

TREND  
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News

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Market Trends: Mercer County, January 2015

Sales in January declined 4.3% from last January and prices were down 6.6% compared to January 2014.

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

**Inventory**

**Settled Listings**

See

**Total Inventory**

Jan. 2015	1,769
Jan. 2014	1,637

**January Settled Listings**

Jan. 2015	176
Jan. 2014	184

**Inventory Accumulation**

Jan. 2015	6.5
Jan. 2014	5.9

**Year-to-date Settled Listings**

Jan. 2015	176
Jan. 2014	184

Inventory decreased by 1.2% this month, and is now 8.1% higher than a year ago. The decrease in inventory this month reduced the Months Supply of Inventory from 6.6 months to 6.5 months, but well above the January 2014 level of 5.9 months.

Sales in January were down by 4.3% compared to last January.

**Median Price**

**Settled Price / Original Price**

**January Median Price**

Jan. 2015	\$214,888
Jan. 2014	\$229,950

**January Settled Price / Original Price**

Jan. 2015	92.4%
Jan. 2014	91.4%

**Year-to-date Median Price**

Jan. 2015	\$214,888
Jan. 2014	\$229,950

**Year-to-date Settled Price / Original Price**

Jan. 2015	92.4%
Jan. 2014	91.4%

The median sold price this month was down 6.6% (\$15,062) from last January.

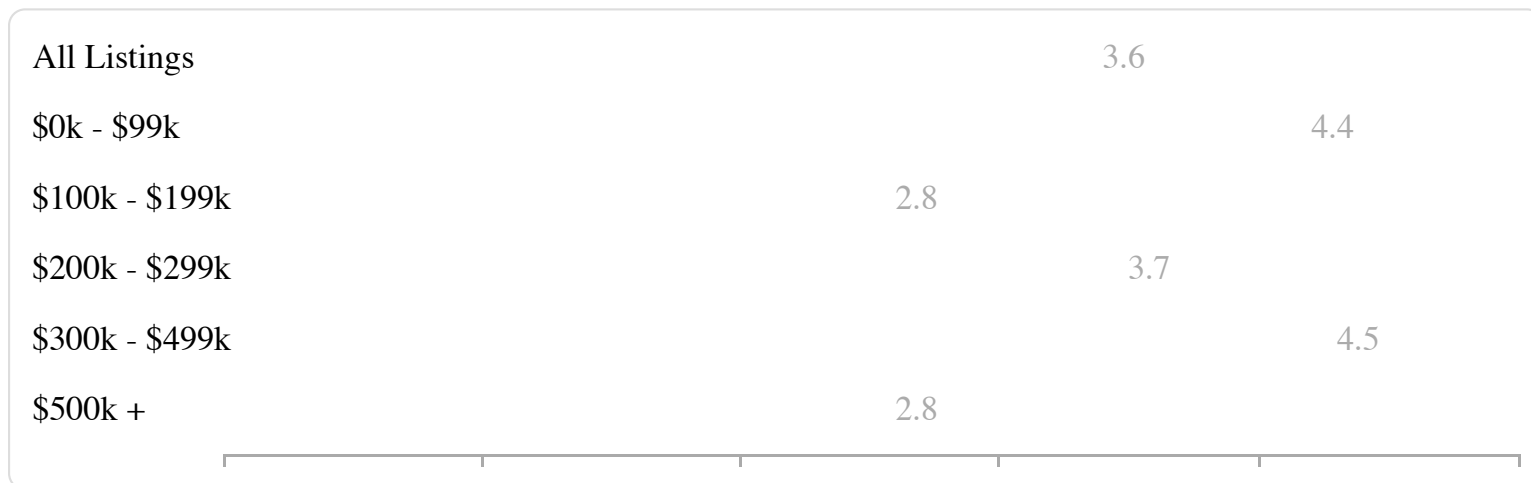
The sold price to original list price ratio remained in the range of 92-93%.

**even more statistics like these in the following reports:**



- Single-Family Market History: Mercer County
- Condo Market History: Mercer County
- Single-Family Year-to-Date Market Snapshot: January 2015
- Condo Year-to-Date Market Snapshot: January 2015

**Average Showing Appointments Per Listing by Price Range**



Showing activity was up 65% overall compared to December and up 43% over January 2014 with the \$300,000-\$500,000 price range seeing a 95% increase over last year.

**See even more buyer activity in the following report:**



Buyer Activity Report: Mercer County

*What's happening in TREND's Market?*

The good news is that sales, median sales price and average sales price beat last January. Each, however, was less than 1% over last year. Showing requests were up 25% from last year, and pending sales were 14% higher than a year ago. So that should give us strong sales in February and March. We are forecasting closed sales in February will exceed last year by over 10%.

Check out this and more with Dave Davis, our resident statistics guru, as he looks at the numbers for January 2015.