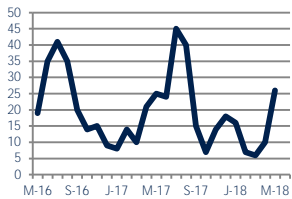




Zip Code(s): 08550

Units Sold

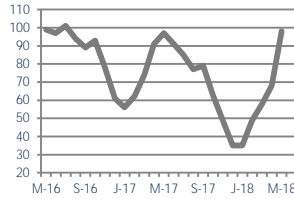
26



Up
Vs. Year Ago

Active Inventory

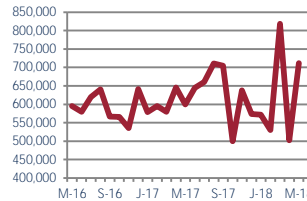
98



Up 1%
Vs. Year Ago

Median Sale Price

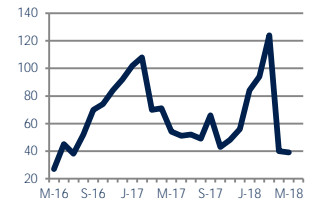
\$712,000



Up
Vs. Year Ago

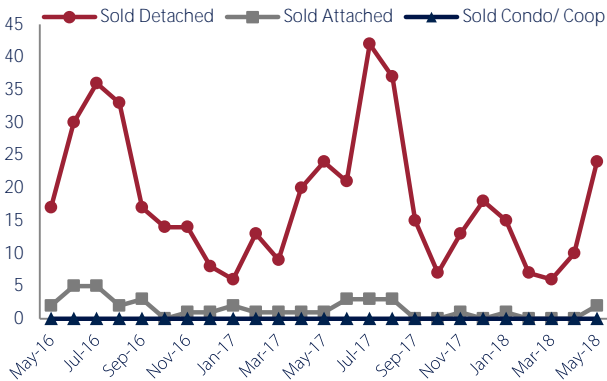
Days On Market

39



Down -28%
Vs. Year Ago

Units Sold*



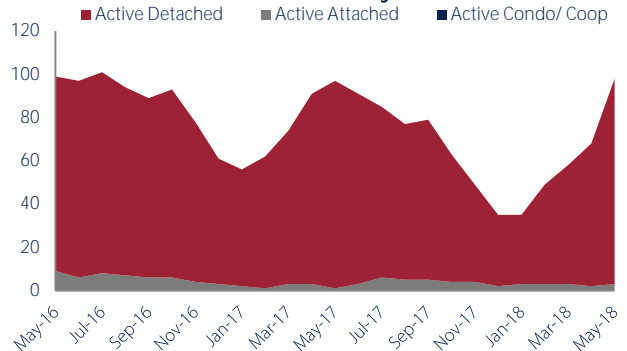
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 26 sold this month in West Windsor. This month's total units sold was higher than at this time last year, an increase from May 2017.

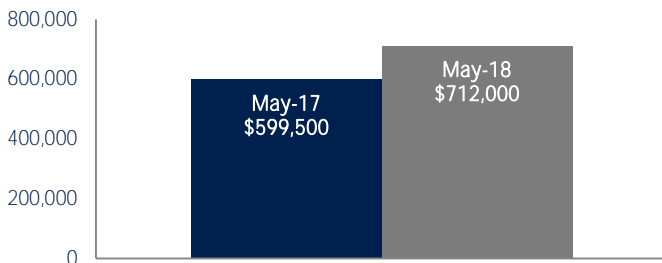
Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 1%. The total number of active inventory this May was 98 compared to 97 in May 2017. This month's total of 98 is higher than the previous month's total supply of available inventory of 68, an increase of 44%.

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 May, the median sale price for West Windsor Homes was \$599,500. This May, the median sale price was \$712,000, an increase of \$112,500 compared to last year. The current median sold price is 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.



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.

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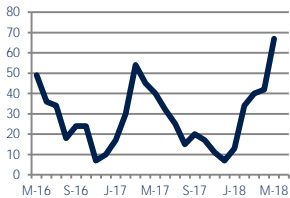
Focus On: West Windsor Housing Market

May 2018

Zip Code(s): 08550

New Listings

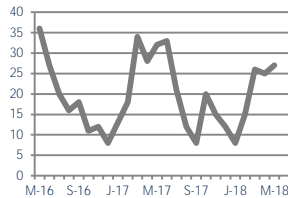
67



Up 68%
Vs. Year Ago

Current Contracts

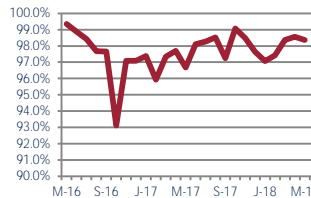
27



Down -16%
Vs. Year Ago

Sold Vs. List Price

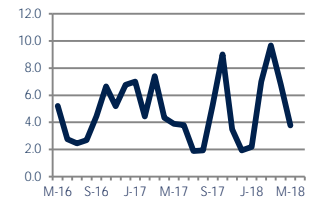
98.4%



Up 1.7%
Vs. Year Ago

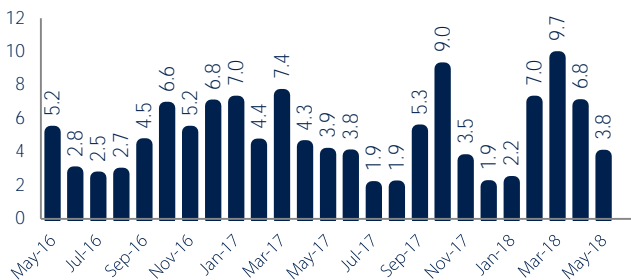
Months of Supply

3.8



Down -3%
Vs. Year Ago

Months Of Supply



Months of Supply

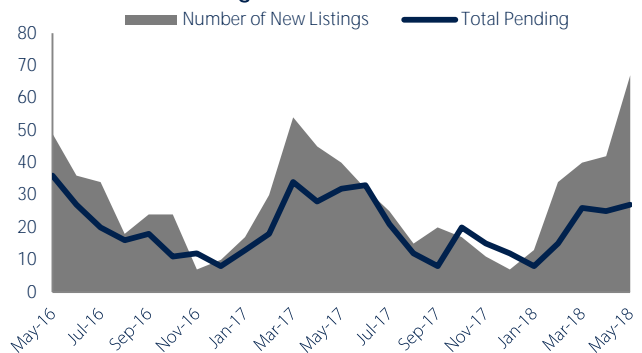
In May, there was 3.8 months of supply available in West Windsor, compared to 3.9 in May 2017. That is a decrease of 3% versus a year ago.

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.

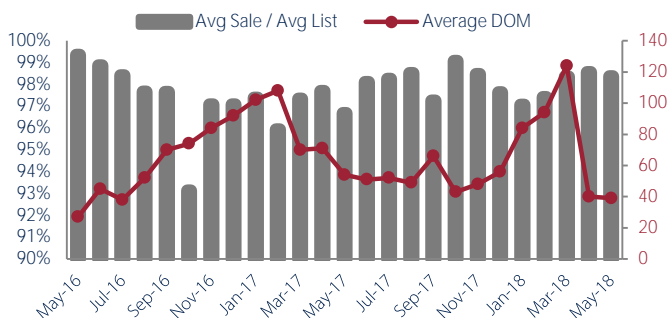
New Listings & Current Contracts

This month there were 67 homes newly listed for sale in West Windsor compared to 40 in May 2017, an increase of 68%. There were 27 current contracts pending sale this May compared to 32 a year ago. The number of current contracts is 16% 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 West Windsor was 98.4% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 54, a decrease of 28%.



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