

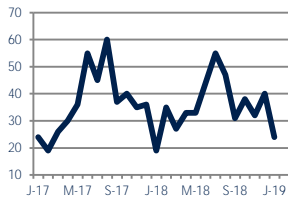
Focus On: Robbinsville and Yardville Housing Market

January 2019

Zip Code(s): 08561, 08691 and 08620

Units Sold

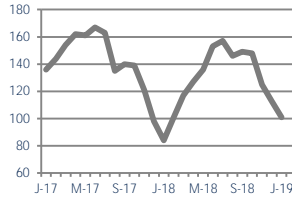
24



Up
Vs. Year Ago

Active Inventory

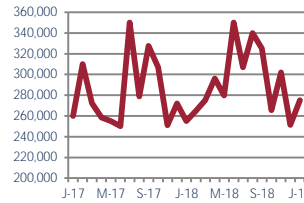
101



Up 20%
Vs. Year Ago

Median Sale Price

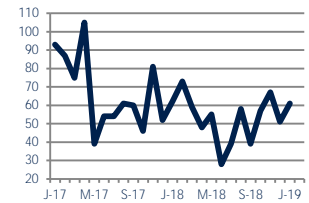
\$275,000



Up 8%
Vs. Year Ago

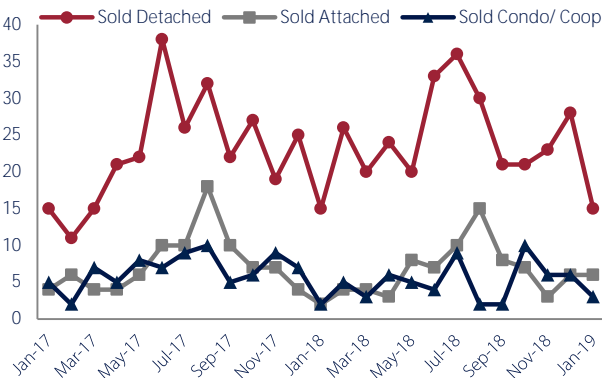
Days On Market

61



Down -2%
Vs. Year Ago

Units Sold*



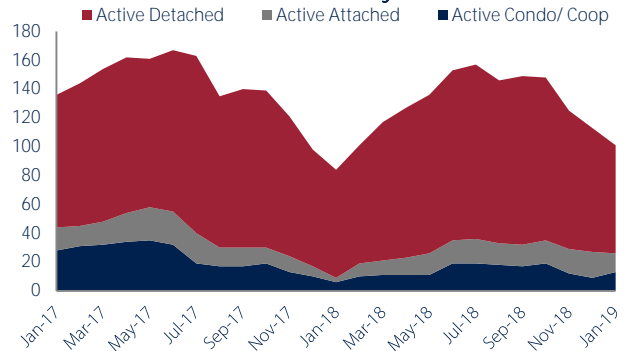
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 24 sold this month in Robbinsville and Yardville. This month's total units sold was higher than at this time last year, an increase from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 20%. The total number of active inventory this January was 101 compared to 84 in January 2018. This month's total of 101 is lower than the previous month's total supply of available inventory of 113, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Robbinsville and Yardville Homes was \$255,000. This January, the median sale price was \$275,000, an increase of 8% or \$20,000 compared to last year. The current median sold price is 9% higher than in December.

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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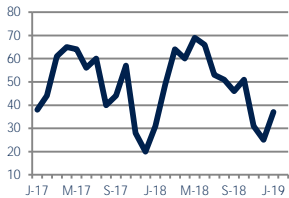
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January 2019

Zip Code(s): 08561, 08691 and 08620

New Listings

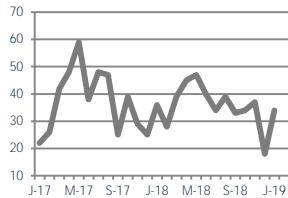
37



Up 19%
Vs. Year Ago

Current Contracts

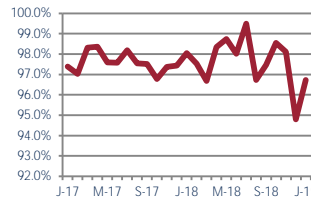
34



Down -6%
Vs. Year Ago

Sold Vs. List Price

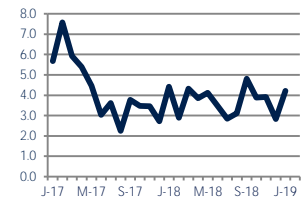
96.7%



Down -1.3%
Vs. Year Ago

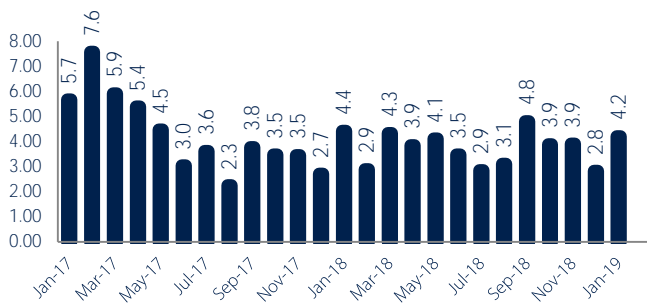
Months of Supply

4.2



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

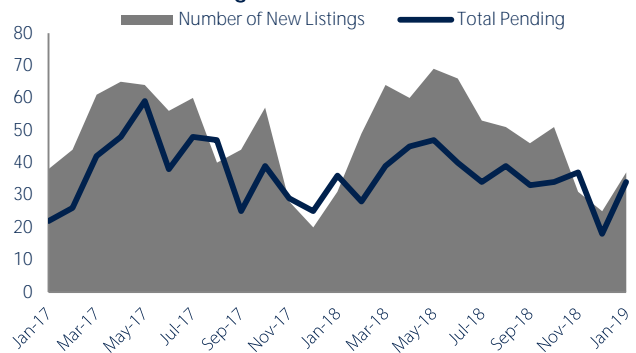
In January, there was 4.2 months of supply available in Robbinsville and Yardville, compared to 4.4 in January 2018. That is a decrease of 5% versus a year ago.

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.

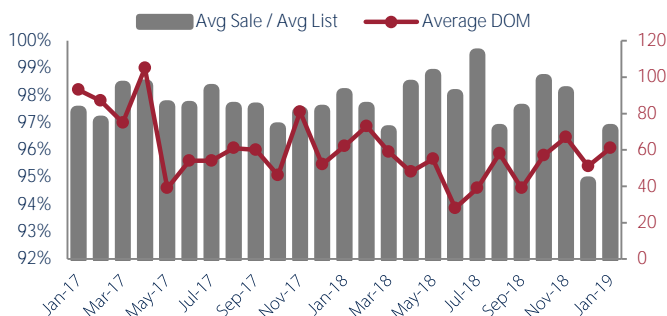
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Robbinsville and Yardville compared to 31 in January 2018, an increase of 19%. There were 34 current contracts pending sale this January compared to 36 a year ago. The number of current contracts is 6% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Robbinsville and Yardville was 96.7% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 62, a decrease of 2%.



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