



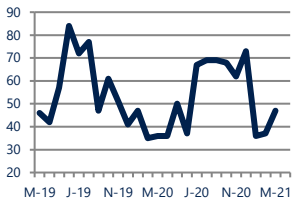
## Focus On: East Windsor and Robbinsville Housing Market

March 2021

Zip Code(s): 08691, 08520

### Units Sold

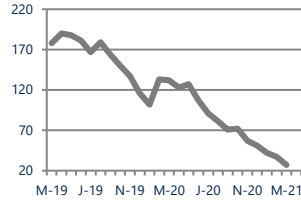
47



Up 31%  
Vs. Year Ago

### Active Inventory

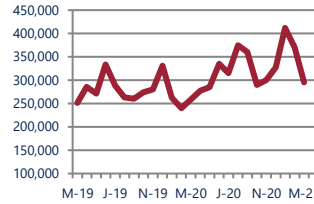
27



Down -80%  
Vs. Year Ago

### Median Sale Price

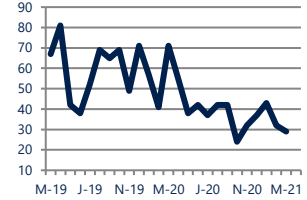
\$294,900



Up 14%  
Vs. Year Ago

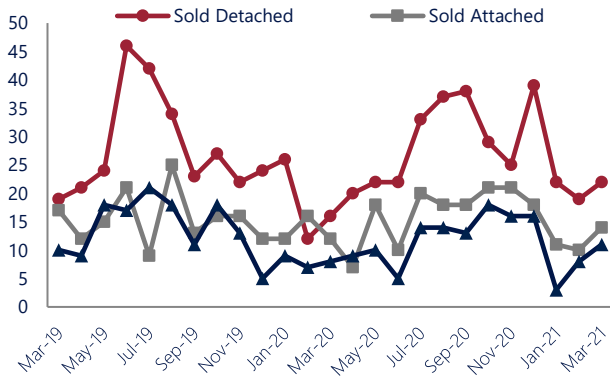
### Days On Market

29



Down -59%  
Vs. Year Ago

### Units Sold\*



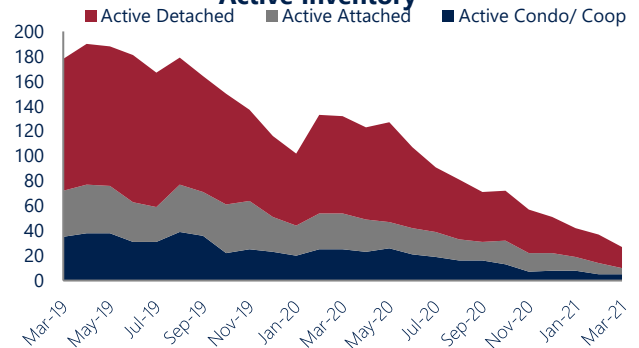
### Units Sold

There was an increase in total units sold in March, with 47 sold this month in East Windsor and Robbinsville versus 37 last month, an increase of 27%. This month's total units sold was higher than at this time last year, an increase of 31% versus March 2020.

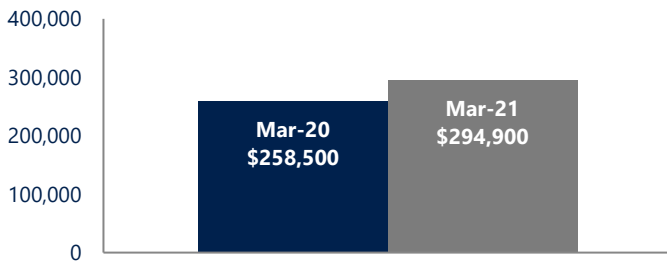
### Active Inventory

Versus last year, the total number of homes available this month is lower by 105 units or 80%. The total number of active inventory this March was 27 compared to 132 in March 2020. This month's total of 27 is lower than the previous month's total supply of available inventory of 37, a decrease of 27%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for East Windsor and Robbinsville Homes was \$258,500. This March, the median sale price was \$294,900, an increase of 14% or \$36,400 compared to last year. The current median sold price is 20% lower than in February.

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.

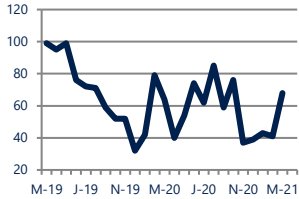




Zip Code(s): 08691, 08520

### New Listings

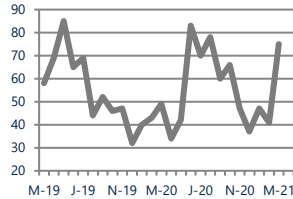
68



Up 6%  
Vs. Year Ago

### Current Contracts

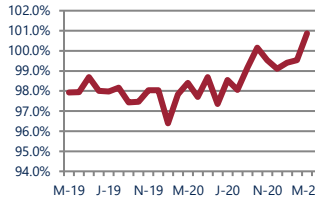
75



Up 53%  
Vs. Year Ago

### Sold Vs. List Price

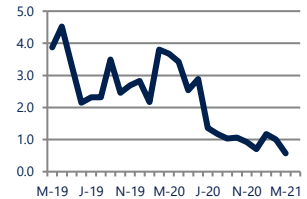
100.9%



Up 2.5%  
Vs. Year Ago

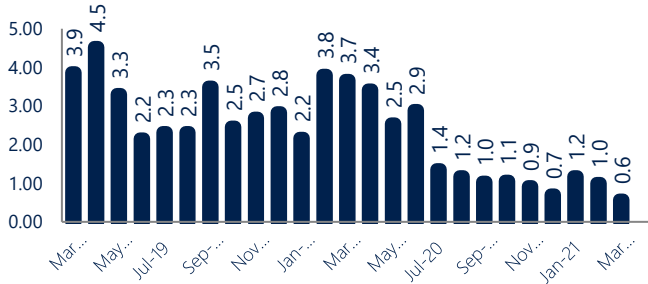
### Months of Supply

0.6



Down -84%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

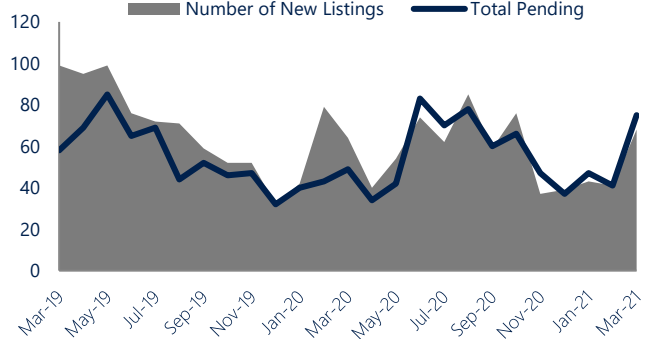
In March, there was 0.6 months of supply available in East Windsor and Robbinsville, compared to 3.7 in March 2020. That is a decrease of 84% versus a year ago.

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.

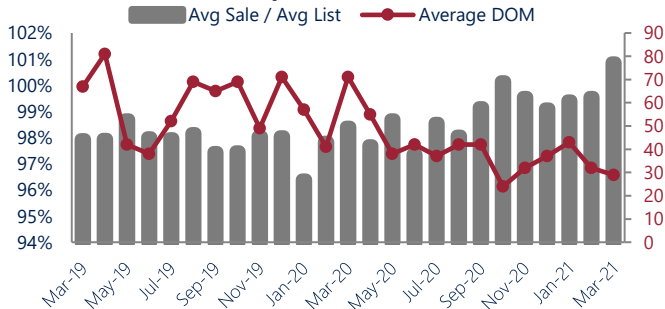
### New Listings & Current Contracts

This month there were 68 homes newly listed for sale in East Windsor and Robbinsville compared to 64 in March 2020, an increase of 6%. There were 75 current contracts pending sale this March compared to 49 a year ago. The number of current contracts is 53% higher than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in East Windsor and Robbinsville was 100.9% of the average list price, which is 2.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 29, lower than the average last year, which was 71, a decrease of 59%.



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