

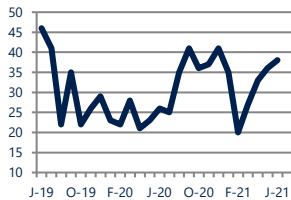


Focus On: Hamilton Housing Market

June 2021

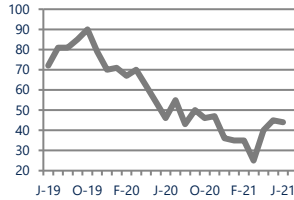
Zip Code(s): 08610

Units Sold
38



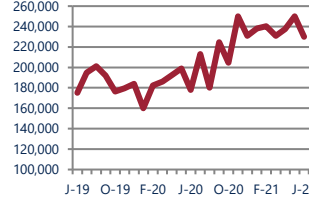
Up
Vs. Year Ago

Active Inventory
44



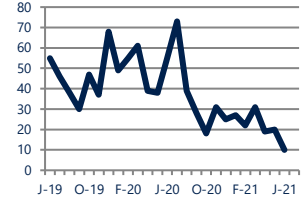
Down -4%
Vs. Year Ago

Median Sale Price
\$230,000



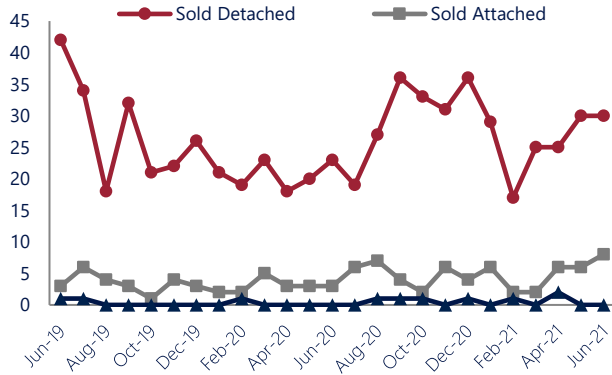
Up
Vs. Year Ago

Days On Market
10



Down
Vs. Year Ago

Units Sold*



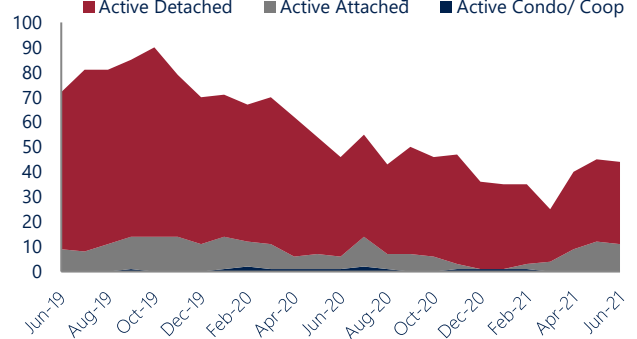
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 38 sold this month in Hamilton. This month's total units sold was higher than at this time last year, an increase from June 2020.

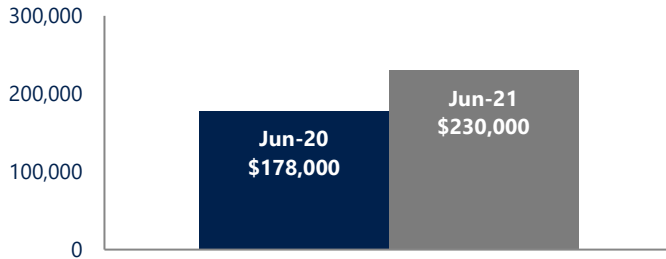
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 4%. The total number of active inventory this June was 44 compared to 46 in June 2020. This month's total of 44 is lower than the previous month's total supply of available inventory of 45, a decrease 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 June, the median sale price for Hamilton Homes was \$178,000. This June, the median sale price was \$230,000, an increase of \$52,000 compared to last year. The current median sold price is lower than in May. 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 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.





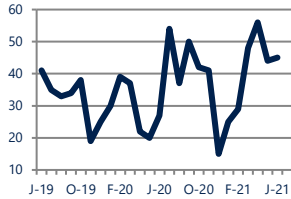
Focus On: Hamilton Housing Market

June 2021

Zip Code(s): 08610

New Listings

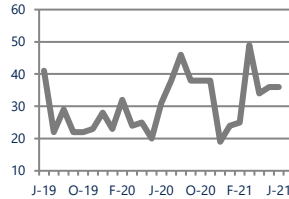
45



Up 67%
Vs. Year Ago

Current Contracts

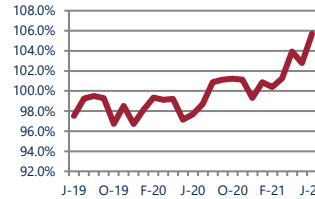
36



Up 16%
Vs. Year Ago

Sold Vs. List Price

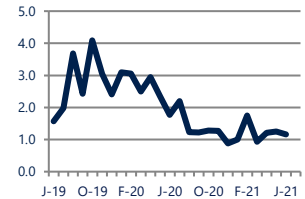
105.7%



Up
Vs. Year Ago

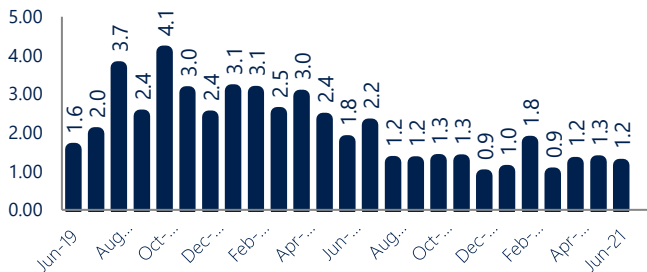
Months of Supply

1.2



Down -34%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

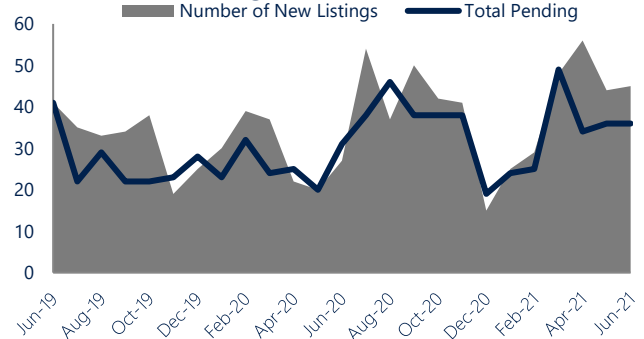
This month there were 45 homes newly listed for sale in Hamilton compared to 27 in June 2020, an increase of 67%. There were 36 current contracts pending sale this June compared to 31 a year ago. The number of current contracts remained stable as compared to last June.

Months of Supply

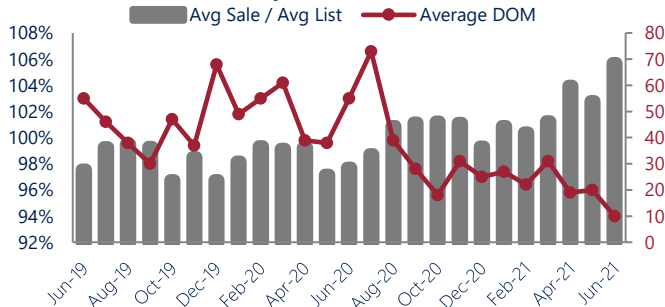
In June, there was 1.2 months of supply available in Hamilton, compared to 1.8 in June 2020. That is a decrease of 35% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hamilton was 105.7% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 55. This decrease was impacted by the limited number of sales.

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