



# The Long & Foster Market Minute™

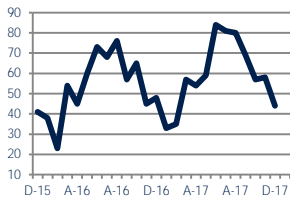
Focus On: East Windsor and Robbinsville Housing Market

December 2017

Zip Code(s): 08691, 08520

## Units Sold

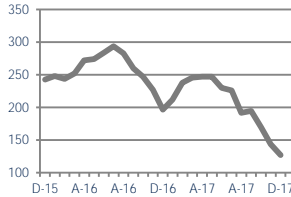
44



Down -8%  
Vs. Year Ago

## Active Inventory

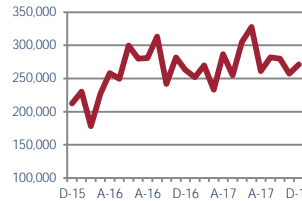
127



Down -36%  
Vs. Year Ago

## Median Sale Price

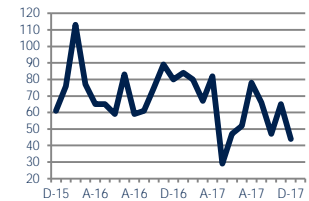
\$271,000



Up 3%  
Vs. Year Ago

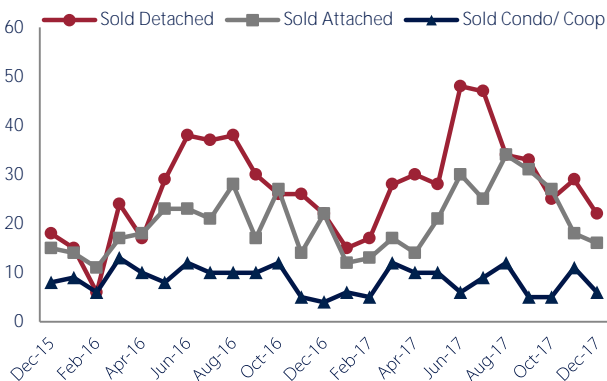
## Days On Market

44



Down -45%  
Vs. Year Ago

## Units Sold\*



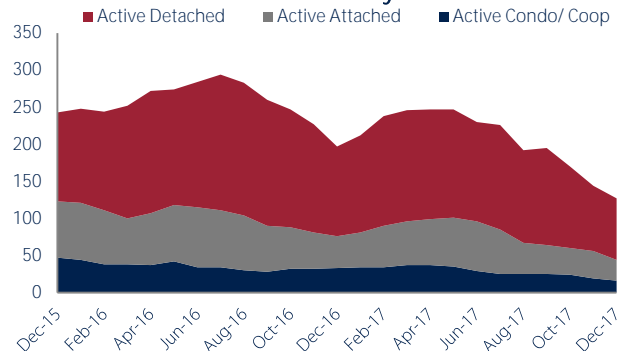
## Units Sold

There was a decrease in total units sold in December, with 44 sold this month in East Windsor and Robbinsville versus 58 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 8% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 70 units or 36%. The total number of active inventory this December was 127 compared to 197 in December 2016. This month's total of 127 is lower than the previous month's total supply of available inventory of 144, a decrease of 12%.

## Active Inventory\*

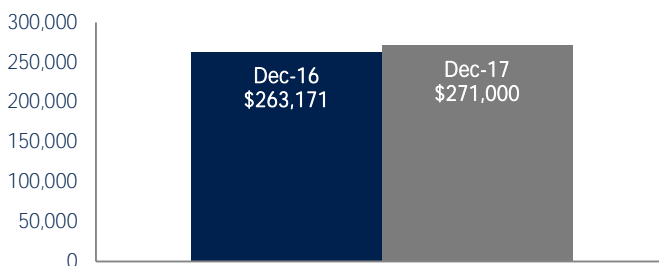


## Median Sale Price

Last December, the median sale price for East Windsor and Robbinsville Homes was \$263,171. This December, the median sale price was \$271,000, an increase of 3% or \$7,829 compared to last year. The current median sold price is 5% higher than in November.

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

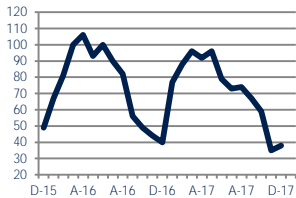




Zip Code(s): 08691, 08520

### New Listings

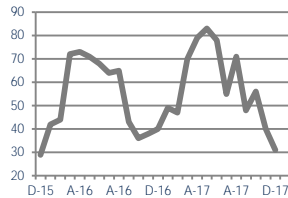
38



Down -5%  
Vs. Year Ago

### Current Contracts

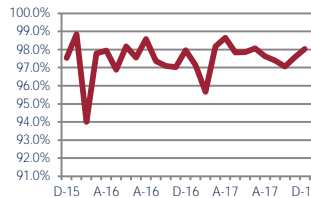
31



Down -22%  
Vs. Year Ago

### Sold Vs. List Price

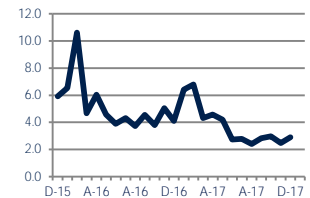
98.0%



No Change  
Vs. Year Ago

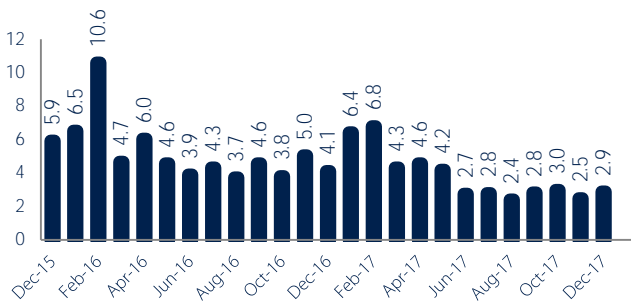
### Months of Supply

2.9



Down -30%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

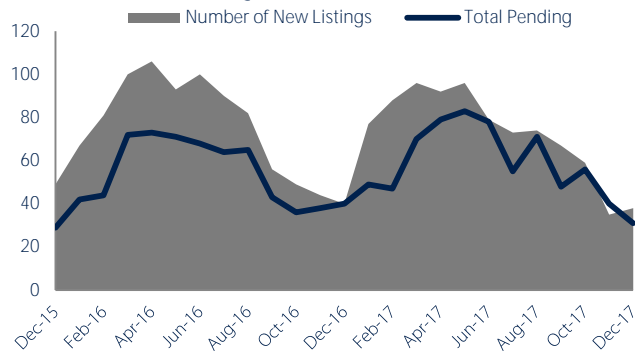
In December, there was 2.9 months of supply available in East Windsor and Robbinsville, compared to 4.1 in December 2016. That is a decrease of 30% versus a year ago.

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.

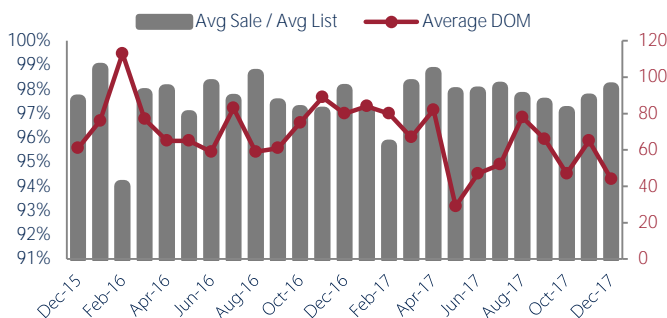
### New Listings & Current Contracts

This month there were 38 homes newly listed for sale in East Windsor and Robbinsville compared to 40 in December 2016, a decrease of 5%. There were 31 current contracts pending sale this December compared to 40 a year ago. The number of current contracts is 23% lower than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in East Windsor and Robbinsville was 98.0% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 80, a decrease of 45%.



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