

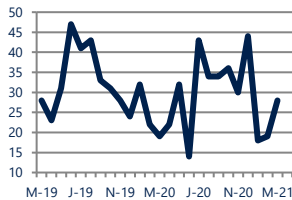


Focus On: East Windsor Housing Market

March 2021

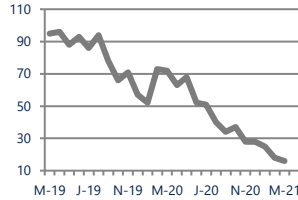
Zip Code(s): 08520

Units Sold
28



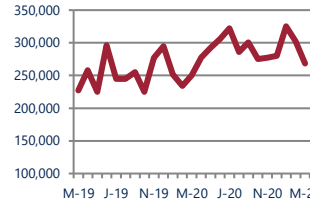
Up
Vs. Year Ago

Active Inventory
16



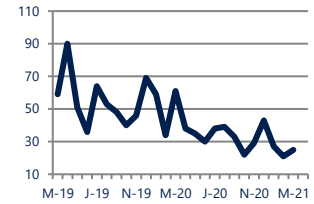
Down -78%
Vs. Year Ago

Median Sale Price
\$268,250



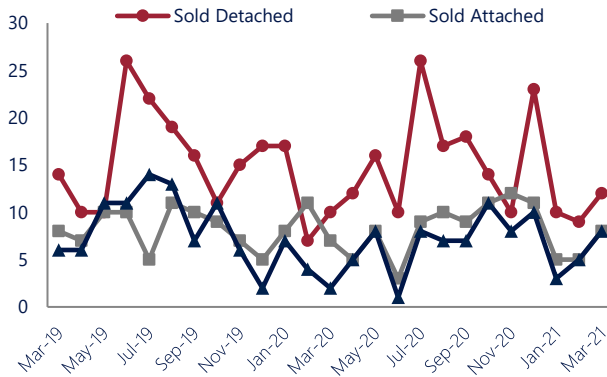
Up 7%
Vs. Year Ago

Days On Market
25



Down
Vs. Year Ago

Units Sold*



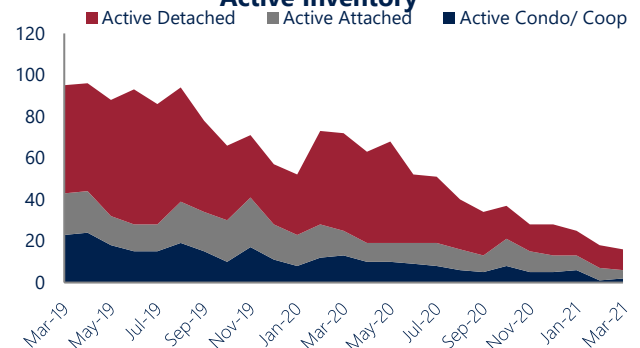
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 28 sold this month in East Windsor. This month's total units sold was higher than at this time last year, an increase from March 2020.

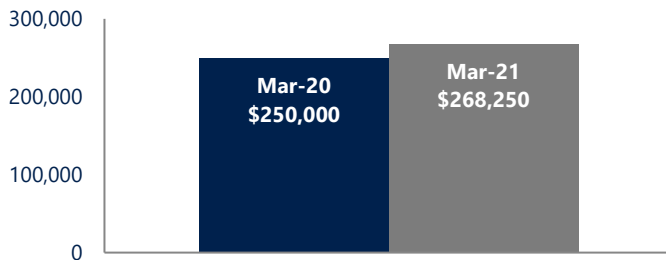
Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 78%. The total number of active inventory this March was 16 compared to 72 in March 2020. This month's total of 16 is lower than the previous month's total supply of available inventory of 18, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for East Windsor Homes was \$250,000. This March, the median sale price was \$268,250, an increase of 7% or \$18,250 compared to last year. The current median sold price is 11% 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.

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.





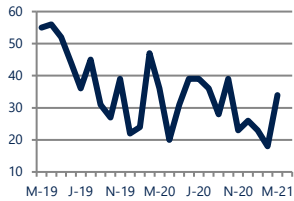
Focus On: East Windsor Housing Market

March 2021

Zip Code(s): 08520

New Listings

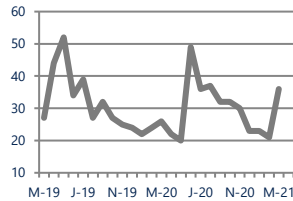
34



Down -6%
Vs. Year Ago

Current Contracts

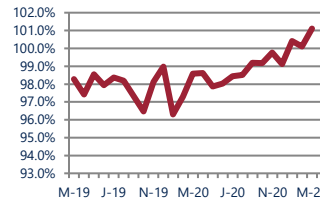
36



Up 38%
Vs. Year Ago

Sold Vs. List Price

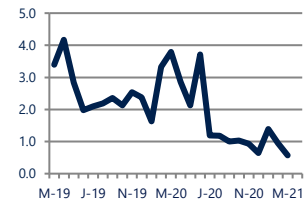
101.1%



Up 2.6%
Vs. Year Ago

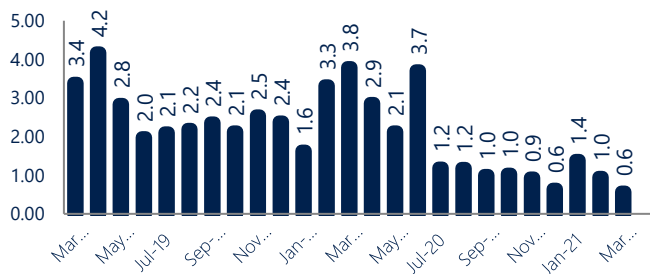
Months of Supply

0.6



Down -85%
Vs. Year Ago

Months Of Supply



Months of Supply

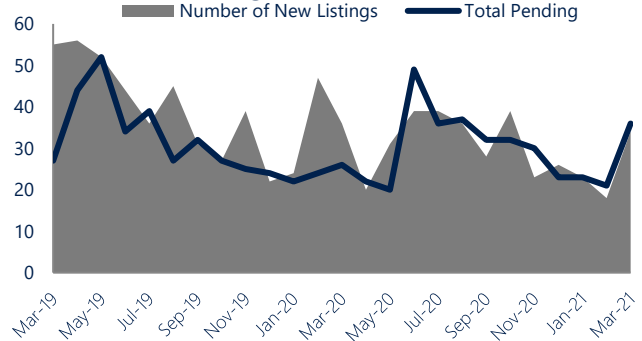
In March, there was 0.6 months of supply available in East Windsor, compared to 3.8 in March 2020. That is a decrease of 85% versus a year ago.

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.

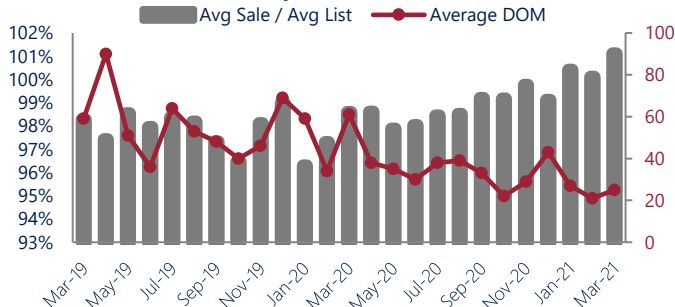
New Listings & Current Contracts

This month there were 34 homes newly listed for sale in East Windsor compared to 36 in March 2020, a decrease of 6%. There were 36 current contracts pending sale this March compared to 26 a year ago. The number of current contracts is 38% 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 East Windsor was 101.1% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 61. This decrease was impacted by the limited number of sales.

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