

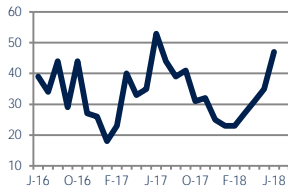


Focus On: East Windsor Housing Market

June 2018

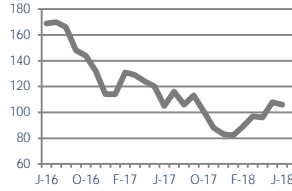
Zip Code(s): 08520

Units Sold
47



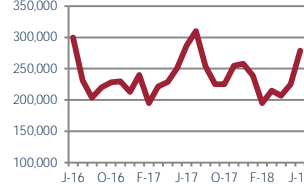
Down -11%
Vs. Year Ago

Active Inventory
106



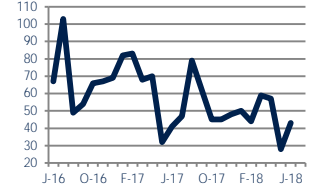
Up 1%
Vs. Year Ago

Median Sale Price
\$279,000



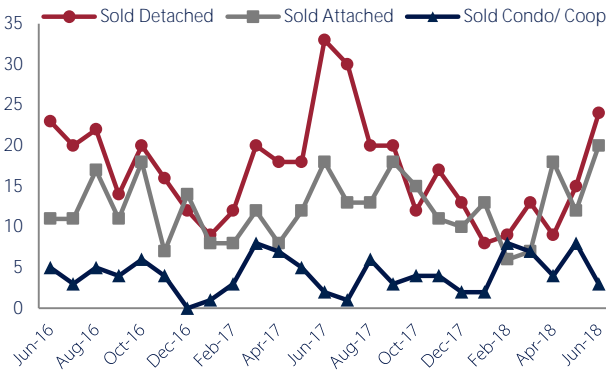
Down -3%
Vs. Year Ago

Days On Market
43



Up 5%
Vs. Year Ago

Units Sold*



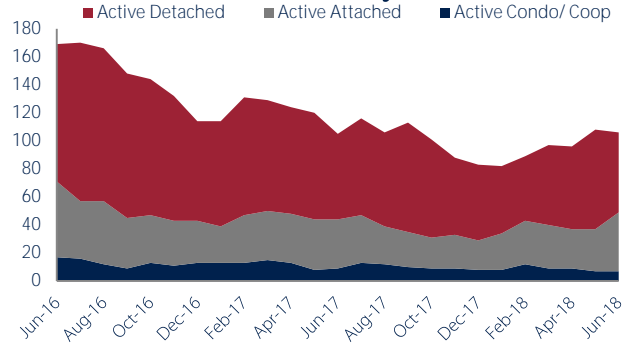
Units Sold

There was an increase in total units sold in June, with 47 sold this month in East Windsor versus 35 last month, an increase of 34%. This month's total units sold was lower than at this time last year, a decrease of 11% versus June 2017.

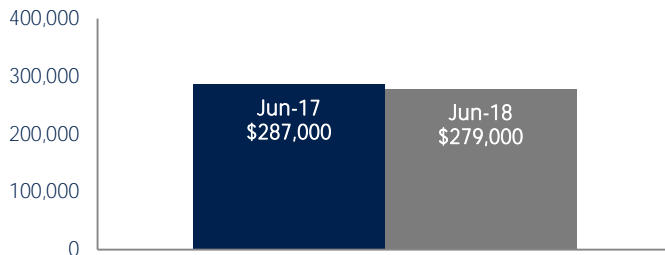
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this June was 106 compared to 105 in June 2017. This month's total of 106 is lower than the previous month's total supply of available inventory of 108, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East Windsor Homes was \$287,000. This June, the median sale price was \$279,000, a decrease of 3% or \$8,000 compared to last year. The current median sold price is 24% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



East Windsor are defined as properties listed in zip code/s 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.





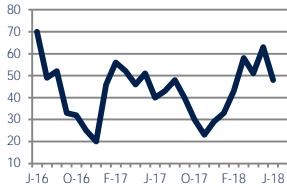
Focus On: East Windsor Housing Market

June 2018

Zip Code(s): 08520

New Listings

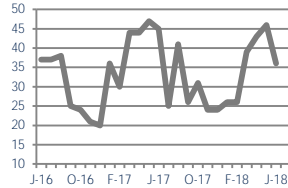
48



Up 20%
Vs. Year Ago

Current Contracts

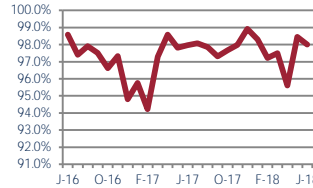
36



Down -20%
Vs. Year Ago

Sold Vs. List Price

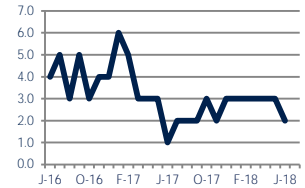
98.0%



No Change
Vs. Year Ago

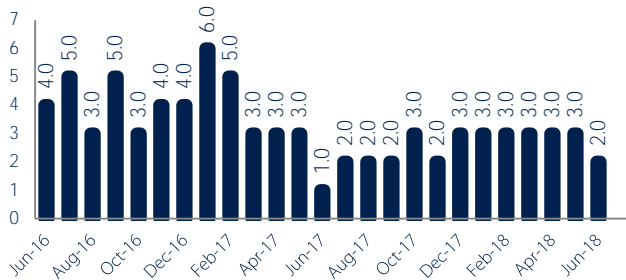
Months of Supply

2.0



Up 100%
Vs. Year Ago

Months Of Supply



Months of Supply

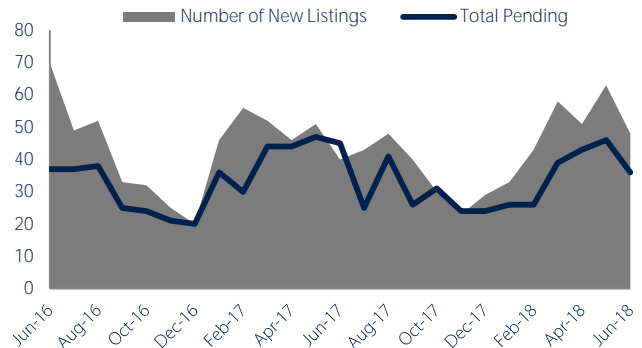
In June, there was 2.3 months of supply available in East Windsor, compared to 2.0 in June 2017. That is an increase of 14% versus a year ago.

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.

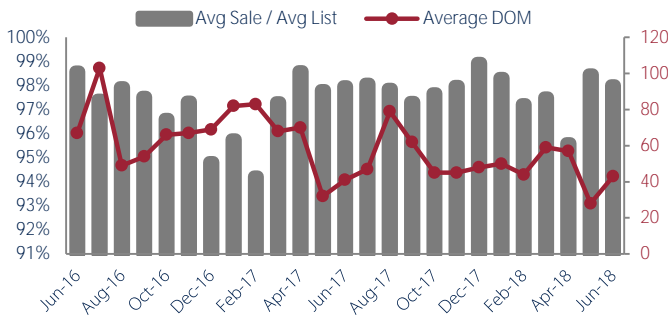
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in East Windsor compared to 40 in June 2017, an increase of 20%. There were 36 current contracts pending sale this June compared to 45 a year ago. The number of current contracts is 20% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in East Windsor was 98.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 41, an increase of 5%.



East Windsor are defined as properties listed in zip code/s 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.

