

TREND
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News

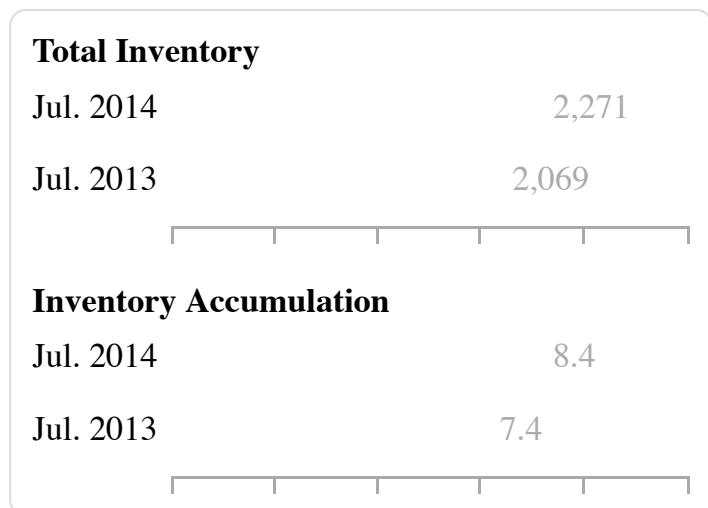
News Document ID #7201
Market Trends: Mercer County, July 2014

The median sold price in Mercer county jumped 3.5% from June to July and was 7.0% higher than July 2013.

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Residential activity in Mercer County (Single-family and Condo)

Inventory

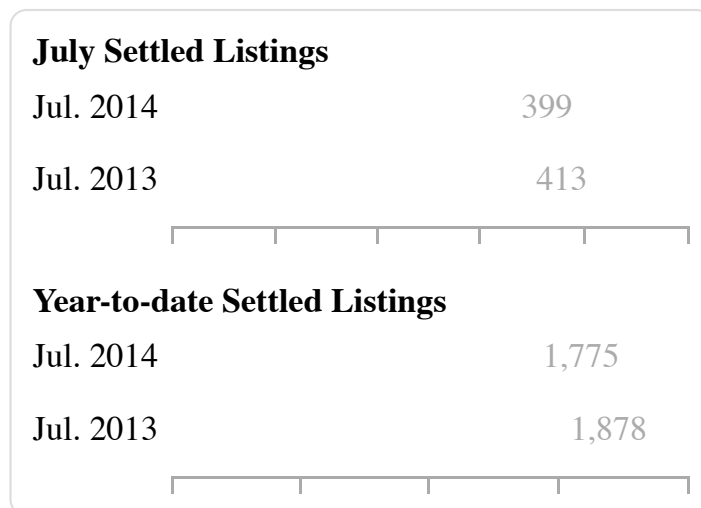


Inventory is 9.8% higher than a year ago providing a greater selection of available homes for buyers. Due to lower sales this year, the Months Supply of Inventory has risen to 8.4, 7% higher than at this time last year.

Median Price

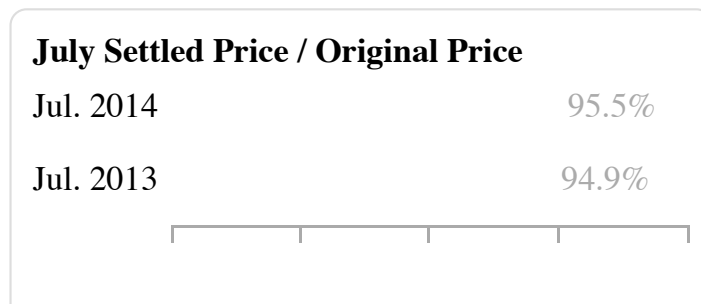


Settled Listings



Sales in July were down 3.4% from last July and are 5.5% below 2013 YTD.

See even more statistics like these in the following Settled Price / Original Price



Year-to-date Median Price

Jul. 2014	\$251,000
Jul. 2013	\$250,000

The median sold price for July was 7% above last July and pulled the YTD median sold price slightly higher than last year.

Year-to-date Settled Price / Original Price

Jul. 2014	94.0%
Jul. 2013	93.3%

With the sold price to original list price ratio hovering around 95%, most new listings are well priced.

reports:

- Single-Family Market History: Mercer County
- Condo Market History: Mercer County
- Single-Family Year-to-Date Market Snapshot: July 2014
- Condo Year-to-Date Market Snapshot: July 2014

Average Showing Appointments Per Listing by Price Range

All Listings	3.4
\$0k - \$99k	4.8
\$100k - \$199k	2.9
\$200k - \$299k	3.2
\$300k - \$499k	3.5
\$500k +	3.0

The lower price ranges, \$0-\$300,000, experienced an increase in appointments, but the higher price ranges dropped significantly.

See even more buyer activity in the following report:

- Buyer Activity Report: Mercer County

What's happening in TREND's Market?

In what is becoming a familiar story, July sales were 3.6% below July 2013 and the Median Sold Price was virtually identical to last July. For the second consecutive month, and only the second month this year,

Pending Sales were higher than last year. Inventory also increased during the month and is now almost 5% above the inventory of last July.

Check out this and more with Dave Davis, our resident statistics guru, as he looks at the numbers for June 2014.