



The Long & Foster Market Minute™

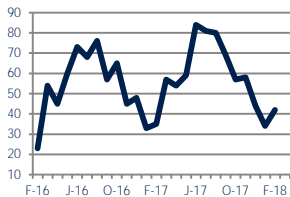
Focus On: East Windsor and Robbinsville Housing Market

February 2018

Zip Code(s): 08691, 08520

Units Sold

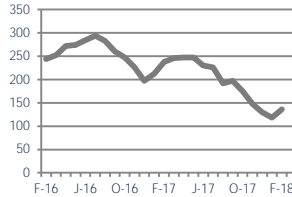
42



Up 20%
Vs. Year Ago

Active Inventory

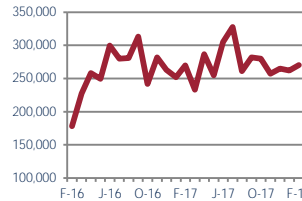
136



Down -43%
Vs. Year Ago

Median Sale Price

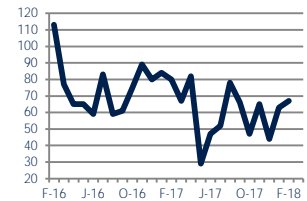
\$270,450



No Change
Vs. Year Ago

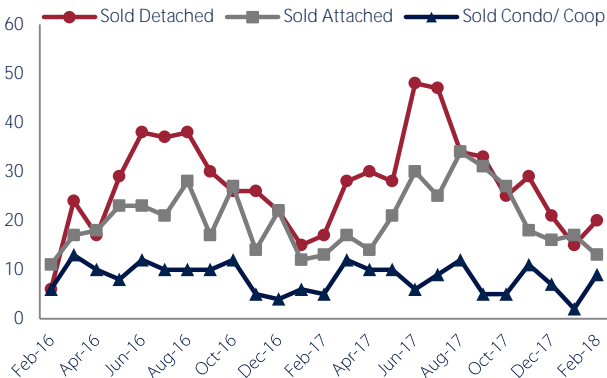
Days On Market

67



Down -16%
Vs. Year Ago

Units Sold*



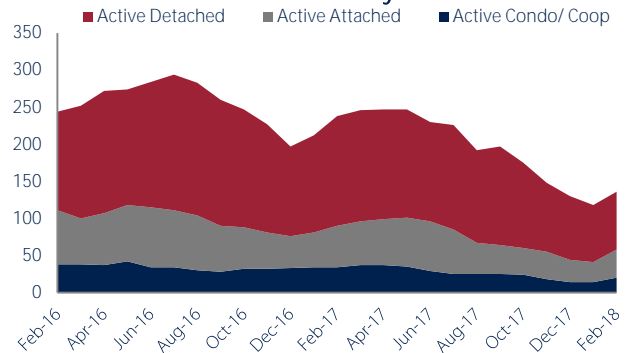
Units Sold

There was an increase in total units sold in February, with 42 sold this month in East Windsor and Robbinsville versus 34 last month, an increase of 24%. This month's total units sold was higher than at this time last year, an increase of 20% versus February 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 102 units or 43%. The total number of active inventory this February was 136 compared to 238 in February 2017. This month's total of 136 is higher than the previous month's total supply of available inventory of 118, an increase of 15%.

Active Inventory*

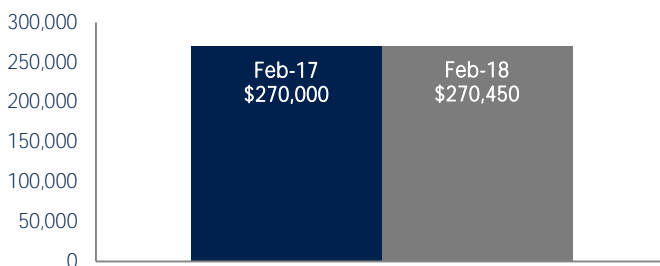


Median Sale Price

Last February, the median sale price for East Windsor and Robbinsville Homes was \$270,000. This February, the median sale price was \$270,450, which is similar compared to a year ago. The current median sold price is 3% higher than in January.

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

Median Sale Price



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

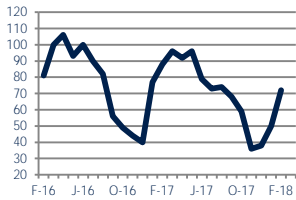




Zip Code(s): 08691, 08520

New Listings

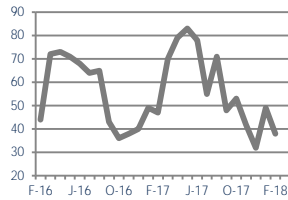
72



Down -18%
Vs. Year Ago

Current Contracts

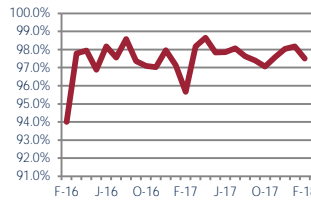
38



Down -19%
Vs. Year Ago

Sold Vs. List Price

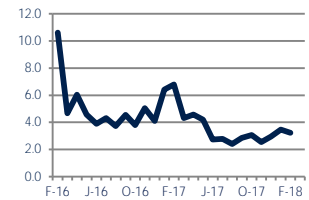
97.5%



Up 1.9%
Vs. Year Ago

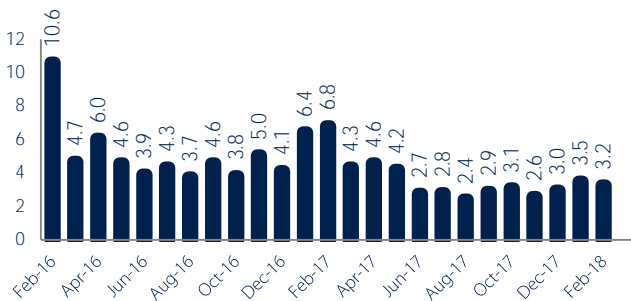
Months of Supply

3.2



Down -52%
Vs. Year Ago

Months Of Supply



Months of Supply

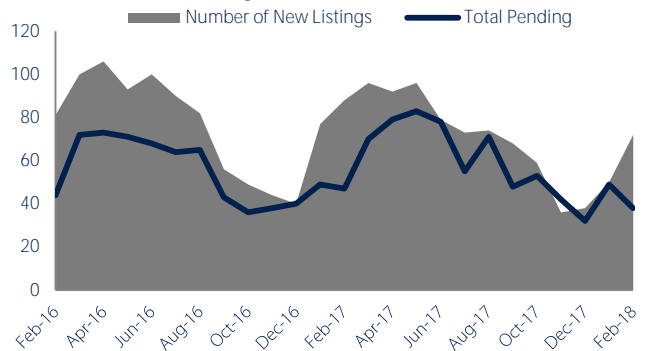
In February, there was 3.2 months of supply available in East Windsor and Robbinsville, compared to 6.8 in February 2017. That is a decrease of 52% versus a year ago.

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.

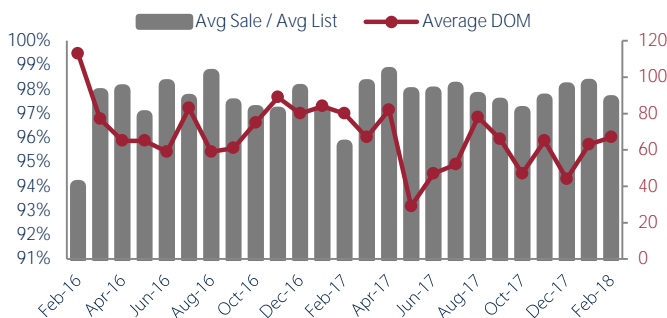
New Listings & Current Contracts

This month there were 72 homes newly listed for sale in East Windsor and Robbinsville compared to 88 in February 2017, a decrease of 18%. There were 38 current contracts pending sale this February compared to 47 a year ago. The number of current contracts is 19% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in East Windsor and Robbinsville was 97.5% 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 67, lower than the average last year, which was 80, a decrease of 16%.



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