

# THE LONG & FOSTER MARKET MINUTE™

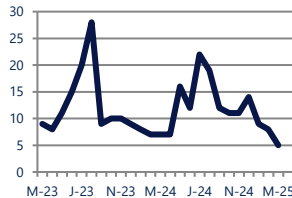
FOCUS ON: **WEST WINDSOR HOUSING MARKET**

MARCH 2025

Zip Code(s): 08550

## Units Sold

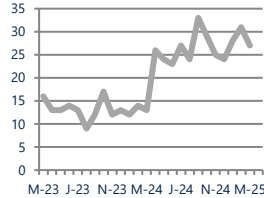
5



**Down**  
Vs. Year Ago

## Active Inventory

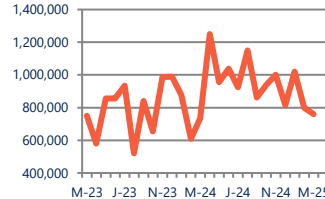
27



**Up 108%**  
Vs. Year Ago

## Median Sale Price

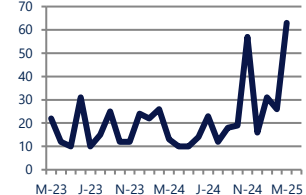
\$759,000



**Up 3%**  
Vs. Year Ago

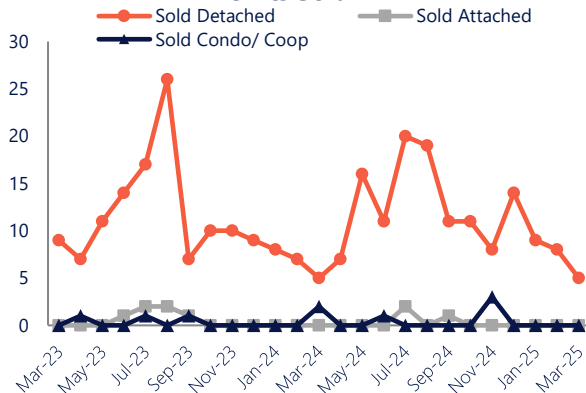
## Days On Market

63



**Up**  
Vs. Year Ago

### Units Sold\*



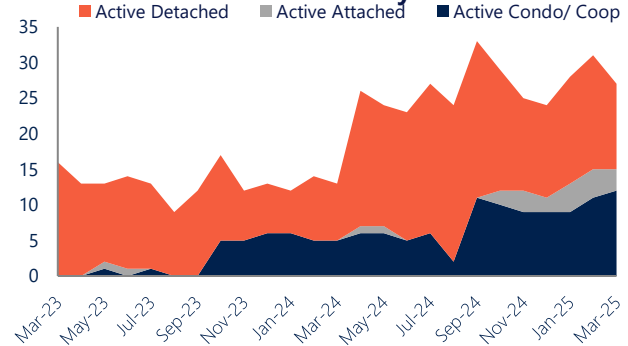
### Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 5 sold this month in West Windsor. This month's total units sold was lower than at this time last year, a decrease from March 2024.

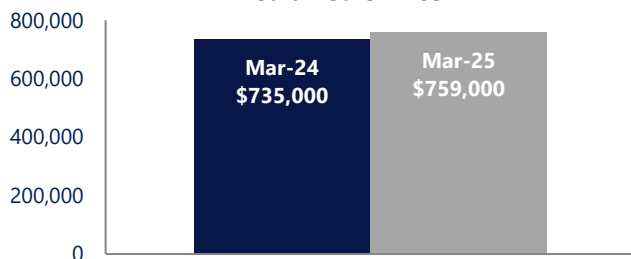
### Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 108%. The total number of active inventory this March was 27 compared to 13 in March 2024. This month's total of 27 is lower than the previous month's total supply of available inventory of 31, a decrease of 13%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for West Windsor Homes was \$735,000. This March, the median sale price was \$759,000, an increase of 3% or \$24,000 compared to last year. The current median sold price is 5% lower than in February.

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.

**LONG & FOSTER**  
REAL ESTATE



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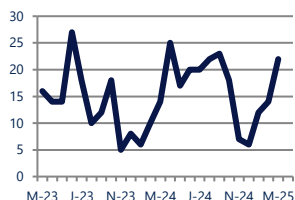
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MARCH 2025

Zip Code(s): 08550

## New Listings

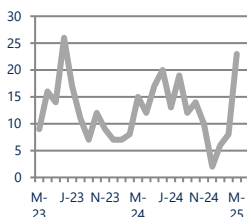
22



**Up 57%**  
Vs. Year Ago

## Current Contracts

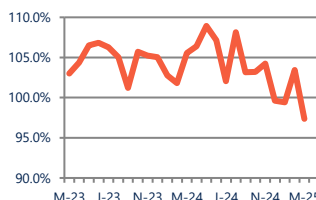
23



**Up 53%**  
Vs. Year Ago

## Sold Vs. List Price

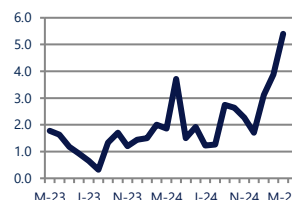
97.4%



**Down**  
Vs. Year Ago

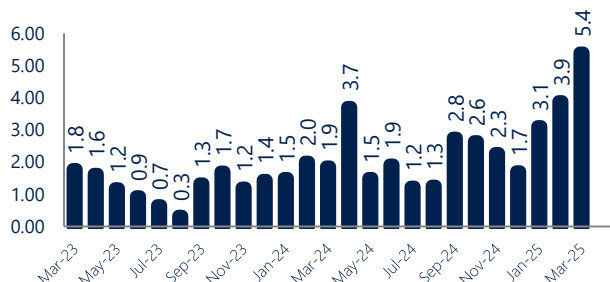
## Months of Supply

5.4



**Up 190%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

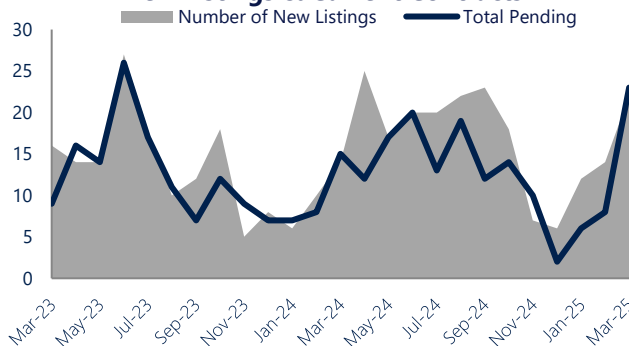
In March, there was 5.4 months of supply available in West Windsor, compared to 1.9 in March 2024. That is an increase of 191% versus a year ago.

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.

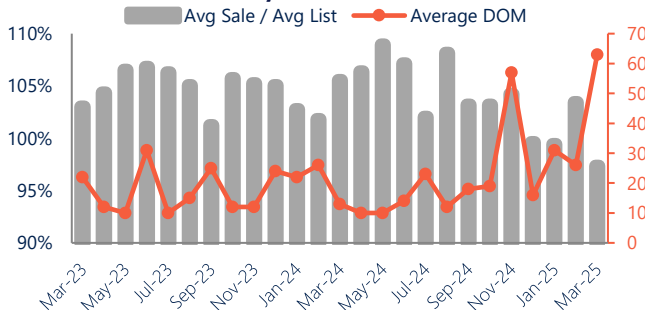
## New Listings & Current Contracts

This month there were 22 homes newly listed for sale in West Windsor compared to 14 in March 2024, an increase of 57%. There were 23 current contracts pending sale this March compared to 15 a year ago. The number of current contracts is 53% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in West Windsor was 97.4% of the average list price, which is lower than at this time last year.

## Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 13. This increase was impacted by the limited number of sales.

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