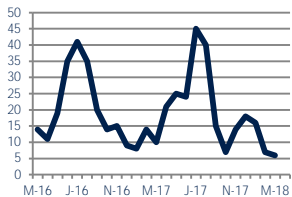




Zip Code(s): 08550

Units Sold

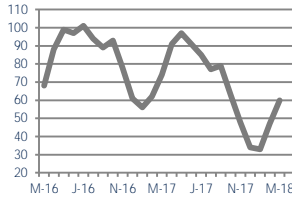
6



Down
Vs. Year Ago

Active Inventory

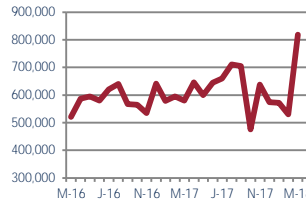
60



Down -19%
Vs. Year Ago

Median Sale Price

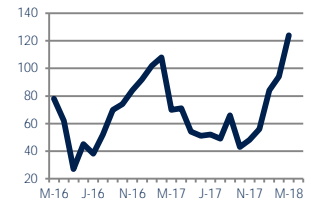
\$818,750



Up
Vs. Year Ago

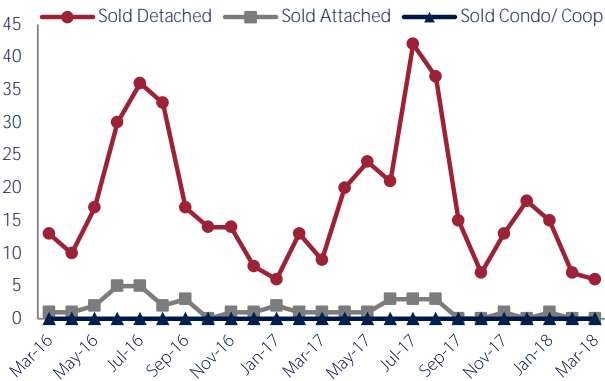
Days On Market

124



Up
Vs. Year Ago

Units Sold*



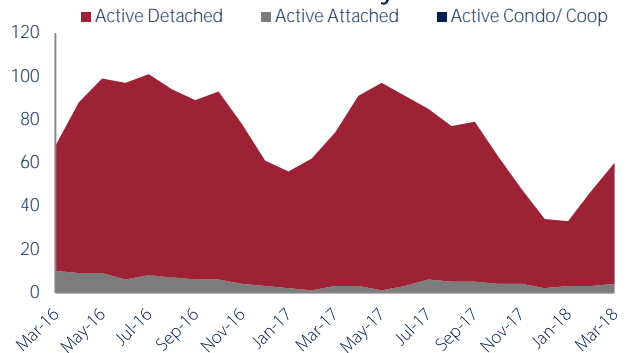
Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 6 sold this month in West Windsor. This month's total units sold was lower than at this time last year, a decrease from March 2017.

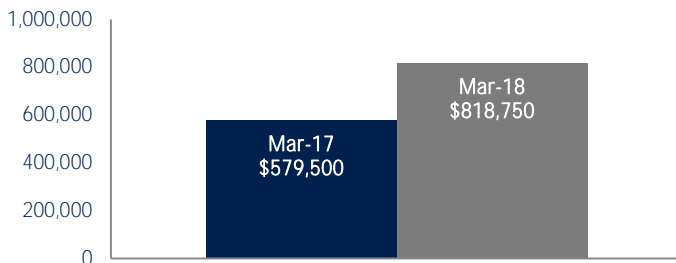
Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 19%. The total number of active inventory this March was 60 compared to 74 in March 2017. This month's total of 60 is higher than the previous month's total supply of available inventory of 47, an increase of 28%.

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 West Windsor Homes was \$579,500. This March, the median sale price was \$818,750, an increase of \$239,250 compared to last year. The current median sold price is 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.

West Windsor are defined as properties listed in zip code/s 08550.

*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.



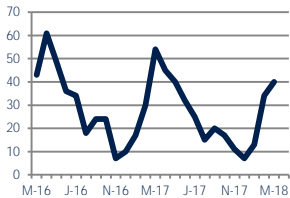
Focus On: West Windsor Housing Market

March 2018

Zip Code(s): 08550

New Listings

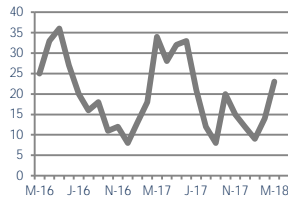
40



Down -26%
Vs. Year Ago

Current Contracts

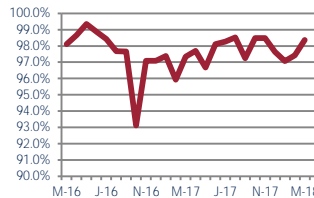
23



Down -32%
Vs. Year Ago

Sold Vs. List Price

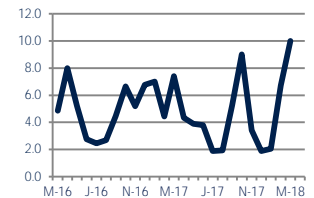
98.4%



Up 1%
Vs. Year Ago

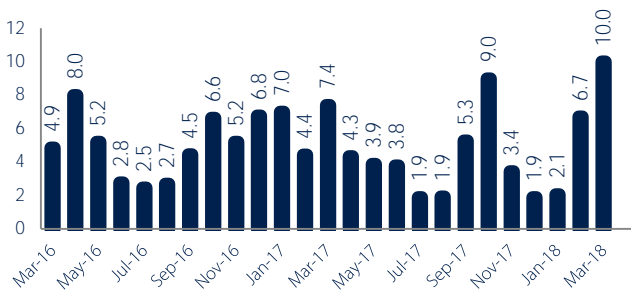
Months of Supply

10.0



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

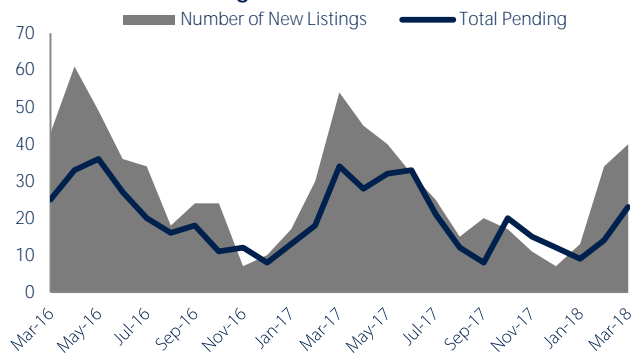
In March, there was 10.0 months of supply available in West Windsor, compared to 7.4 in March 2017. That is an increase of 35% versus a year ago.

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.

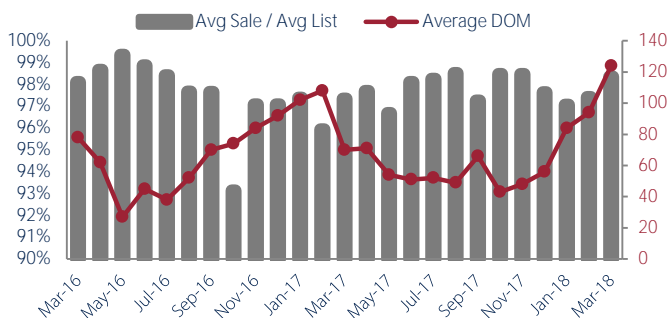
New Listings & Current Contracts

This month there were 40 homes newly listed for sale in West Windsor compared to 54 in March 2017, a decrease of 26%. There were 23 current contracts pending sale this March compared to 34 a year ago. The number of current contracts is 32% 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 West Windsor was 98.4% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 124, higher than the average last year, which was 70. This increase was impacted by the limited number of sales.



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