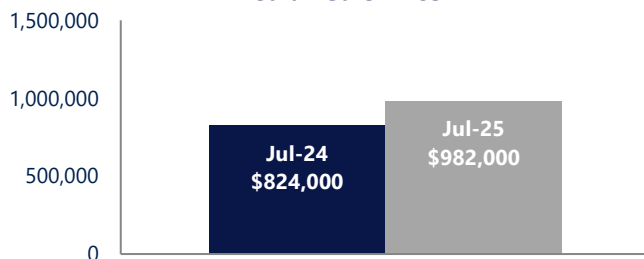
Active Inventory*



Active Inventory

The total number of homes available this month is 107 units, which is similar compared to a year ago. This month's total of 107 is lower than the previous month's total supply of available inventory of 139, a decrease of 23%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Princeton Homes was \$824,000. This July, the median sale price was \$982,000, an increase of 19% or \$158,000 compared to last year. The current median sold price is 2% 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.

Princeton are defined as properties listed in zip code/s 08540 and 08542.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

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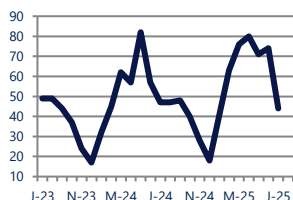
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JULY 2025

Zip Code(s): 08540 and 08542

New Listings

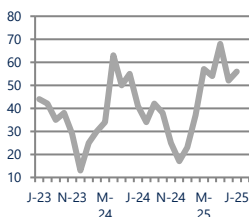
44



Down -6%
Vs. Year Ago

Current Contracts

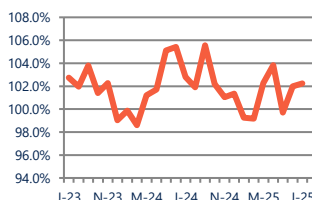
56



Up 37%
Vs. Year Ago

Sold Vs. List Price

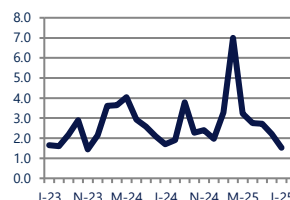
102.2%



Down -0.6%
Vs. Year Ago

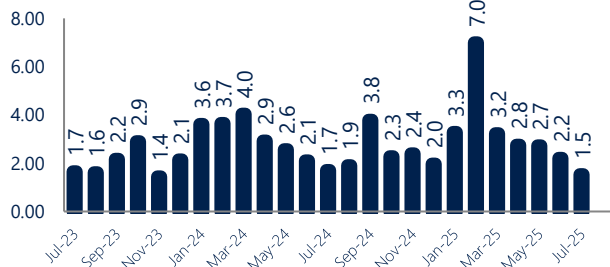
Months of Supply

1.5



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

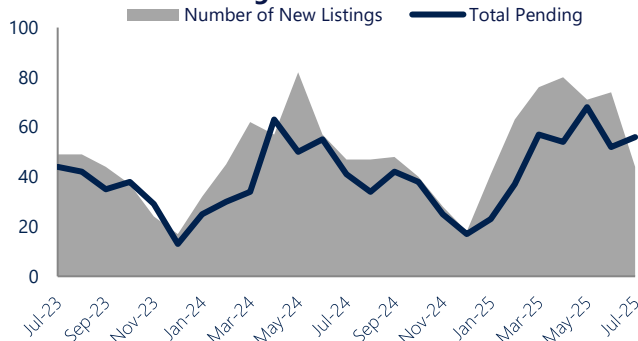
In July, there was 1.5 months of supply available in Princeton, compared to 1.7 in July 2024. That is a decrease of 10% versus a year ago.

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.

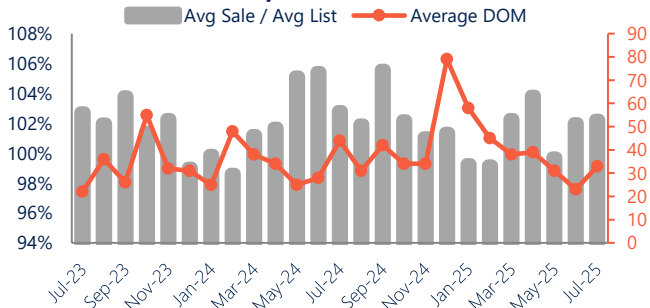
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Princeton compared to 47 in July 2024, a decrease of 6%. There were 56 current contracts pending sale this July compared to 41 a year ago. The number of current contracts is 37% 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 Princeton was 102.2% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 44, a decrease of 25%.

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