

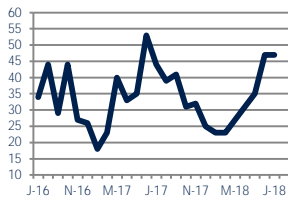
## Focus On: East Windsor Housing Market

July 2018

Zip Code(s): 08520

### Units Sold

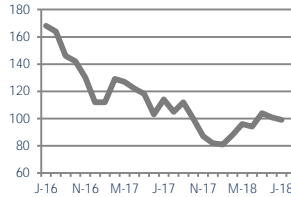
47



Up 7%  
Vs. Year Ago

### Active Inventory

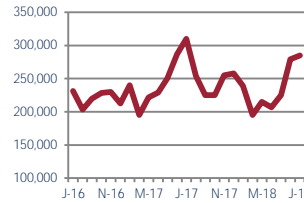
99



Down -13%  
Vs. Year Ago

### Median Sale Price

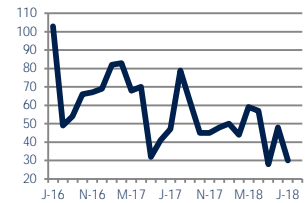
\$285,000



Down -8%  
Vs. Year Ago

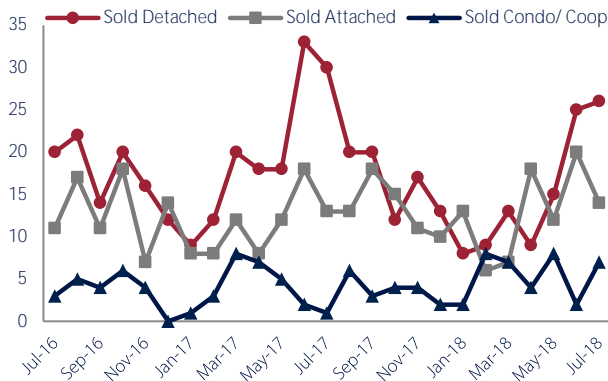
### Days On Market

30



Down -36%  
Vs. Year Ago

### Units Sold\*



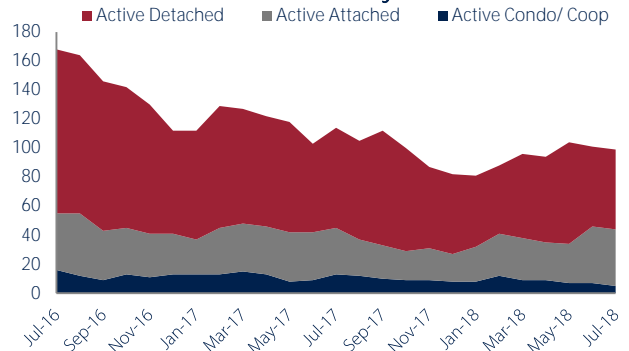
### Units Sold

The number of units sold remained stable in July, with 47 sold this month in East Windsor. This month's total units sold was higher than at this time last year, an increase of 7% versus July 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 13%. The total number of active inventory this July was 99 compared to 114 in July 2017. This month's total of 99 is lower than the previous month's total supply of available inventory of 101, a decrease of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for East Windsor Homes was \$310,000. This July, the median sale price was \$285,000, a decrease of 8% or \$25,000 compared to last year. The current median sold price is 2% higher than in June.

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.





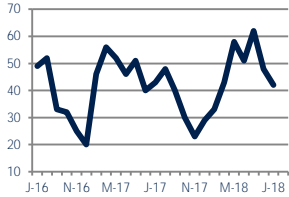
## Focus On: East Windsor Housing Market

July 2018

Zip Code(s): 08520

### New Listings

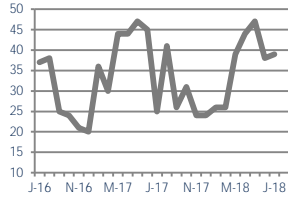
42



Down -2%  
Vs. Year Ago

### Current Contracts

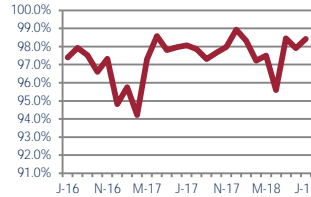
39



Up 56%  
Vs. Year Ago

### Sold Vs. List Price

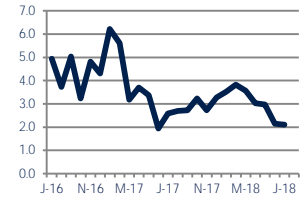
98.4%



No Change  
Vs. Year Ago

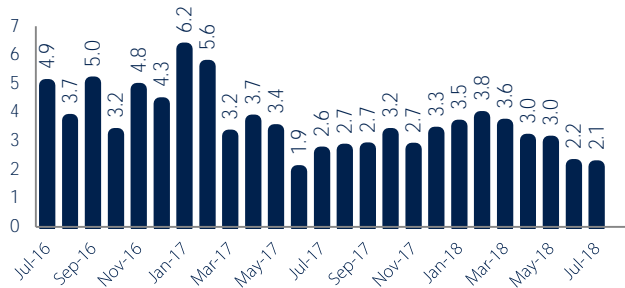
### Months of Supply

2.1



Down -19%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

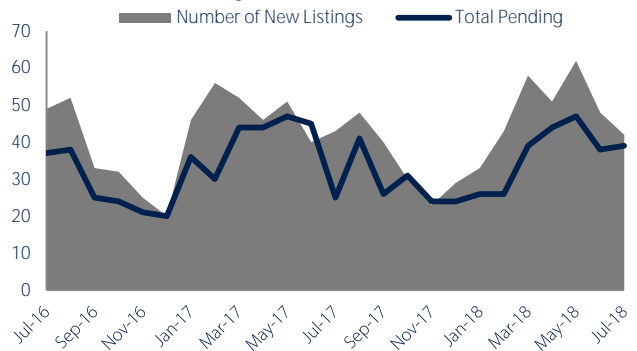
In July, there was 2.1 months of supply available in East Windsor, compared to 2.6 in July 2017. That is a decrease of 19% versus a year ago.

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.

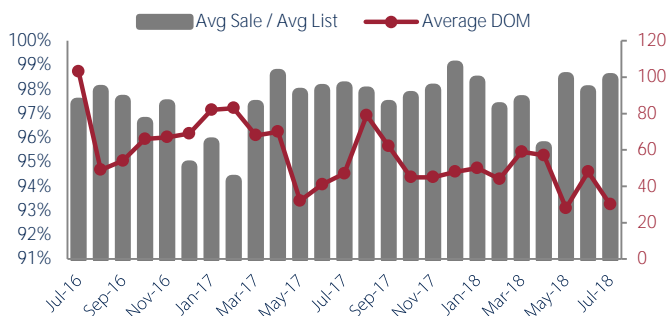
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in East Windsor compared to 43 in July 2017, a decrease of 2%. There were 39 current contracts pending sale this July compared to 25 a year ago. The number of current contracts is 56% higher than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in East Windsor was 98.4% 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 30, lower than the average last year, which was 47, a decrease of 36%.



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.

