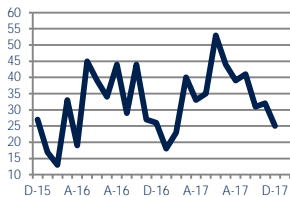




Zip Code(s): 08520

Units Sold

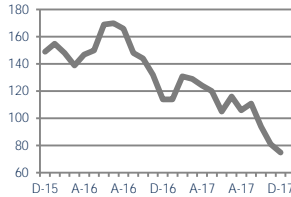
25



Down -4%
Vs. Year Ago

Active Inventory

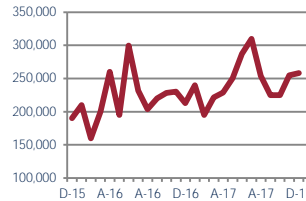
75



Down -34%
Vs. Year Ago

Median Sale Price

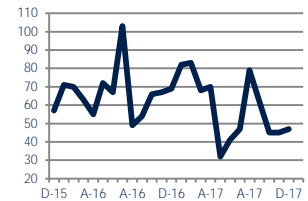
\$258,000



Up 21%
Vs. Year Ago

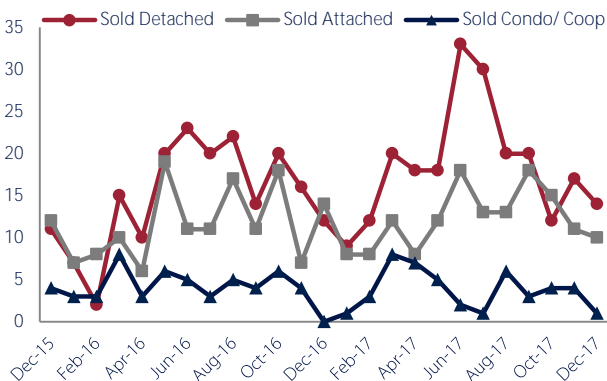
Days On Market

47



Down -32%
Vs. Year Ago

Units Sold*



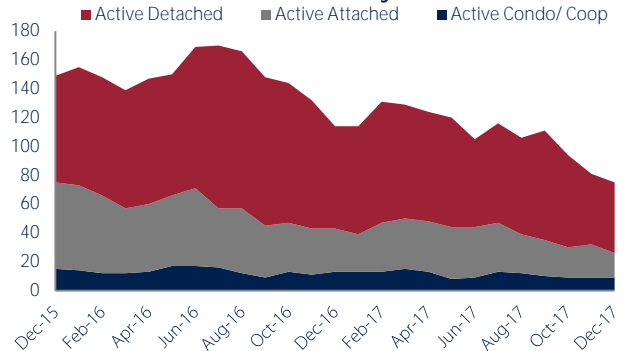
Units Sold

There was a decrease in total units sold in December, with 25 sold this month in East Windsor versus 32 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 4% versus December 2016.

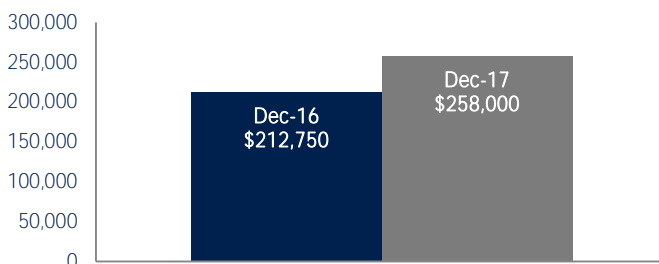
Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 34%. The total number of active inventory this December was 75 compared to 114 in December 2016. This month's total of 75 is lower than the previous month's total supply of available inventory of 81, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for East Windsor Homes was \$212,750. This December, the median sale price was \$258,000, an increase of 21% or \$45,250 compared to last year. The current median sold price is 1% higher than in November.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



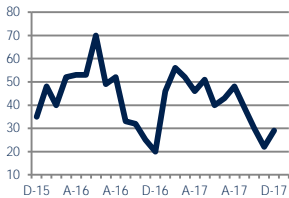
Focus On: East Windsor Housing Market

December 2017

Zip Code(s): 08520

New Listings

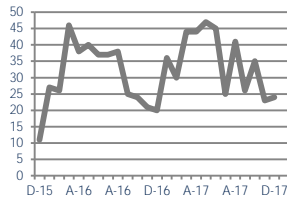
29



Up 45%
Vs. Year Ago

Current Contracts

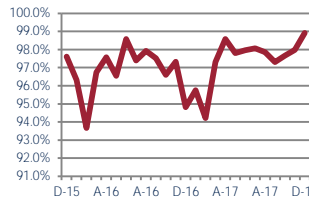
24



Up 20%
Vs. Year Ago

Sold Vs. List Price

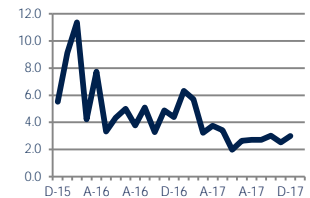
98.9%



Up 4.3%
Vs. Year Ago

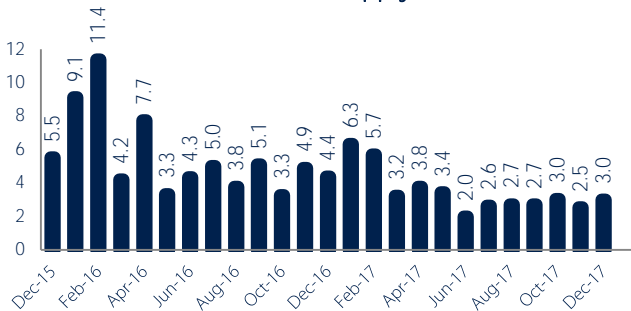
Months of Supply

3.0



Down -32%
Vs. Year Ago

Months Of Supply



Months of Supply

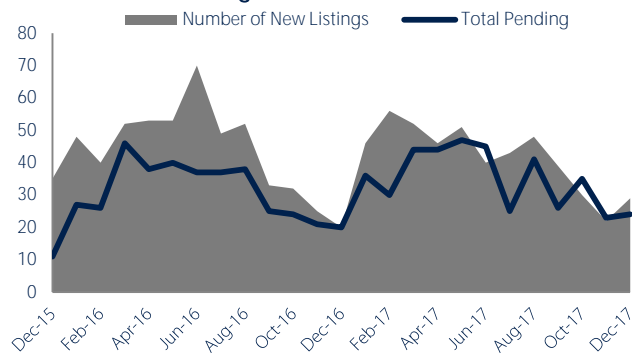
In December, there was 3.0 months of supply available in East Windsor, compared to 4.4 in December 2016. That is a decrease of 32% versus a year ago.

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.

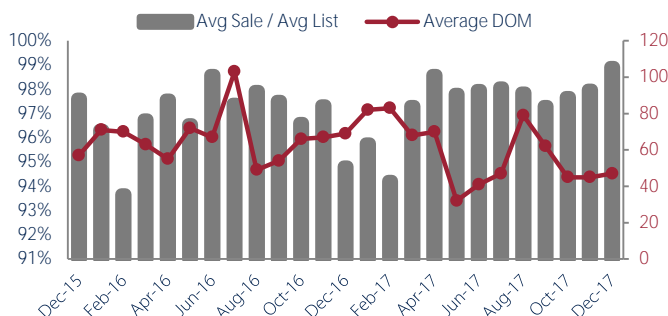
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in East Windsor compared to 20 in December 2016, an increase of 45%. There were 24 current contracts pending sale this December compared to 20 a year ago. The number of current contracts is 20% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in East Windsor was 98.9% of the average list price, which is 4.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 69, a decrease of 32%.



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