

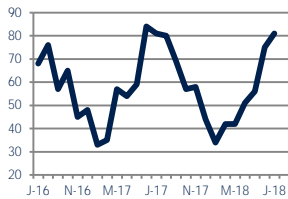
Focus On: East Windsor and Robbinsville Housing Market

July 2018

Zip Code(s): 08691, 08520

Units Sold

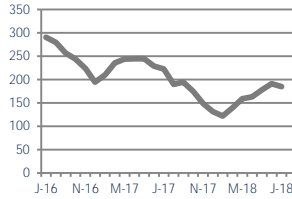
81



No Change
Vs. Year Ago

Active Inventory

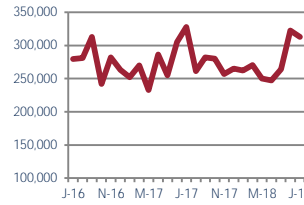
185



Down -17%
Vs. Year Ago

Median Sale Price

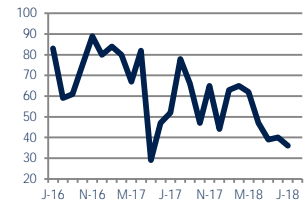
\$313,000



Down -5%
Vs. Year Ago

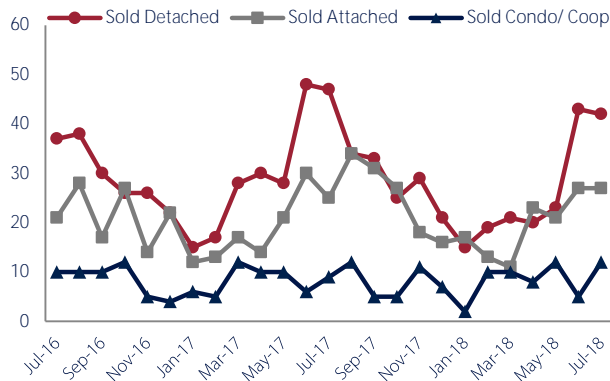
Days On Market

36



Down -31%
Vs. Year Ago

Units Sold*



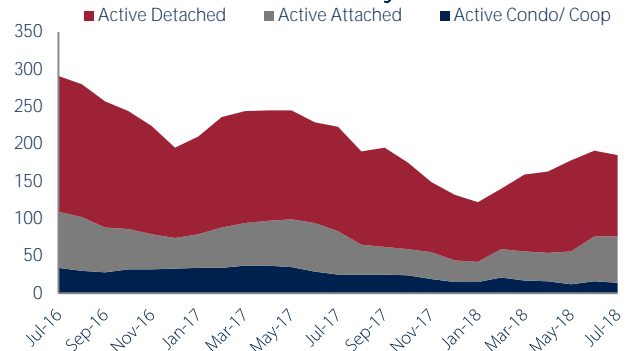
Units Sold

There was an increase in total units sold in July, with 81 sold this month in East Windsor and Robbinsville, an increase of 8%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 17%. The total number of active inventory this July was 185 compared to 223 in July 2017. This month's total of 185 is lower than the previous month's total supply of available inventory of 191, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for East Windsor and Robbinsville Homes was \$327,750. This July, the median sale price was \$313,000, a decrease of 5% or \$14,750 compared to last year. The current median sold price is 3% 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 TREND 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 TREND or Long & Foster Real Estate, Inc.



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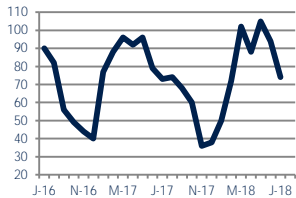
Focus On: East Windsor and Robbinsville Housing Market

July 2018

Zip Code(s): 08691, 08520

New Listings

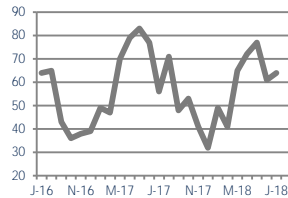
74



Up 1%
Vs. Year Ago

Current Contracts

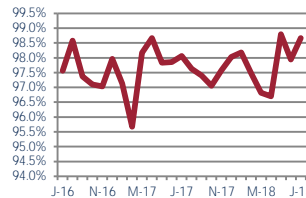
64



Up 14%
Vs. Year Ago

Sold Vs. List Price

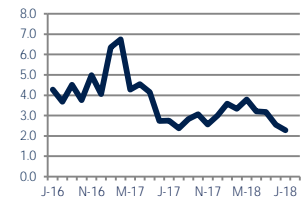
98.7%



Up 0.6%
Vs. Year Ago

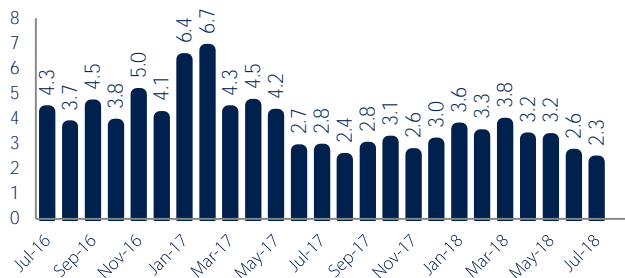
Months of Supply

2.3



Down -17%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

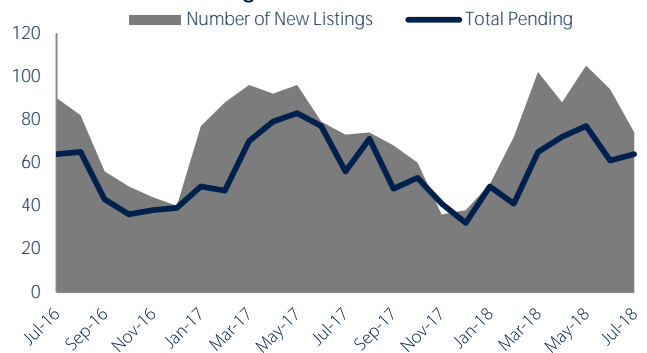
This month there were 74 homes newly listed for sale in East Windsor and Robbinsville compared to 73 in July 2017, an increase of 1%. There were 64 current contracts pending sale this July compared to 56 a year ago. The number of current contracts is 14% higher than last July.

Months of Supply

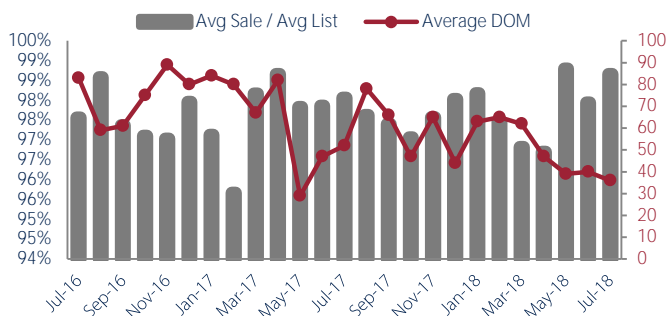
In July, there was 2.3 months of supply available in East Windsor and Robbinsville, compared to 2.8 in July 2017. That is a decrease of 17% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in East Windsor and Robbinsville was 98.7% 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 36, lower than the average last year, which was 52, a decrease of 31%.



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