



# The Long & Foster Market Minute™

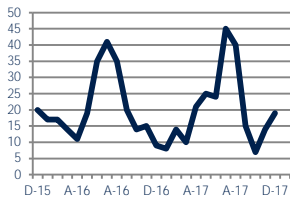
Focus On: West Windsor Housing Market

December 2017

Zip Code(s): 08550

## Units Sold

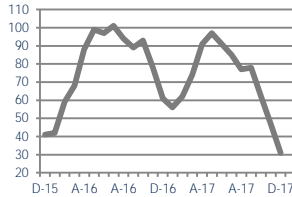
19



Up  
Vs. Year Ago

## Active Inventory

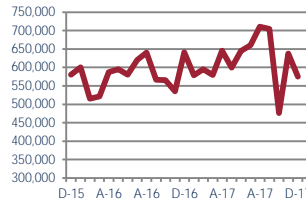
31



Down -49%  
Vs. Year Ago

## Median Sale Price

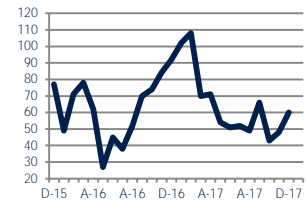
\$575,000



Down -10%  
Vs. Year Ago

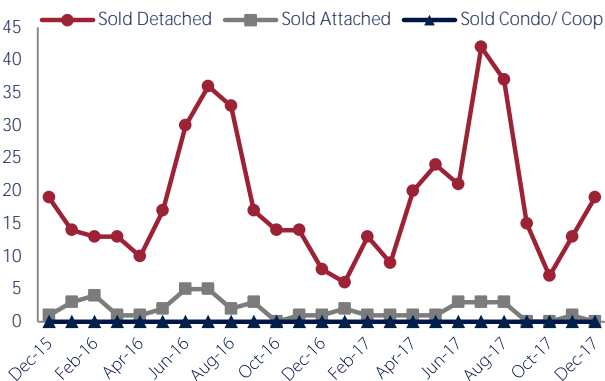
## Days On Market

60



Down -35%  
Vs. Year Ago

## Units Sold\*



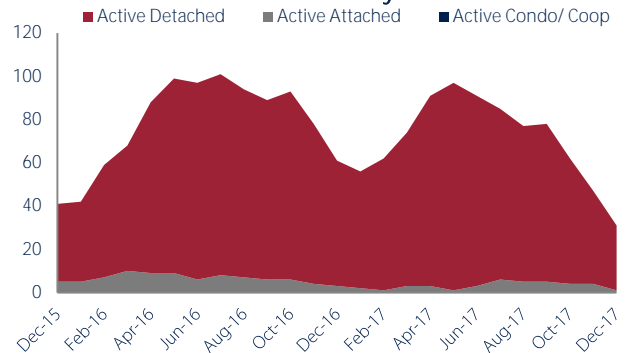
## Units Sold

With relatively few transactions, there was an increase in total units sold in December, with 19 sold this month in West Windsor. This month's total units sold was higher than at this time last year, an increase from December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 49%. The total number of active inventory this December was 31 compared to 61 in December 2016. This month's total of 31 is lower than the previous month's total supply of available inventory of 47, a decrease of 34%.

## Active Inventory\*

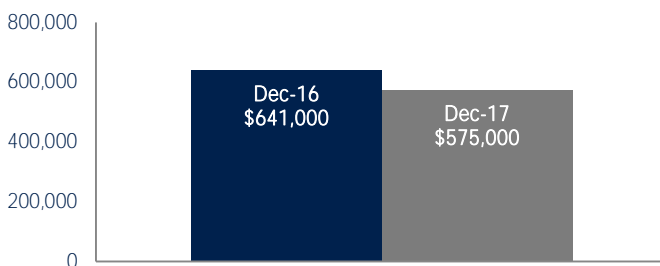


## Median Sale Price

Last December, the median sale price for West Windsor Homes was \$641,000. This December, the median sale price was \$575,000, a decrease of 10% or \$66,000 compared to last year. The current median sold price is 10% lower 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.

## Median Sale Price



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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





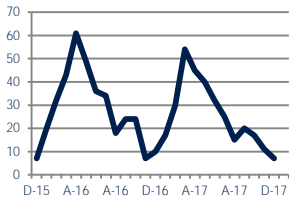
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December 2017

Zip Code(s): 08550

### New Listings

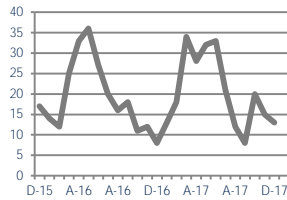
7



Down -30%  
Vs. Year Ago

### Current Contracts

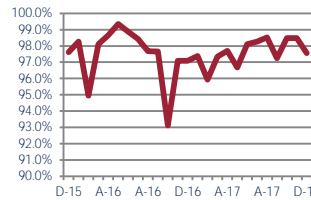
13



Up 63%  
Vs. Year Ago

### Sold Vs. List Price

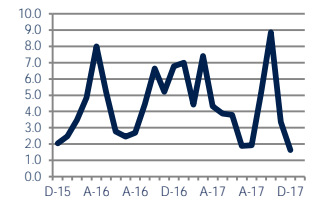
97.6%



No Change  
Vs. Year Ago

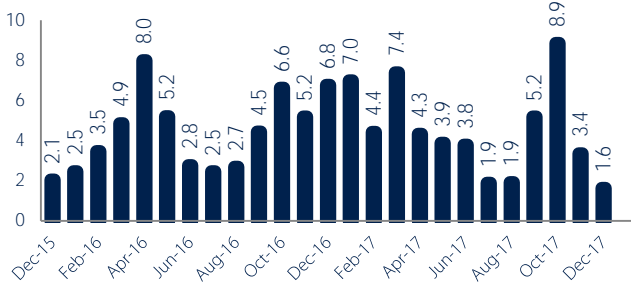
### Months of Supply

1.6



Down -76%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

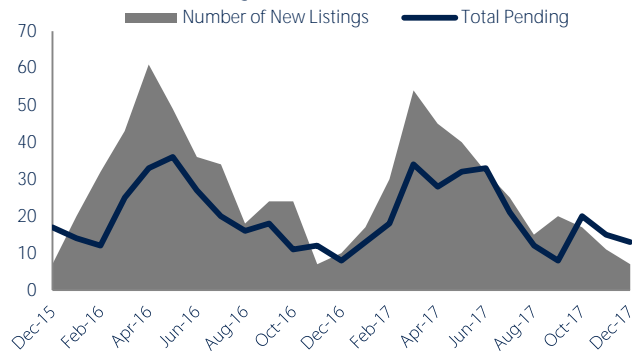
In December, there was 1.6 months of supply available in West Windsor, compared to 6.8 in December 2016. That is a decrease of 76% versus a year ago.

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.

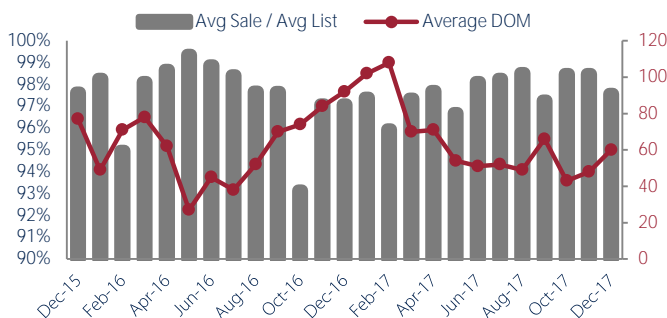
### New Listings & Current Contracts

This month there were 7 homes newly listed for sale in West Windsor compared to 10 in December 2016, a decrease of 30%. There were 13 current contracts pending sale this December compared to 8 a year ago. The number of current contracts is 63% 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 West Windsor was 97.6% 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 60, lower than the average last year, which was 92, a decrease of 35%.



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