



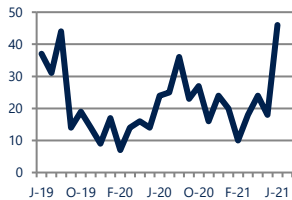
Focus On: West Windsor Housing Market

June 2021

Zip Code(s): 08550

Units Sold

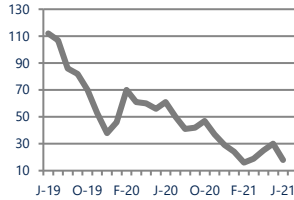
46



Up
Vs. Year Ago

Active Inventory

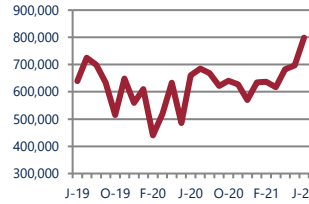
18



Down -70%
Vs. Year Ago

Median Sale Price

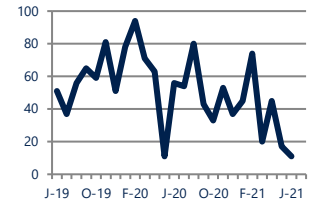
\$799,000



Up 21%
Vs. Year Ago

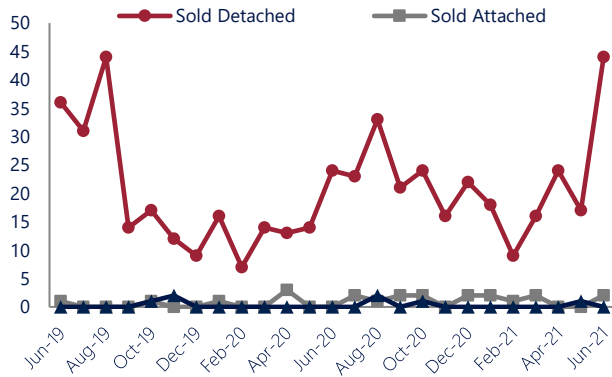
Days On Market

11



Down -80%
Vs. Year Ago

Units Sold*



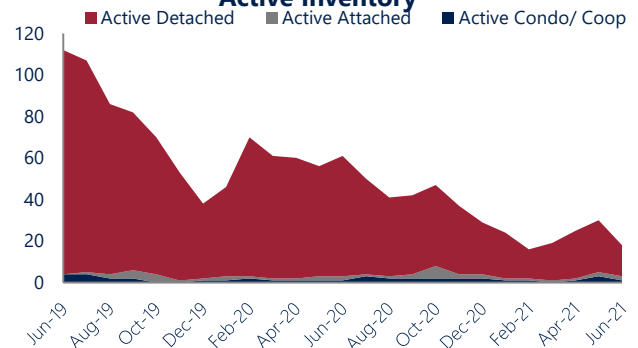
Units Sold

There was an increase in total units sold in June, with 46 sold this month in West 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 43 units or 70%. The total number of active inventory this June was 18 compared to 61 in June 2020. This month's total of 18 is lower than the previous month's total supply of available inventory of 30, a decrease of 40%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for West Windsor Homes was \$660,000. This June, the median sale price was \$799,000, an increase of 21% or \$139,000 compared to last year. The current median sold price is 15% higher 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.

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.





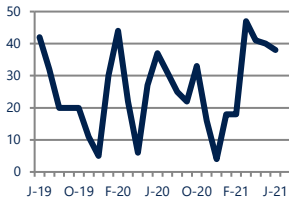
Focus On: West Windsor Housing Market

June 2021

Zip Code(s): 08550

New Listings

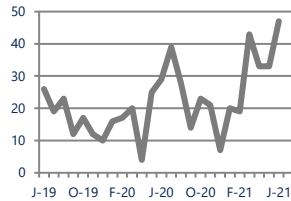
38



Up 3%
Vs. Year Ago

Current Contracts

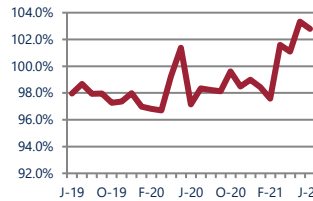
47



Up 62%
Vs. Year Ago

Sold Vs. List Price

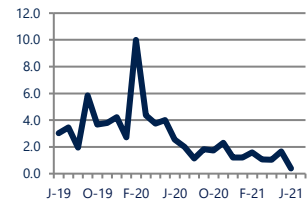
102.8%



Up
Vs. Year Ago

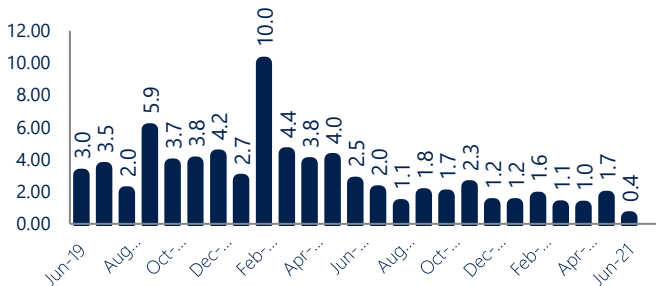
Months of Supply

0.4



Down -85%
Vs. Year Ago

Months of Supply



Months of Supply

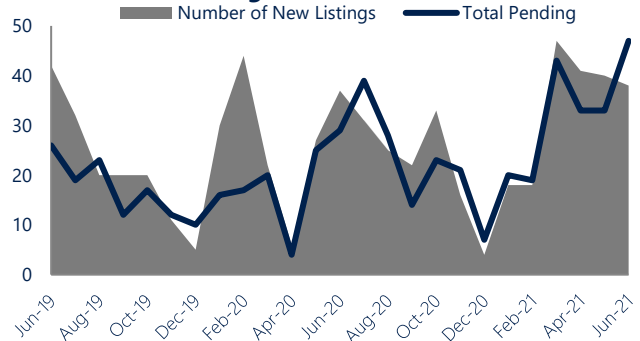
In June, there was 0.4 months of supply available in West Windsor, compared to 2.5 in June 2020. That is a decrease of 85% versus a year ago.

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.

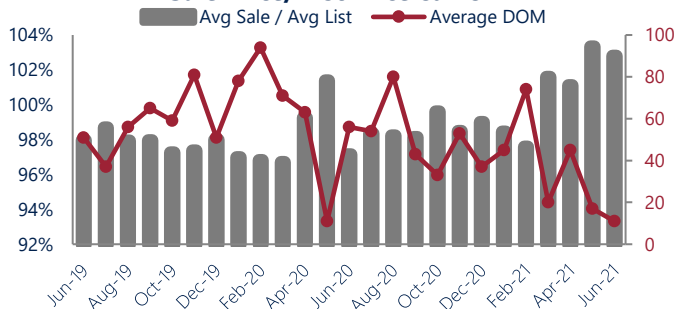
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in West Windsor compared to 37 in June 2020, an increase of 3%. There were 47 current contracts pending sale this June compared to 29 a year ago. The number of current contracts is 62% higher 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 West Windsor was 102.8% 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 11, lower than the average last year, which was 56, a decrease of 80%.

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