

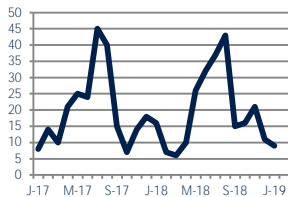
## Focus On: West Windsor Housing Market

January 2019

Zip Code(s): 08550

### Units Sold

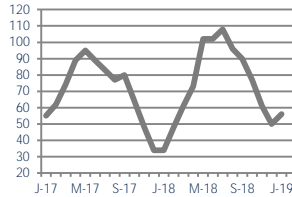
9



Down  
Vs. Year Ago

### Active Inventory

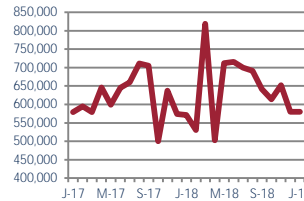
56



Up 65%  
Vs. Year Ago

### Median Sale Price

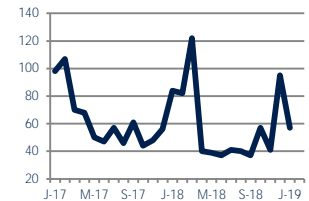
\$580,000



Up 1%  
Vs. Year Ago

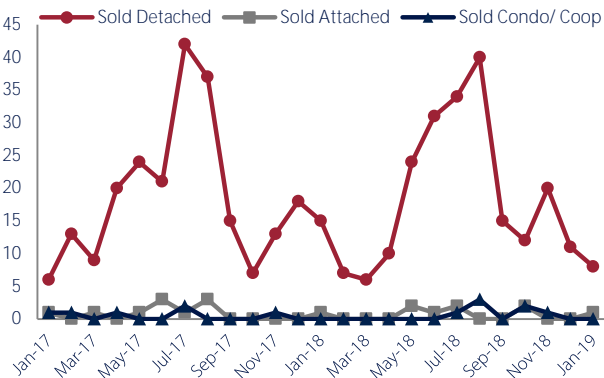
### Days On Market

57



Down -32%  
Vs. Year Ago

### Units Sold\*



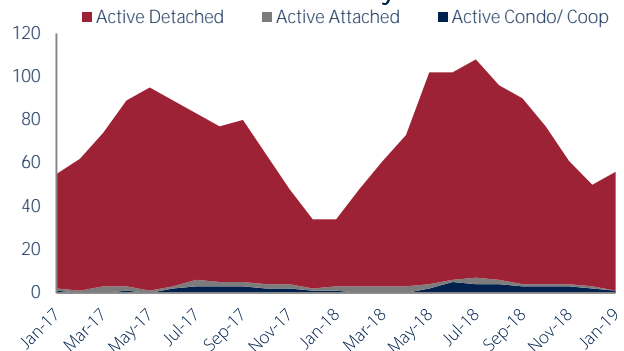
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 9 sold this month in West Windsor. This month's total units sold was lower than at this time last year, a decrease from January 2018.

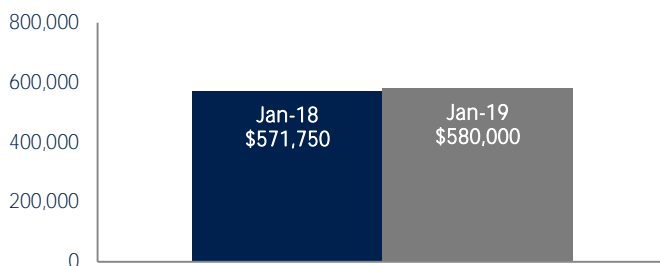
### Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 65%. The total number of active inventory this January was 56 compared to 34 in January 2018. This month's total of 56 is higher than the previous month's total supply of available inventory of 50, an increase of 12%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for West Windsor Homes was \$571,750. This January, the median sale price was \$580,000, an increase of 1% or \$8,250 compared to last year. The current median sold price is approximately the same as the median price in December.

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 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.



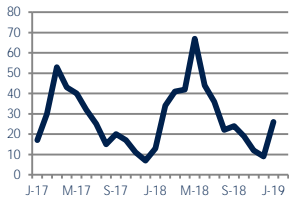
## Focus On: West Windsor Housing Market

January 2019

Zip Code(s): 08550

### New Listings

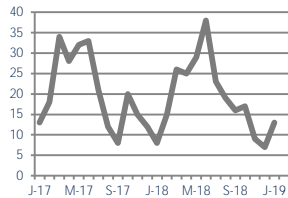
26



Up 100%  
Vs. Year Ago

### Current Contracts

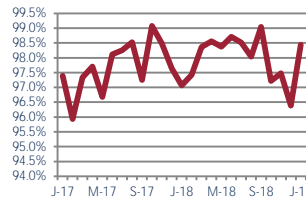
13



Up 63%  
Vs. Year Ago

### Sold Vs. List Price

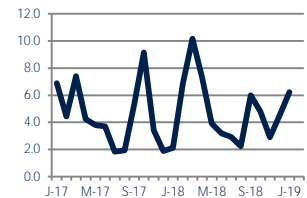
98.4%



Up 1.4%  
Vs. Year Ago

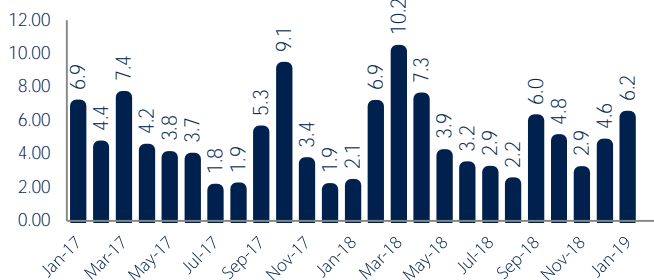
### Months of Supply

6.2



Up 192%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

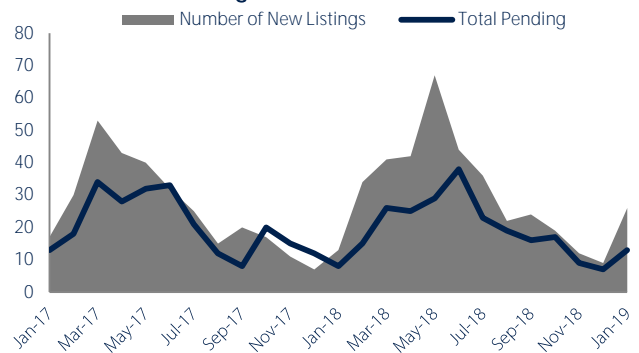
In January, there was 6.2 months of supply available in West Windsor, compared to 2.1 in January 2018. That is an increase of 193% versus a year ago.

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.

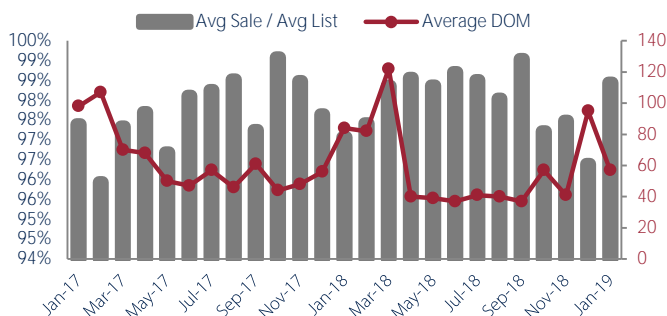
### New Listings & Current Contracts

This month there were 26 homes newly listed for sale in West Windsor compared to 13 in January 2018, an increase of 100%. There were 13 current contracts pending sale this January compared to 8 a year ago. The number of current contracts is 63% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in West Windsor was 98.4% of the average list price, which is 1.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 84, a decrease of 32%.



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