

THE LONG & FOSTER MARKET MINUTE™

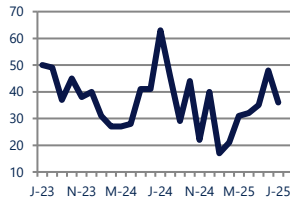
FOCUS ON: **EAST WINDSOR AND ROBBINSVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 08691, 08520

Units Sold

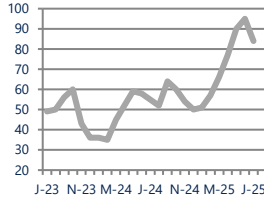
36



Down
Vs. Year Ago

Active Inventory

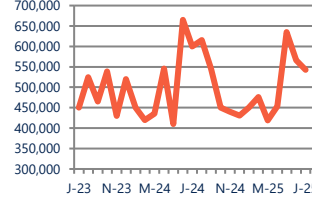
84



Up 53%
Vs. Year Ago

Median Sale Price

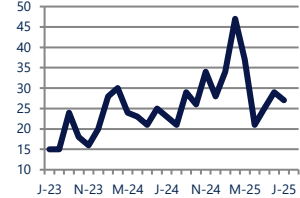
\$542,500



Down -10%
Vs. Year Ago

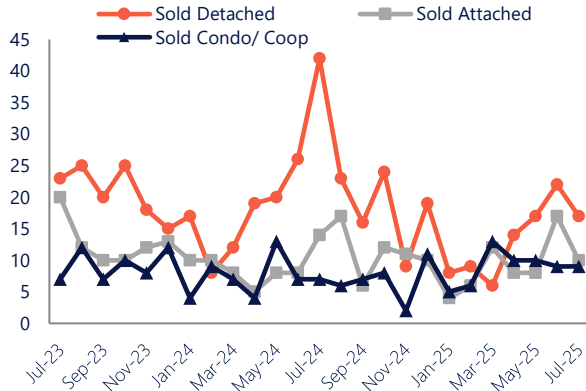
Days On Market

27



Up 17%
Vs. Year Ago

Units Sold*



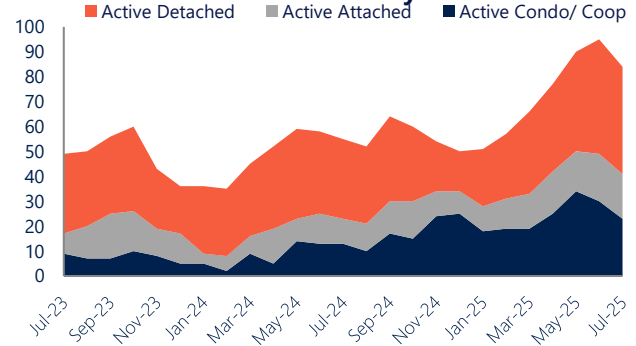
Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 36 sold this month in East Windsor and Robbinsville. This month's total units sold was lower than at this time last year, a decrease from July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 53%. The total number of active inventory this July was 84 compared to 55 in July 2024. This month's total of 84 is lower than the previous month's total supply of available inventory of 95, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for East Windsor and Robbinsville Homes was \$600,000. This July, the median sale price was \$542,500, a decrease of 10% or \$57,500 compared to last year. The current median sold price is 4% lower than in June.

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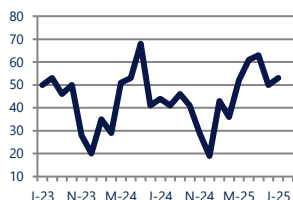
FOCUS ON: **EAST WINDSOR AND ROBBINSVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 08691, 08520

New Listings

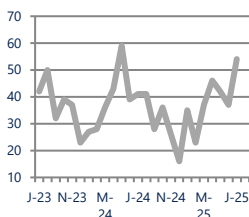
53



Up 20%
Vs. Year Ago

Current Contracts

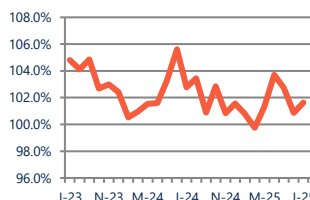
54



Up 32%
Vs. Year Ago

Sold Vs. List Price

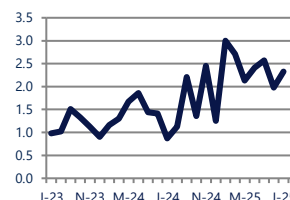
101.6%



Down -1.1%
Vs. Year Ago

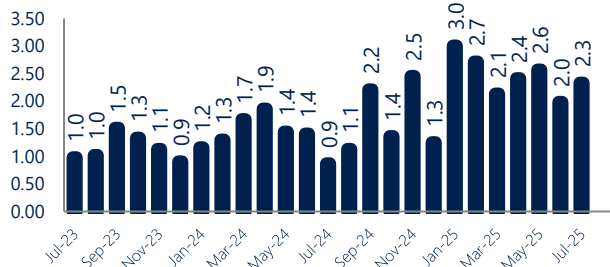
Months of Supply

2.3



Up 168%
Vs. Year Ago

Months Of Supply



Months of Supply

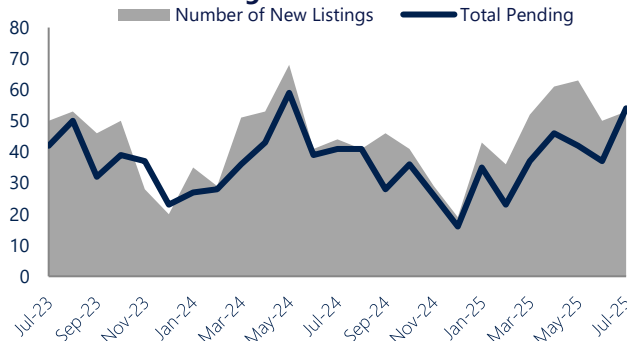
In July, there was 2.3 months of supply available in East Windsor and Robbinsville, compared to 0.9 in July 2024. That is an increase of 167% versus a year ago.

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.

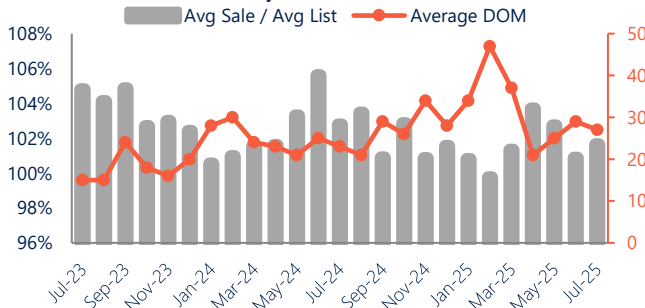
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in East Windsor and Robbinsville compared to 44 in July 2024, an increase of 20%. There were 54 current contracts pending sale this July compared to 41 a year ago. The number of current contracts is 32% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in East Windsor and Robbinsville was 101.6% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 23, an increase of 17%.

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