



# The Long & Foster Market Minute™

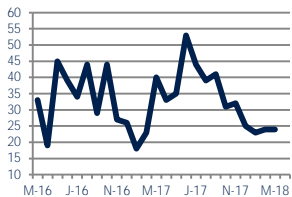
## Focus On: East Windsor Housing Market

March 2018

Zip Code(s): 08520

### Units Sold

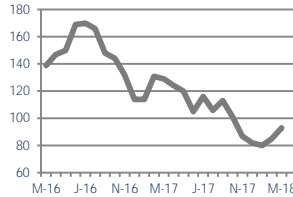
24



Down -40%  
Vs. Year Ago

### Active Inventory

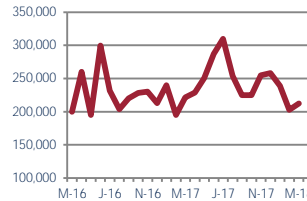
93



Down -28%  
Vs. Year Ago

### Median Sale Price

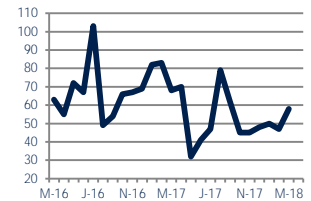
\$212,500



Down -4%  
Vs. Year Ago

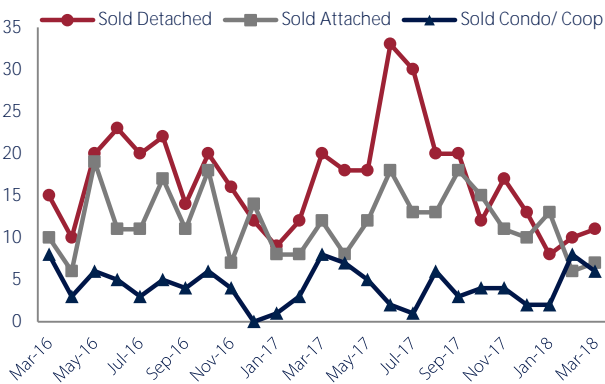
### Days On Market

58



Down -15%  
Vs. Year Ago

### Units Sold\*



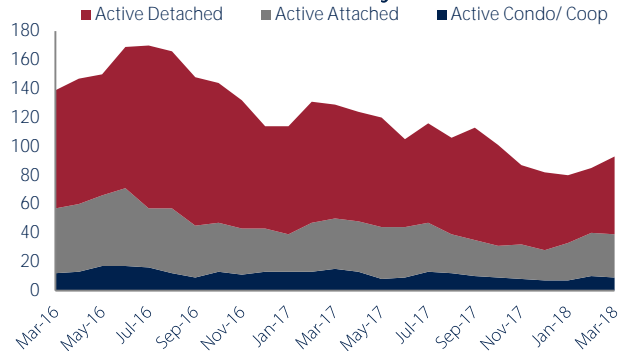
### Units Sold

The number of units sold remained stable in March, with 24 sold this month in East Windsor. This month's total units sold was lower than at this time last year, a decrease of 40% versus March 2017.

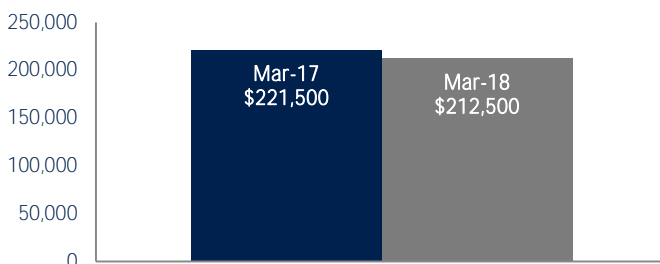
### Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 28%. The total number of active inventory this March was 93 compared to 129 in March 2017. This month's total of 93 is higher than the previous month's total supply of available inventory of 85, an increase of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for East Windsor Homes was \$221,500. This March, the median sale price was \$212,500, a decrease of 4% or \$9,000 compared to last year. The current median sold price is 5% higher 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 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.



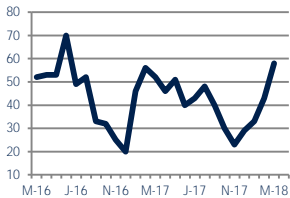
## Focus On: East Windsor Housing Market

March 2018

Zip Code(s): 08520

### New Listings

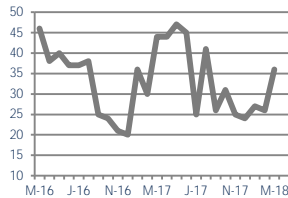
58



Up 12%  
Vs. Year Ago

### Current Contracts

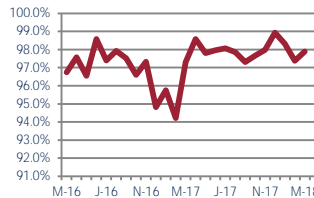
36



Down -18%  
Vs. Year Ago

### Sold Vs. List Price

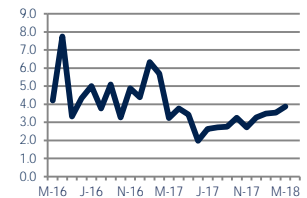
97.9%



Up 0.6%  
Vs. Year Ago

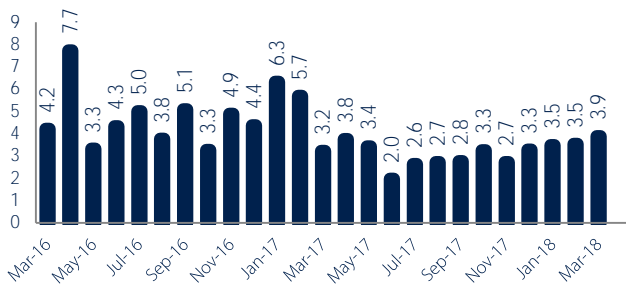
### Months of Supply

3.9



Up 20%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

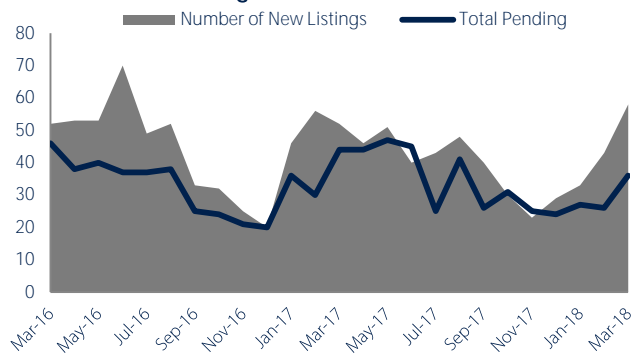
In March, there was 3.9 months of supply available in East Windsor, compared to 3.2 in March 2017. That is an increase of 20% versus a year ago.

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.

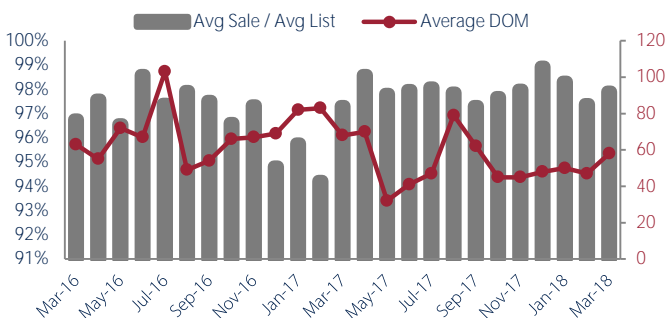
### New Listings & Current Contracts

This month there were 58 homes newly listed for sale in East Windsor compared to 52 in March 2017, an increase of 12%. There were 36 current contracts pending sale this March compared to 44 a year ago. The number of current contracts is 18% lower 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 was 97.9% of the average list price, which is 0.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 58, lower than the average last year, which was 68, a decrease of 15%.



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.

