

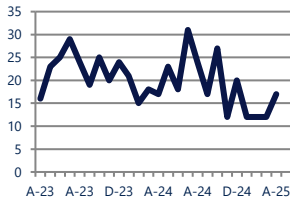
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EAST WINDSOR HOUSING MARKET**

APRIL 2025

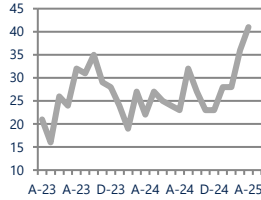
Zip Code(s): 08520

Units Sold
17



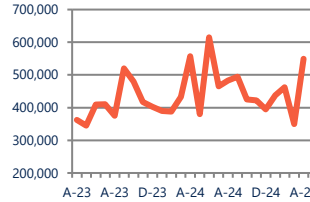
No Change
Vs. Year Ago

Active Inventory
41



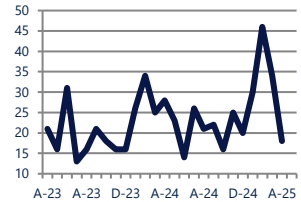
Up 86%
Vs. Year Ago

Median Sale Price
\$549,000



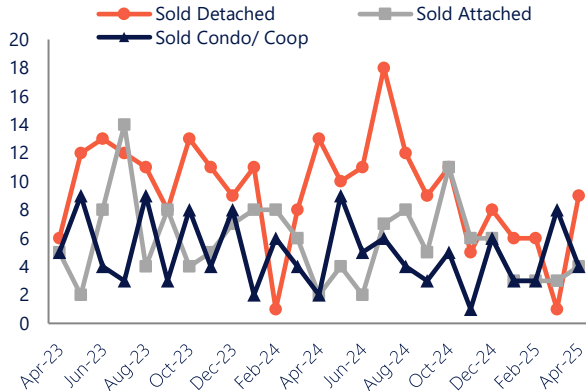
Down
Vs. Year Ago

Days On Market
18



Down -36%
Vs. Year Ago

Units Sold*



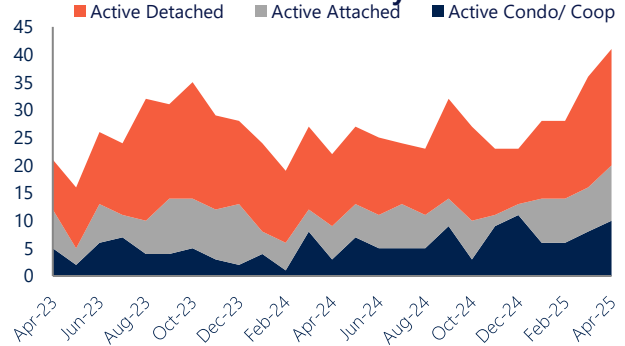
Units Sold

There was an increase in total units sold in April, with 17 sold this month in East Windsor, an increase of 42%. This month's total units sold is similar compared to a year ago.

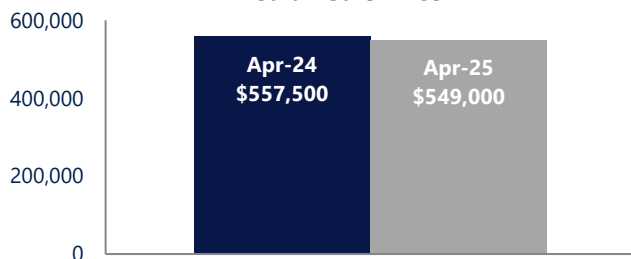
Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 86%. The total number of active inventory this April was 41 compared to 22 in April 2024. This month's total of 41 is higher than the previous month's total supply of available inventory of 36, an increase of 14%.

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 April, the median sale price for East Windsor Homes was \$557,500. This April, the median sale price was \$549,000, a decrease of \$8,500 compared to last year. The current median sold price is higher than in March.

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 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.

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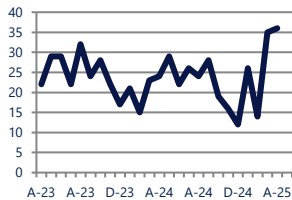
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APRIL 2025

Zip Code(s): 08520

New Listings

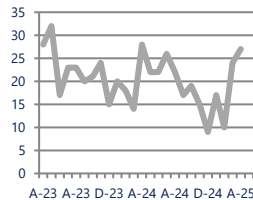
36



Up 50%
Vs. Year Ago

Current Contracts

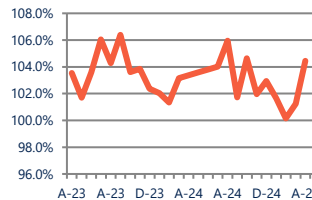
27



Down -4%
Vs. Year Ago

Sold Vs. List Price

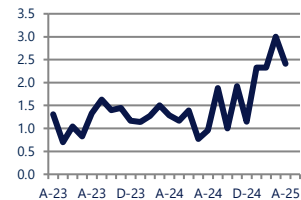
104.5%



Up 1%
Vs. Year Ago

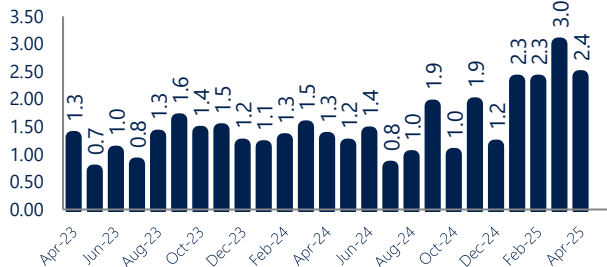
Months of Supply

2.4



Up 87%
Vs. Year Ago

Months Of Supply



Months of Supply

In April, there was 2.4 months of supply available in East Windsor, compared to 1.3 in April 2024. That is an increase of 86% versus a year ago.

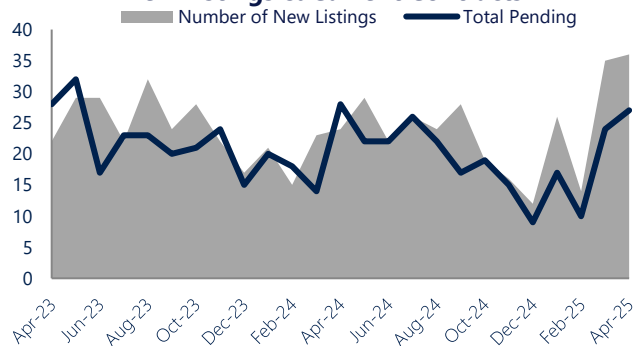
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

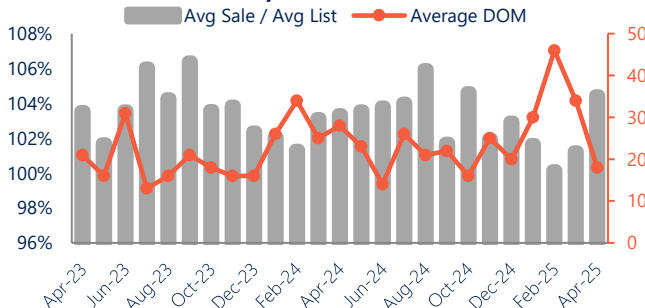
This month there were 36 homes newly listed for sale in East Windsor compared to 24 in April 2024, an increase of 50%.

There were 27 current contracts pending sale this April compared to 28 a year ago. The number of current contracts is 4% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in East Windsor was 104.5% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 28, a decrease of 36%.

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