

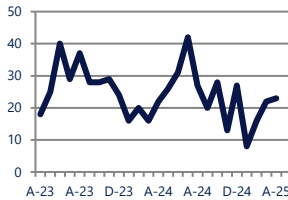
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROBBINSVILLE AND YARVILLE HOUSING MARKET**

APRIL 2025

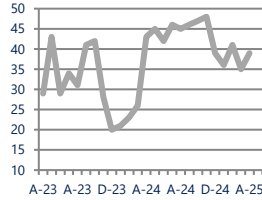
Zip Code(s): **08561, 08691 and 08620**

Units Sold 23



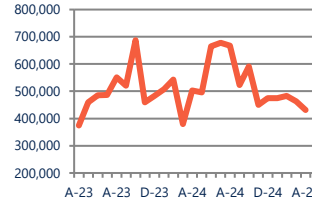
Up 5%
Vs. Year Ago

Active Inventory 39



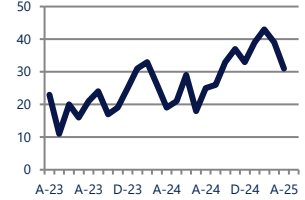
Down -9%
Vs. Year Ago

Median Sale Price \$431,000



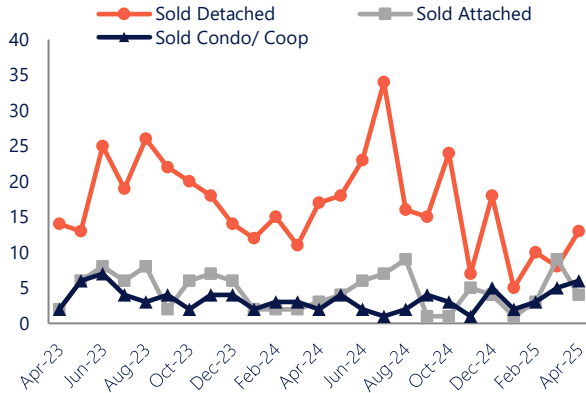
Down -14%
Vs. Year Ago

Days On Market 31



Up
Vs. Year Ago

Units Sold*



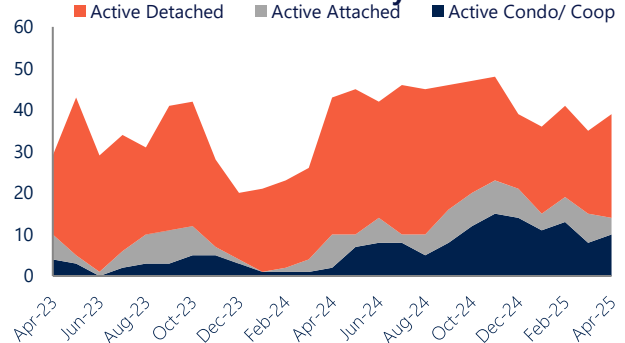
Units Sold

There was an increase in total units sold in April, with 23 sold this month in Robbinsville and Yardville versus 22 last month, an increase of 5%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

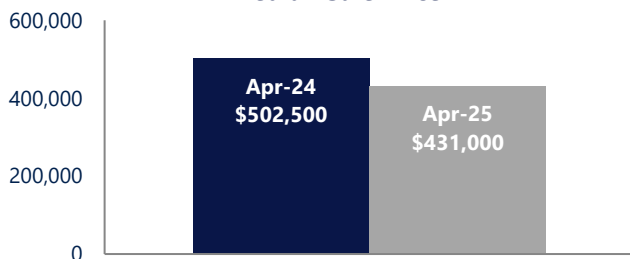
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 9%. The total number of active inventory this April was 39 compared to 43 in April 2024. This month's total of 39 is higher than the previous month's total supply of available inventory of 35, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Robbinsville and Yardville Homes was \$502,500. This April, the median sale price was \$431,000, a decrease of 14% or \$71,500 compared to last year. The current median sold price is 7% lower 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.

Robbinsville and Yardville are defined as properties listed in zip code/s 08561, 08691 and 08620.

*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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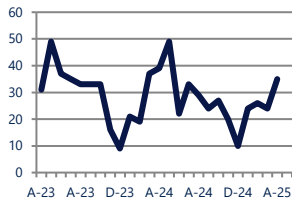
FOCUS ON: **ROBBINSVILLE AND YARVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08561, 08691 and 08620

New Listings

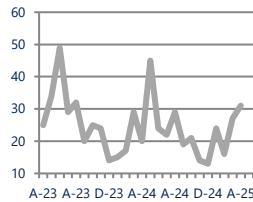
35



Down -10%
Vs. Year Ago

Current Contracts

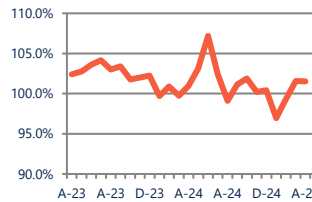
31



Up 55%
Vs. Year Ago

Sold Vs. List Price

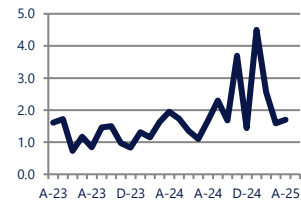
101.5%



Up 0.6%
Vs. Year Ago

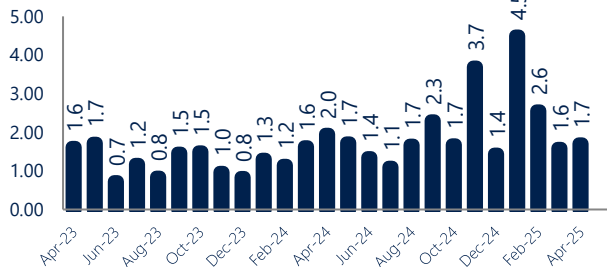
Months of Supply

1.7



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

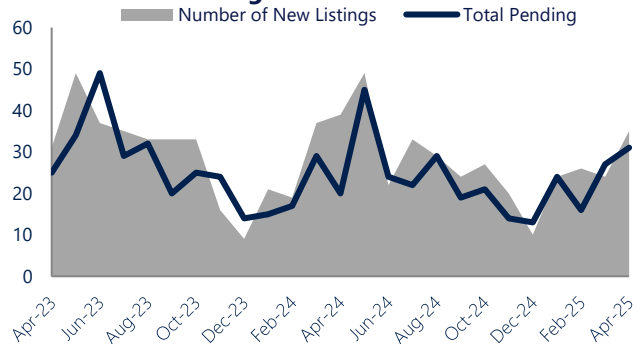
In April, there was 1.7 months of supply available in Robbinsville and Yardville, compared to 2.0 in April 2024. That is a decrease of 13% versus a year ago.

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.

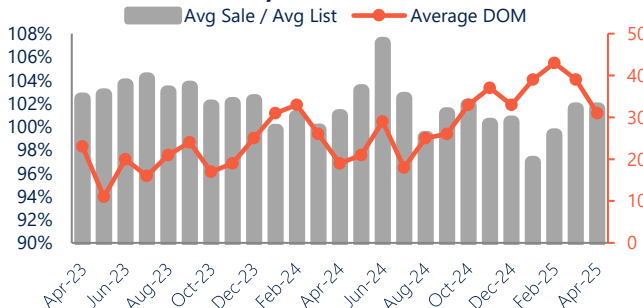
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Robbinsville and Yardville compared to 39 in April 2024, a decrease of 10%. There were 31 current contracts pending sale this April compared to 20 a year ago. The number of current contracts is 55% 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 Robbinsville and Yardville was 101.5% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.

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