

THE LONG & FOSTER MARKET MINUTE™

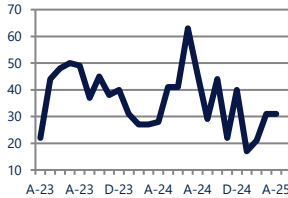
FOCUS ON: **EAST WINDSOR AND ROBBINSVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08691, 08520

Units Sold

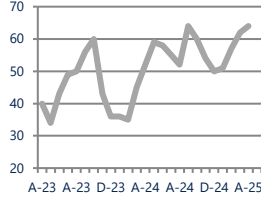
31



Up 11%
Vs. Year Ago

Active Inventory

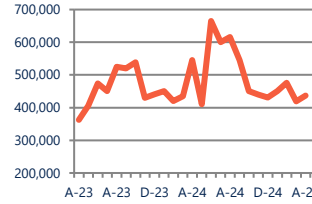
64



Up 23%
Vs. Year Ago

Median Sale Price

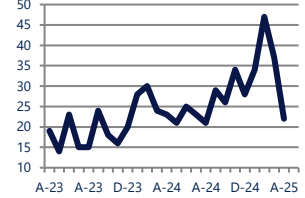
\$437,000



Down -20%
Vs. Year Ago

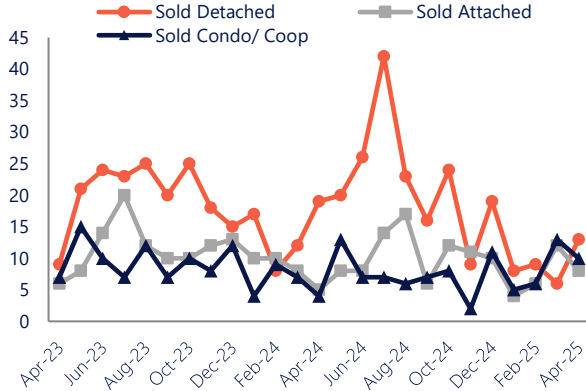
Days On Market

22



Down -4%
Vs. Year Ago

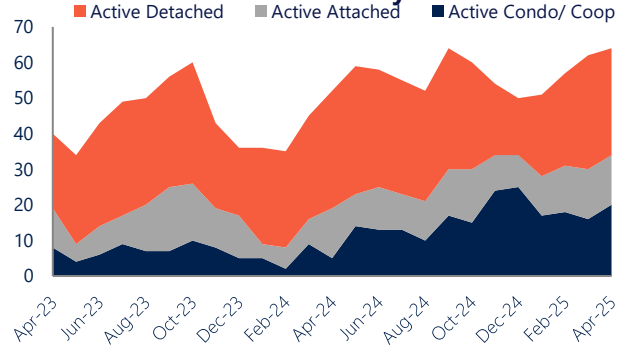
Units Sold*



Units Sold

The number of units sold remained stable in April, with 31 sold this month in East Windsor and Robbinsville. This month's total units sold was higher than at this time last year, an increase of 11% versus April 2024.

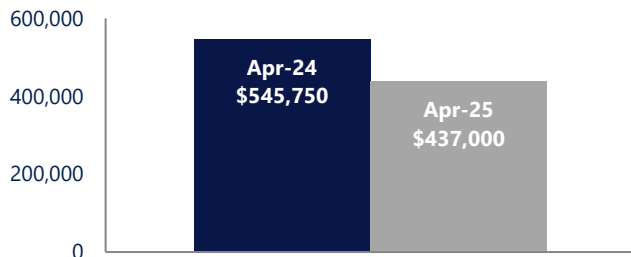
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 23%. The total number of active inventory this April was 64 compared to 52 in April 2024. This month's total of 64 is higher than the previous month's total supply of available inventory of 62, an increase of 3%.

Median Sale Price



Median Sale Price

Last April, the median sale price for East Windsor and Robbinsville Homes was \$545,750. This April, the median sale price was \$437,000, a decrease of 20% or \$108,750 compared to last year. The current median sold price is 4% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

East Windsor and Robbinsville are defined as properties listed in zip code/s 08691, 08520.

*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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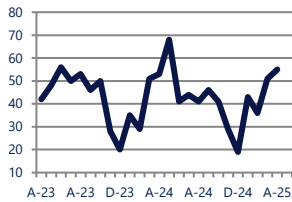
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APRIL 2025

Zip Code(s): 08691, 08520

New Listings

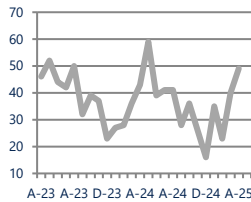
55



Up 4%
Vs. Year Ago

Current Contracts

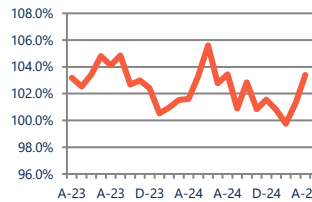
49



Up 14%
Vs. Year Ago

Sold Vs. List Price

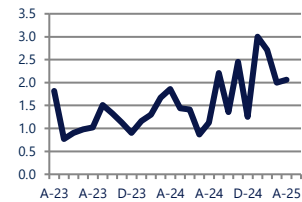
103.4%



Up 1.8%
Vs. Year Ago

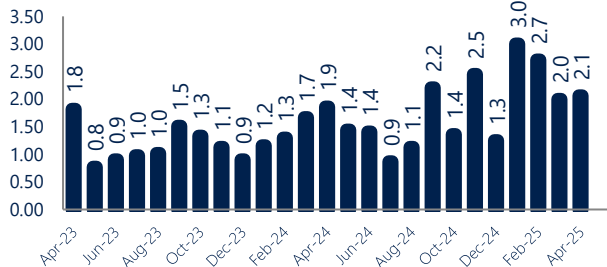
Months of Supply

2.1



Up 11%
Vs. Year Ago

Months Of Supply



Months of Supply

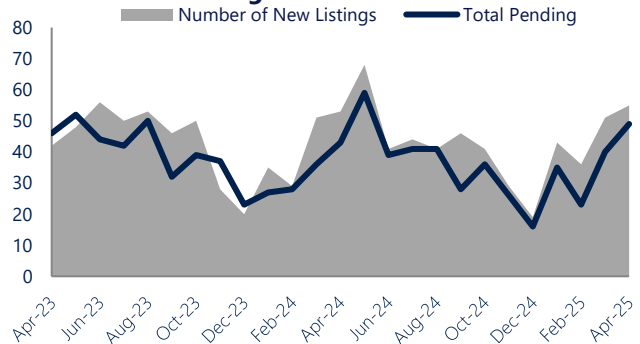
In April, there was 2.1 months of supply available in East Windsor and Robbinsville, compared to 1.9 in April 2024. That is an increase of 11% versus a year ago.

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.

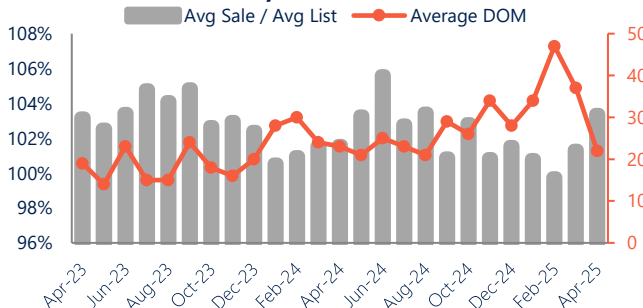
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in East Windsor and Robbinsville compared to 53 in April 2024, an increase of 4%. There were 49 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 14% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in East Windsor and Robbinsville was 103.4% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 23, a decrease of 4%.

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