

April 2024

Mercer County, NJ

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$111,721,888	\$80,806,972	38.26%
Avg Sold Price	\$499,646	\$430,607	16.03%
Median Sold Price	\$420,000	\$364,500	15.23%
Units Sold	230	193	19.17%
Avg Days on Market	31	31	0.00%
Avg List Price for Solds	\$487,868	\$420,869	15.92%
Avg SP to OLP Ratio	102.3%	101.1%	1.20%
Ratio of Avg SP to Avg OLP	101.5%	100.9%	0.63%
Attached Avg Sold Price	\$323,334	\$311,118	3.93%
Detached Avg Sold Price	\$596,141	\$503,908	18.30%
Attached Units Sold	81	73	10.96%
Detached Units Sold	149	120	24.17%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Apr 2024	Apr 2023	% Change
Active Listings	382	319	19.75%
New Listings	390	292	33.56%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	350	331	5.74%
All Pending	601	590	1.86%

Financing (Sold)

Assumption	0
Cash	58
Conventional	140
FHA	21
Other	6
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	87
11 to 20	54
21 to 30	23
31 to 60	29
61 to 90	12
91 to 120	10
121 to 180	8
181 to 360	5
361 to 720	1
721+	0

Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR			All	Residential	
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
<\$50,000	0	0	0	0	0	0	0	0	1	0
\$50K to \$99,999	0	2	0	1	1	1	0	0	4	1
\$100K to \$149,999	0	3	1	2	0	1	1	2	8	2
\$150K to \$199,999	1	2	0	7	2	3	0	6	18	3
\$200K to \$299,999	6	3	6	7	3	4	5	21	40	4
\$300K to \$399,999	3	5	14	4	9	1	8	39	9	8
\$400K to \$499,999	2	2	18	2	13	1	4	36	4	8
\$500K to \$599,999	2	1	7	2	11	0	3	33	5	2
\$600K to \$799,999	0	0	7	1	15	0	3	37	7	3
\$800K to \$999,999	1	0	2	0	11	0	1	23	1	5
\$1M to \$2,499,999	0	0	0	0	12	0	1	27	2	1
\$2.5M to \$4,999,999	0	0	0	0	2	0	0	17	1	2
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	15	18	55	26	79	11	26	243	100	39
Avg Sold Price	\$368,233	\$266,485	\$449,564	\$278,407	\$743,326	\$222,581	\$450,245			
Prev Year - Avg Sold Price	\$300,825	\$272,047	\$425,655	\$274,442	\$616,339	\$352,655	\$346,204			
Avg Sold % Change	22.41%	-2.04%	5.62%	1.44%	20.60%	-36.88%	30.05%			
Prev Year - # of Solds	15	15	47	21	58	9	28			