



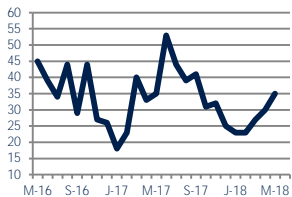
## Focus On: East Windsor Housing Market

May 2018

Zip Code(s): 08520

### Units Sold

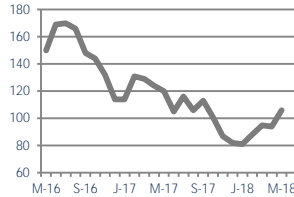
35



No Change  
Vs. Year Ago

### Active Inventory

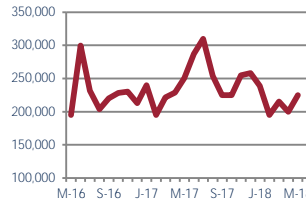
106



Down -12%  
Vs. Year Ago

### Median Sale Price

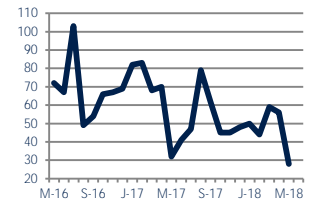
\$225,000



Down -10%  
Vs. Year Ago

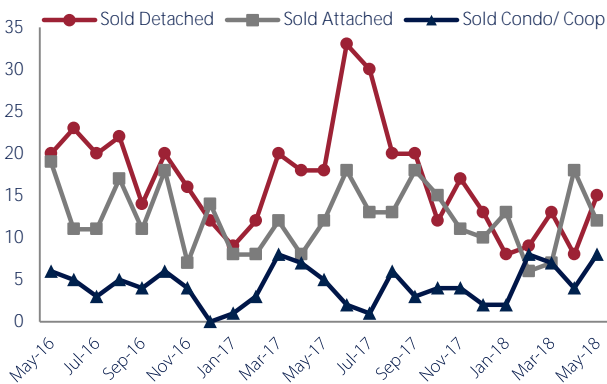
### Days On Market

28



Down -13%  
Vs. Year Ago

### Units Sold\*



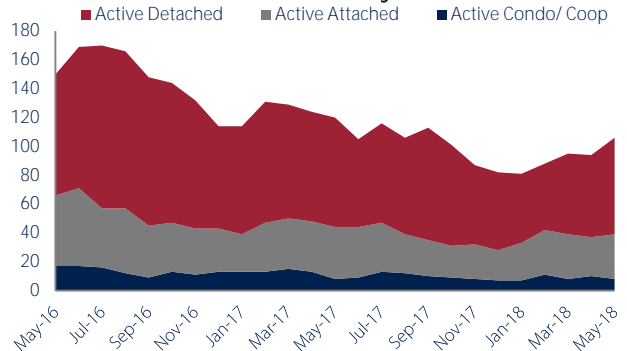
### Units Sold

There was an increase in total units sold in May, with 35 sold this month in East Windsor, an increase of 17%. This month's total units sold is similar compared to a year ago.

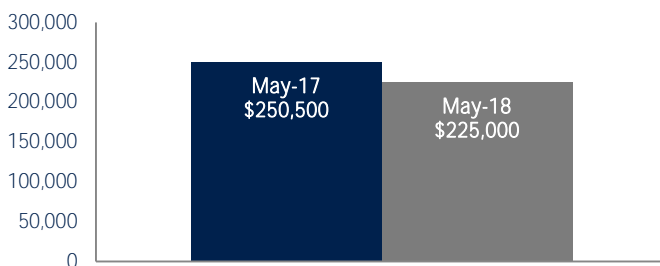
### Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 12%. The total number of active inventory this May was 106 compared to 120 in May 2017. This month's total of 106 is higher than the previous month's total supply of available inventory of 94, an increase of 13%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for East Windsor Homes was \$250,500. This May, the median sale price was \$225,000, a decrease of 10% or \$25,500 compared to last year. The current median sold price is 13% higher than in April.

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.

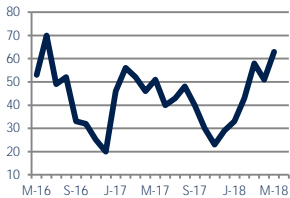
Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



Zip Code(s): 08520

**New Listings**

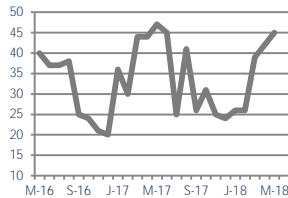
63



Up 24%  
Vs. Year Ago

**Current Contracts**

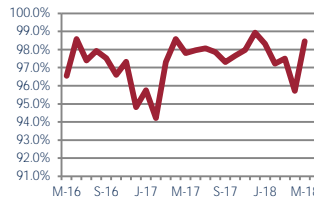
45



Down -4%  
Vs. Year Ago

**Sold Vs. List Price**

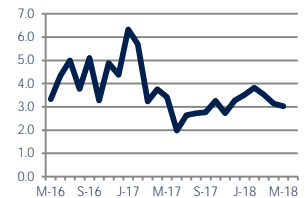
98.5%



Up 0.7%  
Vs. Year Ago

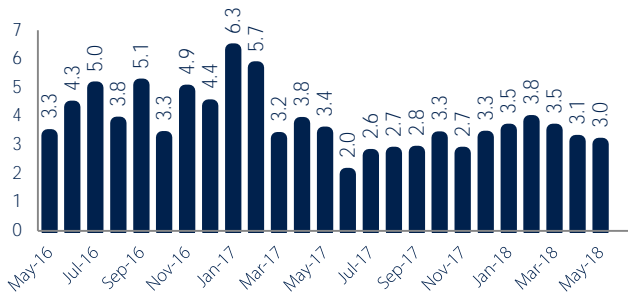
**Months of Supply**

3.0



Down -12%  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

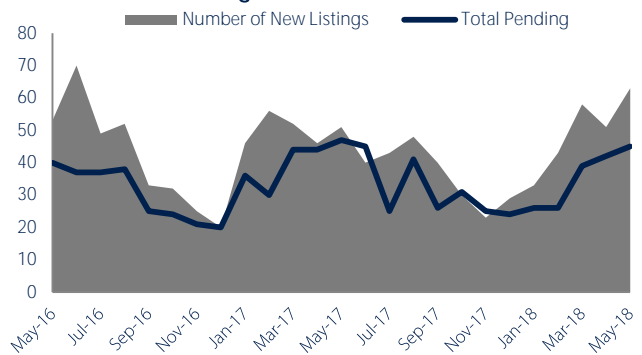
In May, there was 3.0 months of supply available in East Windsor, compared to 3.4 in May 2017. That is a decrease of 12% versus a year ago.

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.

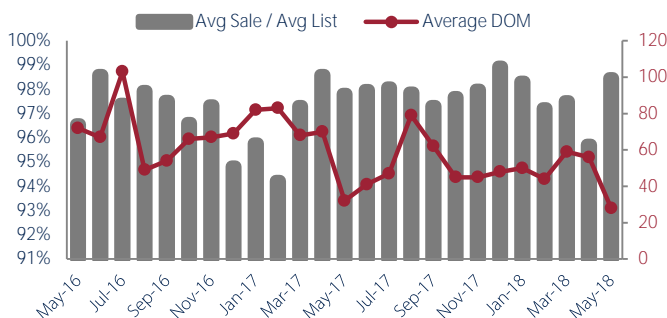
**New Listings & Current Contracts**

This month there were 63 homes newly listed for sale in East Windsor compared to 51 in May 2017, an increase of 24%. There were 45 current contracts pending sale this May compared to 47 a year ago. The number of current contracts is 4% lower than last May.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In May, the average sale price in East Windsor was 98.5% 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 28, lower than the average last year, which was 32, a decrease of 13%.



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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.

