

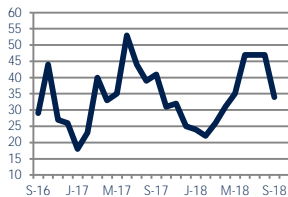
## Focus On: East Windsor Housing Market

September 2018

Zip Code(s): 08520

### Units Sold

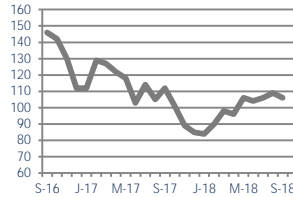
34



Down -17%  
Vs. Year Ago

### Active Inventory

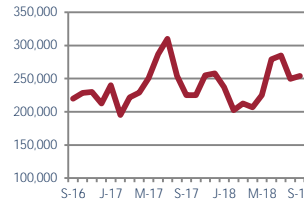
106



Down -5%  
Vs. Year Ago

### Median Sale Price

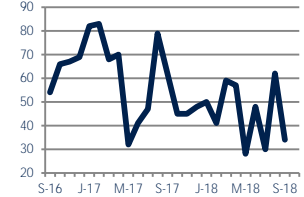
\$254,000



Up 13%  
Vs. Year Ago

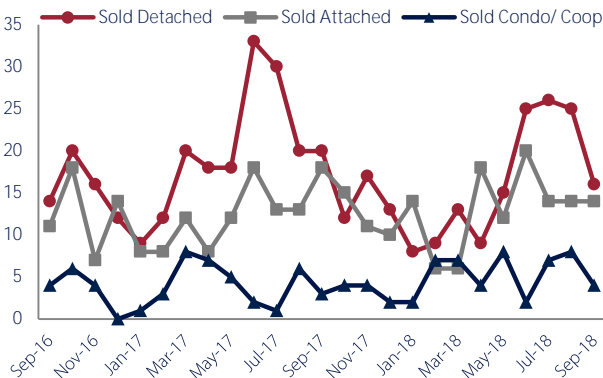
### Days On Market

34



Down -45%  
Vs. Year Ago

### Units Sold\*



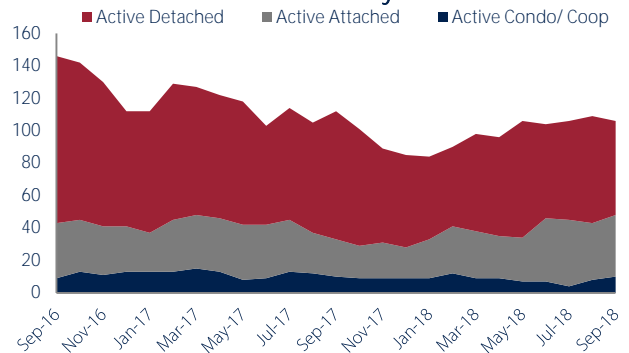
### Units Sold

There was a decrease in total units sold in September, with 34 sold this month in East Windsor versus 47 last month, a decrease of 28%. This month's total units sold was lower than at this time last year, a decrease of 17% versus September 2017.

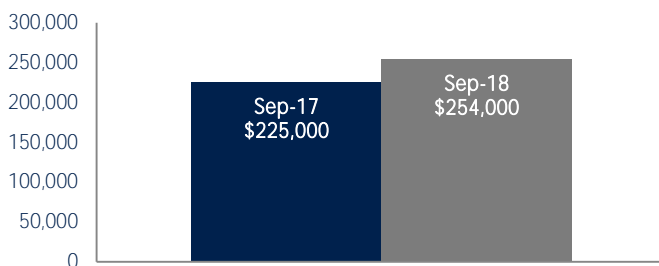
### Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 5%. The total number of active inventory this September was 106 compared to 112 in September 2017. This month's total of 106 is lower than the previous month's total supply of available inventory of 109, a decrease of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for East Windsor Homes was \$225,000. This September, the median sale price was \$254,000, an increase of 13% or \$29,000 compared to last year. The current median sold price is 2% higher than in August.

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.



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INTERNATIONAL REAL ESTATE



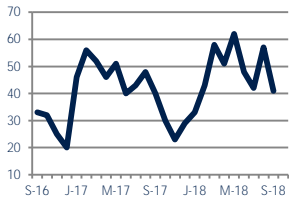
## Focus On: East Windsor Housing Market

September 2018

Zip Code(s): 08520

### New Listings

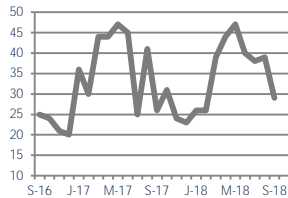
41



Up 2%  
Vs. Year Ago

### Current Contracts

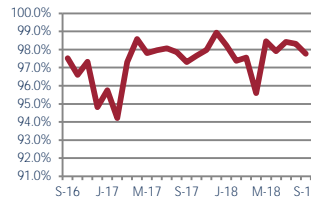
29



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

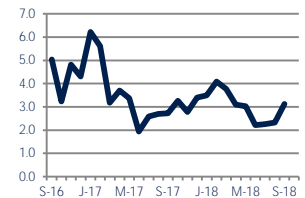
97.8%



No Change  
Vs. Year Ago

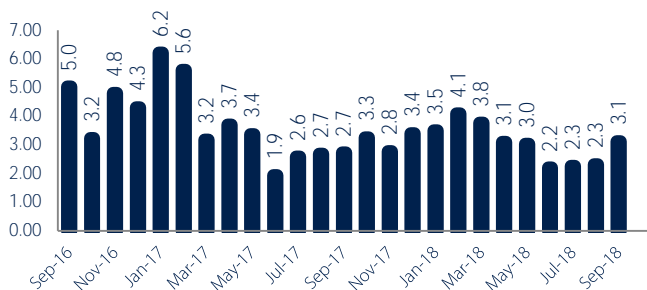
### Months of Supply

3.1



Up 14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

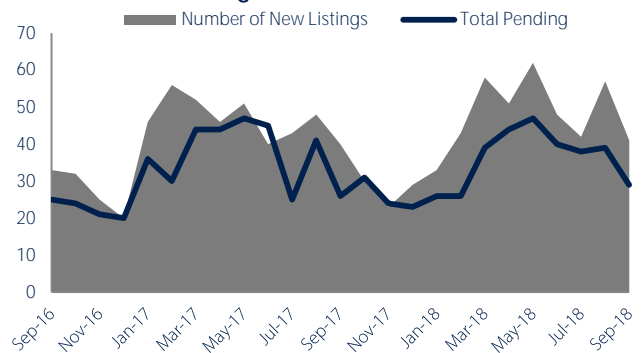
In September, there was 3.1 months of supply available in East Windsor, compared to 2.7 in September 2017. That is an increase of 14% versus a year ago.

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.

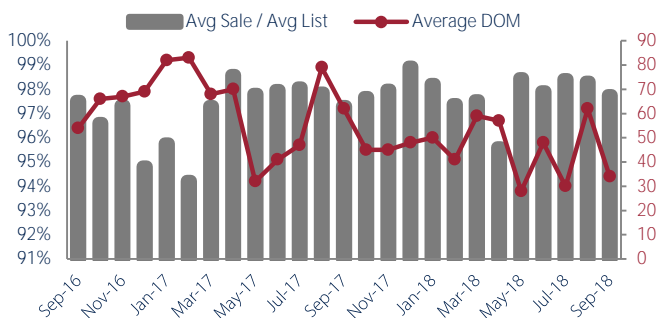
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in East Windsor compared to 40 in September 2017, an increase of 3%. There were 29 current contracts pending sale this September compared to 26 a year ago. The number of current contracts is 12% higher than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in East Windsor was 97.8% 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 34, lower than the average last year, which was 62, a decrease of 45%.



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