

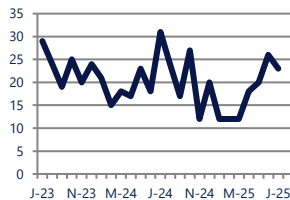
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EAST WINDSOR HOUSING MARKET**

JULY 2025

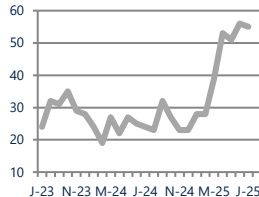
Zip Code(s): 08520

Units Sold
23



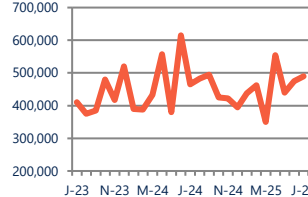
Down -26%
Vs. Year Ago

Active Inventory
55



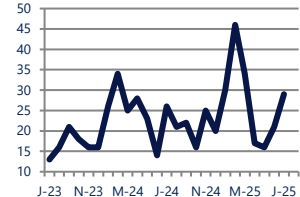
Up 129%
Vs. Year Ago

Median Sale Price
\$490,000

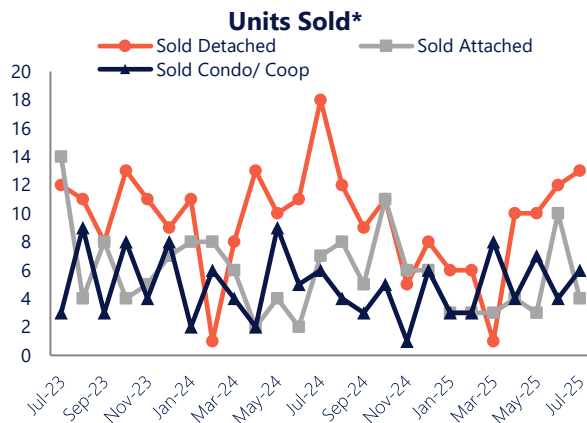


Up 5%
Vs. Year Ago

Days On Market
29

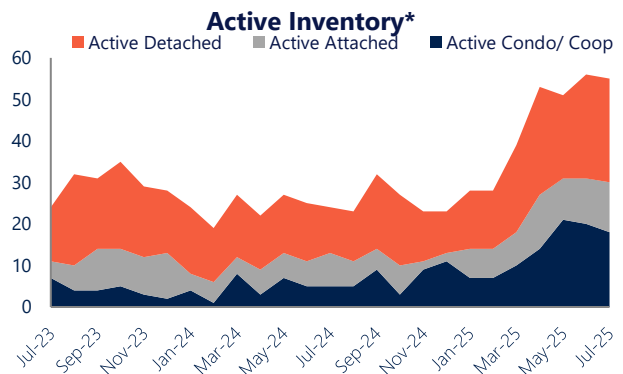


Up 12%
Vs. Year Ago



Units Sold

There was a decrease in total units sold in July, with 23 sold this month in East Windsor versus 26 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 26% versus July 2024.



Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 129%. The total number of active inventory this July was 55 compared to 24 in July 2024. This month's total of 55 is lower than the previous month's total supply of available inventory of 56, a decrease of 2%.

Median Sale Price



Median Sale Price

Last July, the median sale price for East Windsor Homes was \$465,000. This July, the median sale price was \$490,000, an increase of 5% or \$25,000 compared to last year. The current median sold price is 3% higher 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 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 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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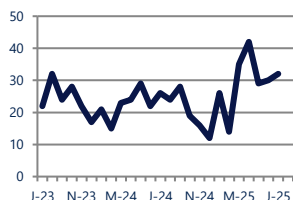
FOCUS ON: **EAST WINDSOR HOUSING MARKET**

JULY 2025

Zip Code(s): 08520

New Listings

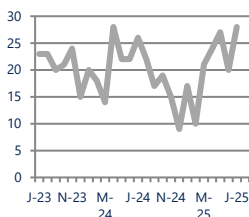
32



Up 23%
Vs. Year Ago

Current Contracts

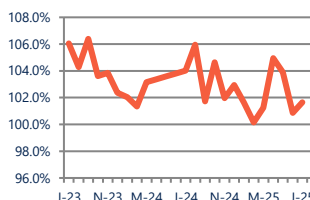
28



Up 8%
Vs. Year Ago

Sold Vs. List Price

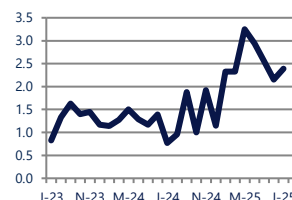
101.7%



Down -2.3%
Vs. Year Ago

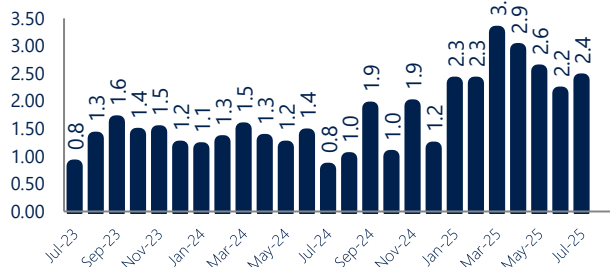
Months of Supply

2.4



Up 210%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.4 months of supply available in East Windsor, compared to 0.8 in July 2024. That is an increase of 209% versus a year ago.

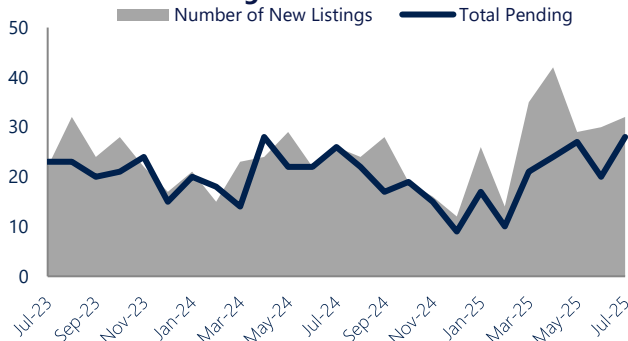
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

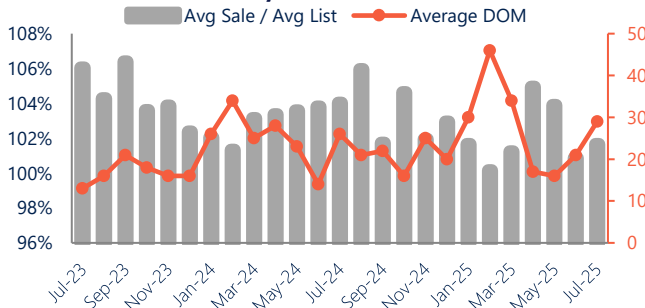
This month there were 32 homes newly listed for sale in East Windsor compared to 26 in July 2024, an increase of 23%.

There were 28 current contracts pending sale this July compared to 26 a year ago. The number of current contracts is 8% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in East Windsor was 101.7% of the average list price, which is 2.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 26, an increase of 12%.

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