

THE LONG & FOSTER MARKET MINUTE™

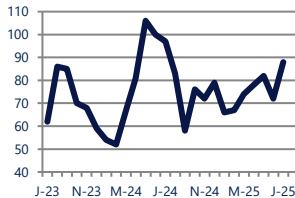
FOCUS ON: **WOODBURY, THOROFARE, AND SOMERDALE HOUSING MARKET**

JULY 2025

Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

Units Sold

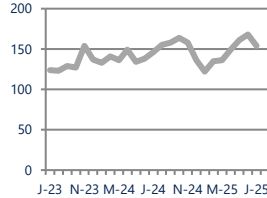
88



Down -9%
Vs. Year Ago

Active Inventory

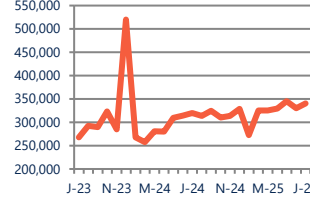
154



Up 5%
Vs. Year Ago

Median Sale Price

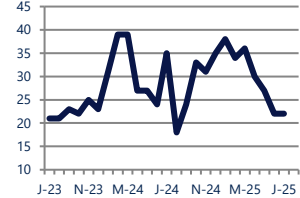
\$340,695



Up 6%
Vs. Year Ago

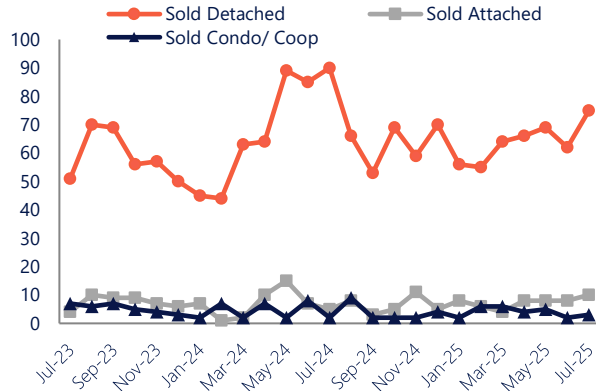
Days On Market

22



Down -37%
Vs. Year Ago

Units Sold*



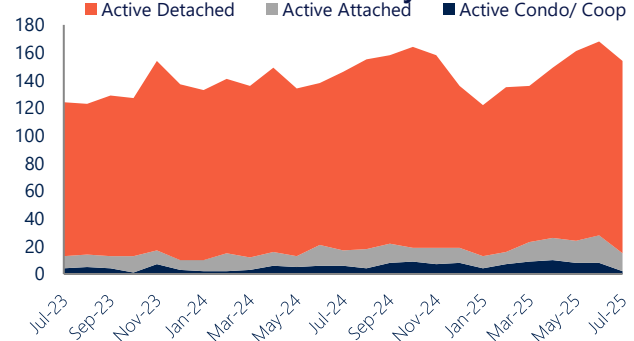
Units Sold

There was an increase in total units sold in July, with 88 sold this month in Woodbury, Thorofare, and Somerdale versus 72 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2024.

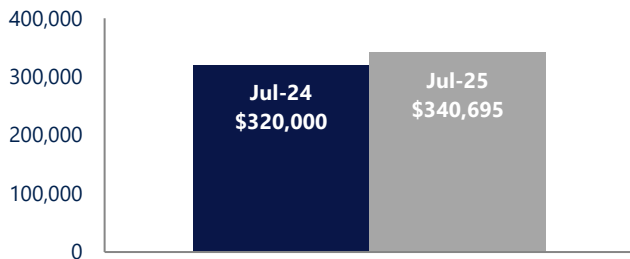
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 5%. The total number of active inventory this July was 154 compared to 146 in July 2024. This month's total of 154 is lower than the previous month's total supply of available inventory of 168, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$320,000. This July, the median sale price was \$340,695, an increase of 6% or \$20,695 compared to last year. The current median sold price is 3% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Woodbury, Thorofare, and Somerdale are defined as properties listed in zip code/s 08096, 08086, 08093, 08066, 08090, 08063 and 08097.

*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.

THE LONG & FOSTER MARKET MINUTE™

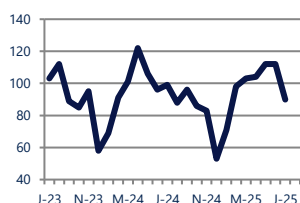
FOCUS ON: **WOODBURY, THOROFARE, AND SOMERDALE HOUSING MARKET**

JULY 2025

Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

New Listings

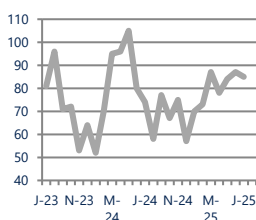
90



Down -9%
Vs. Year Ago

Current Contracts

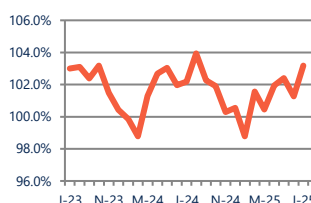
85



Up 15%
Vs. Year Ago

Sold Vs. List Price

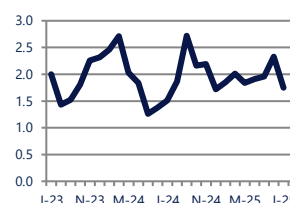
103.2%



Up 1%
Vs. Year Ago

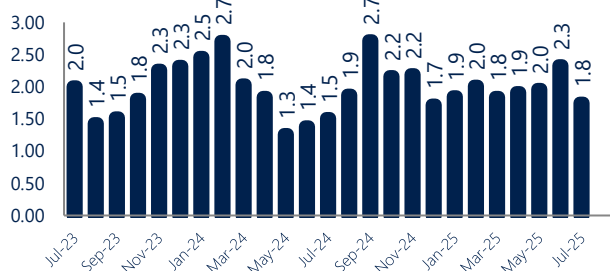
Months of Supply

1.8



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

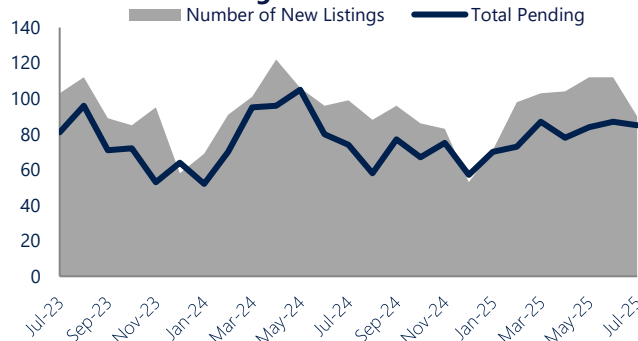
In July, there was 1.8 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 1.5 in July 2024. That is an increase of 16% versus a year ago.

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.

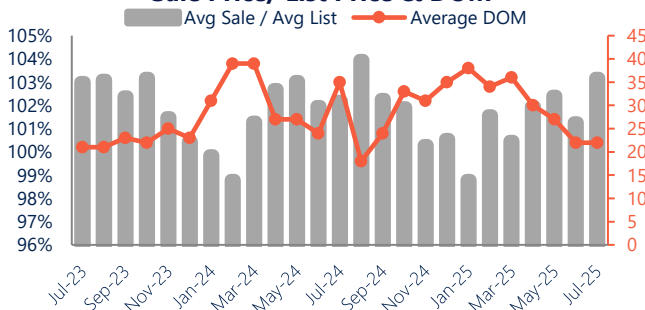
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 99 in July 2024, a decrease of 9%. There were 85 current contracts pending sale this July compared to 74 a year ago. The number of current contracts is 15% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Woodbury, Thorofare, and Somerdale was 103.2% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 35, a decrease of 37%.

Woodbury, Thorofare, and Somerdale are defined as properties listed in zip code/s 08096, 08086, 08093, 08066, 08090, 08063 and 08097.

*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.