

THE LONG & FOSTER MARKET MINUTE™

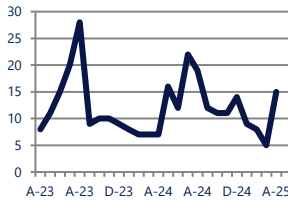
FOCUS ON: **WEST WINDSOR HOUSING MARKET**

APRIL 2025

Zip Code(s): 08550

Units Sold

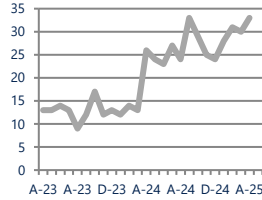
15



Up
Vs. Year Ago

Active Inventory

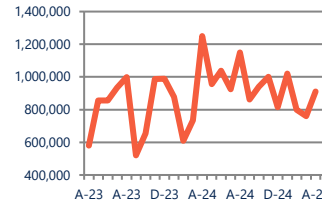
33



Up 27%
Vs. Year Ago

Median Sale Price

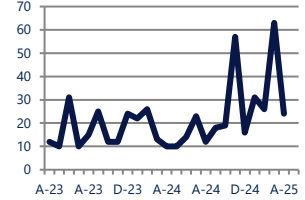
\$910,000



Down
Vs. Year Ago

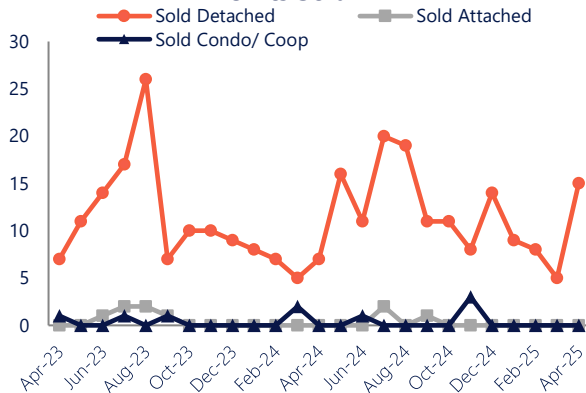
Days On Market

24



Up
Vs. Year Ago

Units Sold*



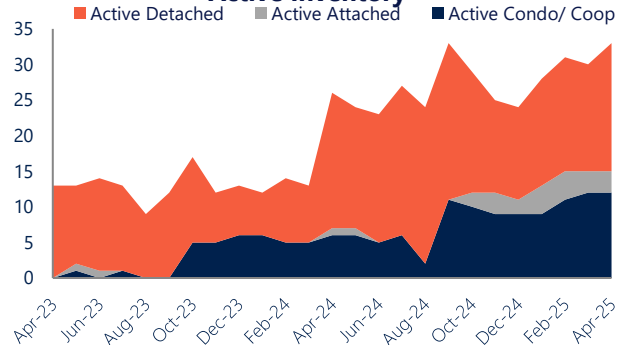
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 15 sold this month in West Windsor. This month's total units sold was higher than at this time last year, an increase from April 2024.

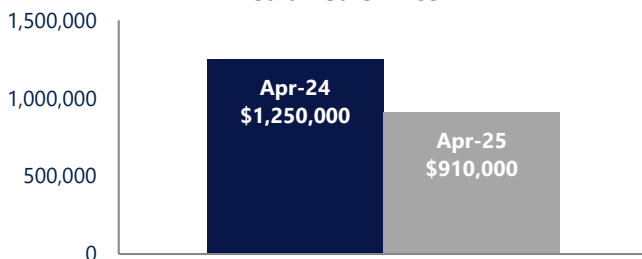
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 27%. The total number of active inventory this April was 33 compared to 26 in April 2024. This month's total of 33 is higher than the previous month's total supply of available inventory of 30, an increase of 10%.

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 West Windsor Homes was \$1,250,000. This April, the median sale price was \$910,000, a decrease of \$340,000 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.

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.

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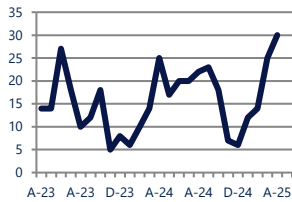
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APRIL 2025

Zip Code(s): 08550

New Listings

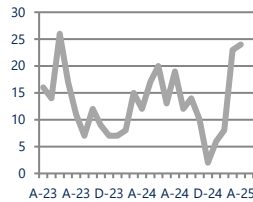
30



Up 20%
Vs. Year Ago

Current Contracts

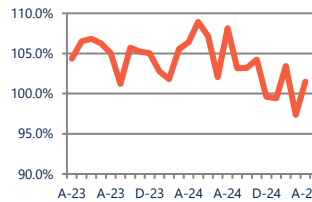
24



Up 100%
Vs. Year Ago

Sold Vs. List Price

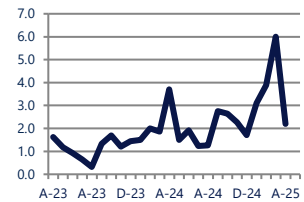
101.5%



Down -4.6%
Vs. Year Ago

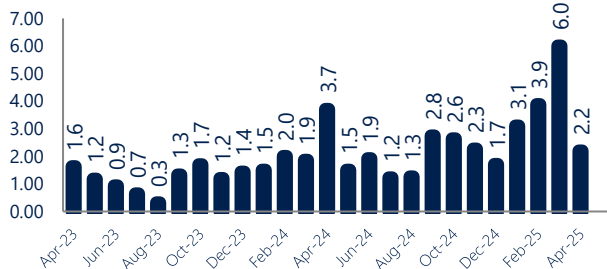
Months of Supply

2.2



Down -41%
Vs. Year Ago

Months Of Supply



Months of Supply

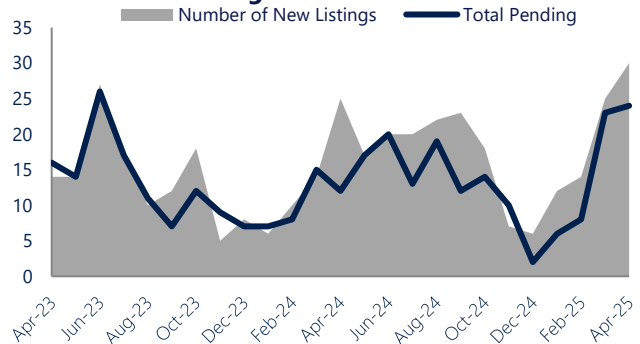
In April, there was 2.2 months of supply available in West Windsor, compared to 3.7 in April 2024. That is a decrease of 41% versus a year ago.

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.

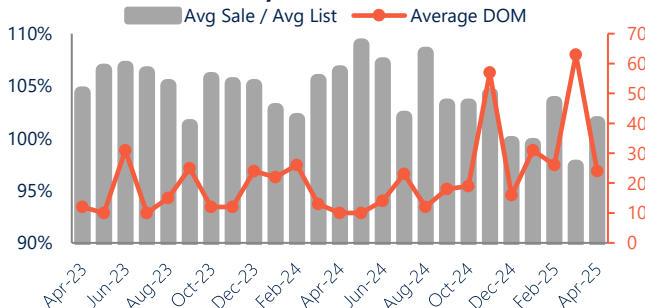
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in West Windsor compared to 25 in April 2024, an increase of 20%. There were 24 current contracts pending sale this April compared to 12 a year ago. The number of current contracts is 100% higher 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 West Windsor was 101.5% of the average list price, which is 4.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.

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