



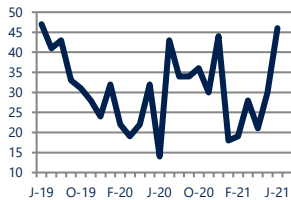
Focus On: East Windsor Housing Market

June 2021

Zip Code(s): 08520

Units Sold

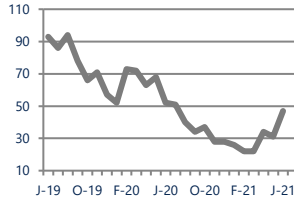
46



Up
Vs. Year Ago

Active Inventory

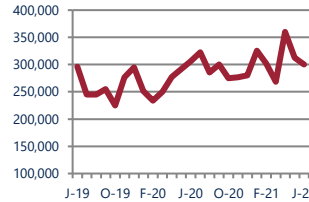
47



Down -10%
Vs. Year Ago

Median Sale Price

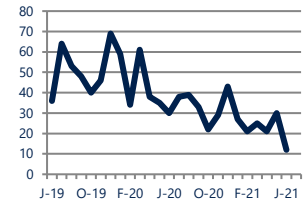
\$300,000



Down -2%
Vs. Year Ago

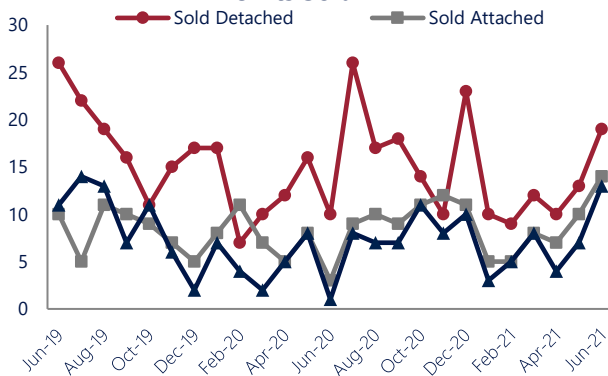
Days On Market

12



Down -60%
Vs. Year Ago

Units Sold*



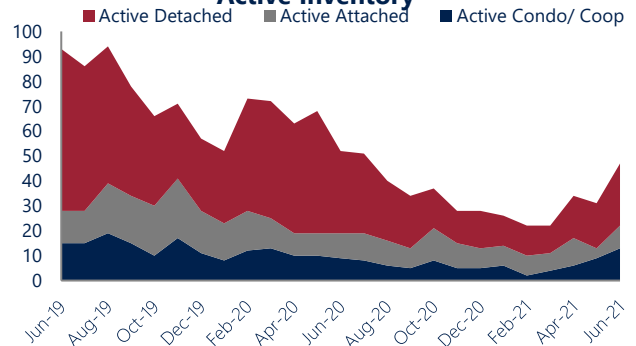
Units Sold

There was an increase in total units sold in June, with 46 sold this month in East Windsor. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 10%. The total number of active inventory this June was 47 compared to 52 in June 2020. This month's total of 47 is higher than the previous month's total supply of available inventory of 31, an increase of 52%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for East Windsor Homes was \$306,000. This June, the median sale price was \$300,000, a decrease of 2% or \$6,000 compared to last year. The current median sold price is 4% lower than in May.

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.





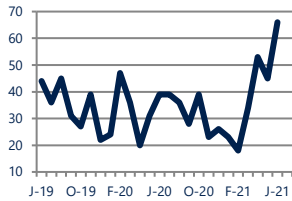
Focus On: East Windsor Housing Market

June 2021

Zip Code(s): 08520

New Listings

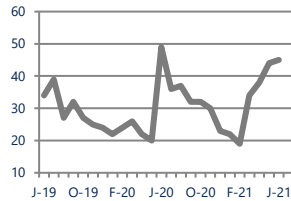
66



Up 69%
Vs. Year Ago

Current Contracts

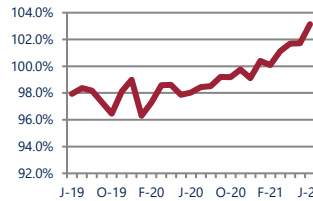
45



Down -8%
Vs. Year Ago

Sold Vs. List Price

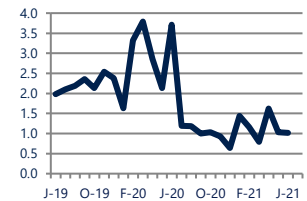
103.1%



Up
Vs. Year Ago

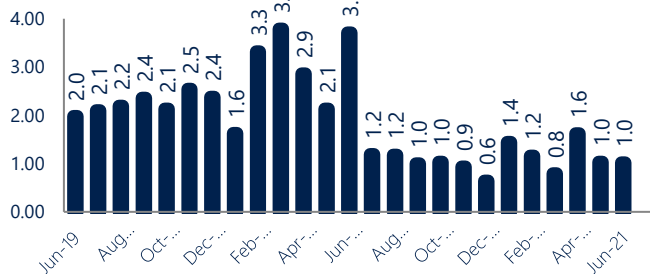
Months of Supply

1.0



Down -73%
Vs. Year Ago

Months Of Supply



Months of Supply

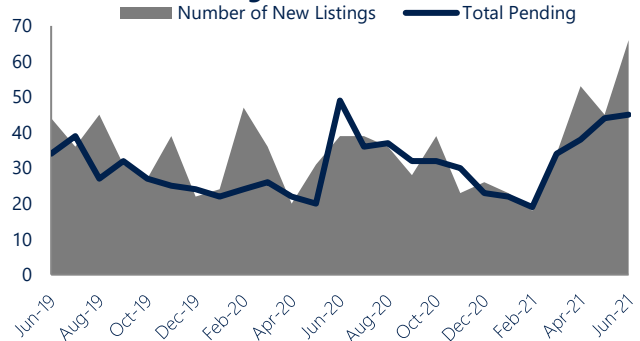
In June, there was 1.0 months of supply available in East Windsor, compared to 3.7 in June 2020. That is a decrease of 72% versus a year ago.

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.

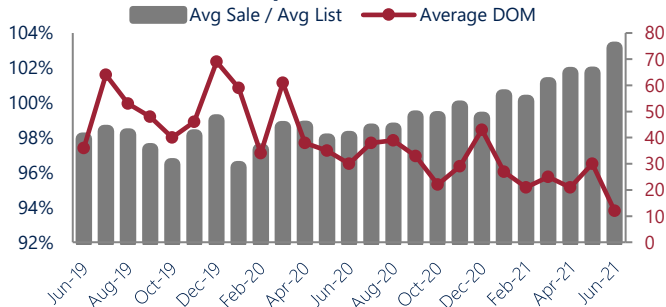
New Listings & Current Contracts

This month there were 66 homes newly listed for sale in East Windsor compared to 39 in June 2020, an increase of 69%. There were 45 current contracts pending sale this June compared to 49 a year ago. The number of current contracts is 8% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in East Windsor was 103.1% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 30, a decrease of 60%.



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