



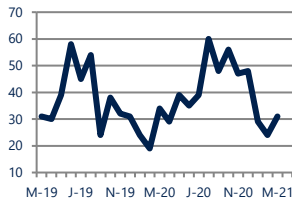
Focus On: Robbinsville and Yardville Housing Market

March 2021

Zip Code(s): 08561, 08691 and 08620

Units Sold

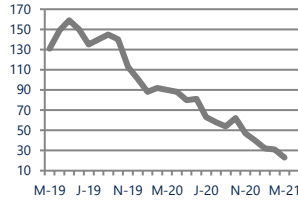
31



Down -9%
Vs. Year Ago

Active Inventory

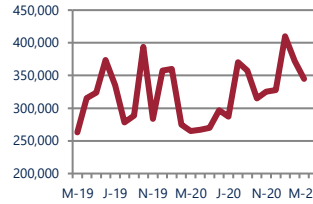
23



Down -74%
Vs. Year Ago

Median Sale Price

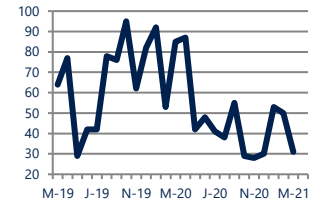
\$345,000



Up
Vs. Year Ago

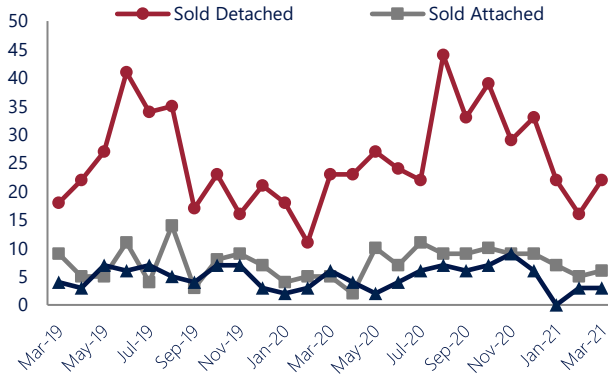
Days On Market

31



Down
Vs. Year Ago

Units Sold*



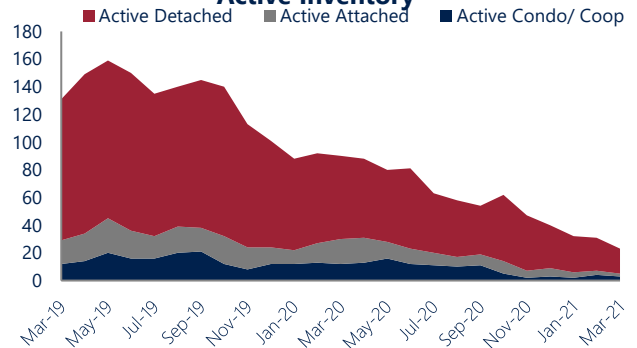
Units Sold

There was an increase in total units sold in March, with 31 sold this month in Robbinsville and Yardville versus 24 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 9% versus March 2020.

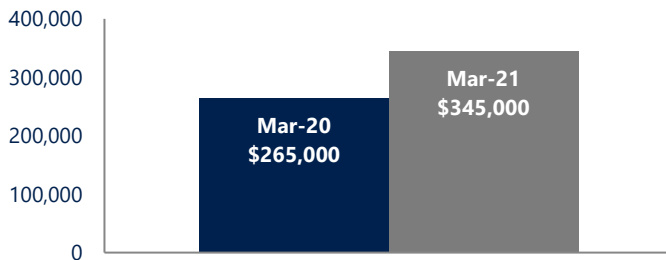
Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 74%. The total number of active inventory this March was 23 compared to 90 in March 2020. This month's total of 23 is lower than the previous month's total supply of available inventory of 31, a decrease of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Robbinsville and Yardville Homes was \$265,000. This March, the median sale price was \$345,000, an increase of \$80,000 compared to last year. The current median sold price is 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.

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.





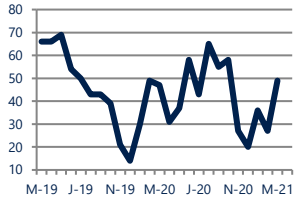
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March 2021

Zip Code(s): 08561, 08691 and 08620

New Listings

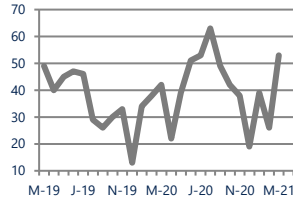
49



Up 4%
Vs. Year Ago

Current Contracts

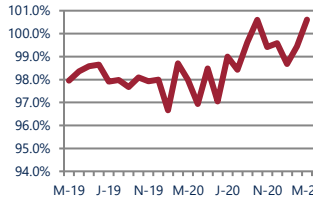
53



Up 26%
Vs. Year Ago

Sold Vs. List Price

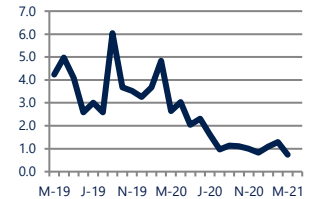
100.6%



Up 2.7%
Vs. Year Ago

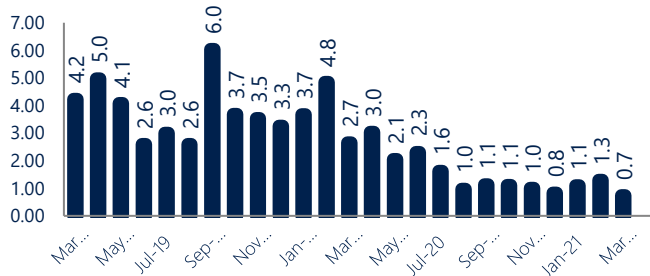
Months of Supply

0.7



Down -72%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

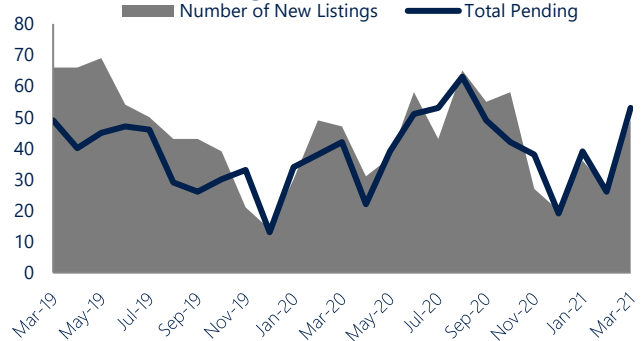
This month there were 49 homes newly listed for sale in Robbinsville and Yardville compared to 47 in March 2020, an increase of 4%. There were 53 current contracts pending sale this March compared to 42 a year ago. The number of current contracts is 26% higher than last March.

Months of Supply

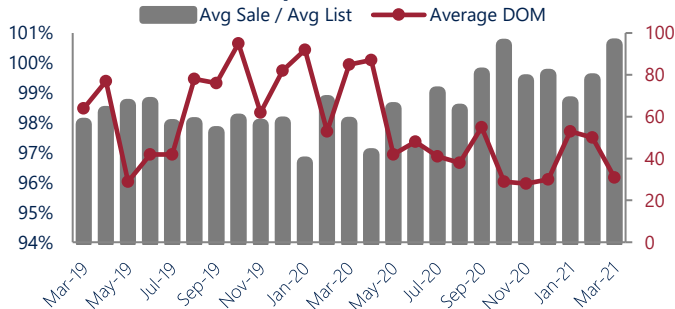
In March, there was 0.7 months of supply available in Robbinsville and Yardville, compared to 2.6 in March 2020. That is a decrease of 72% versus a year ago.

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 March, the average sale price in Robbinsville and Yardville was 100.6% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 85. This decrease was impacted by the limited number of sales.



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