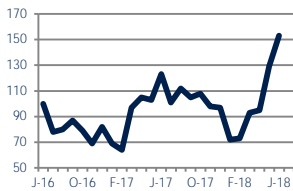


## Focus On: Woodbury, Thorofare, and Somerdale Housing Market

June 2018

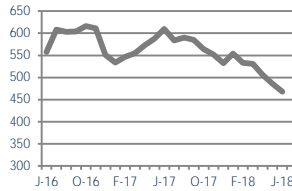
Zip Code(s): 08096, 08086, 08093, 08066, 08090, 08063 and 08097

**Units Sold**  
153



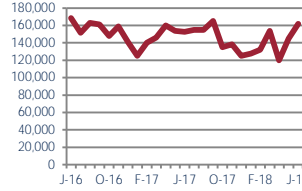
Up 24%  
Vs. Year Ago

**Active Inventory**  
468



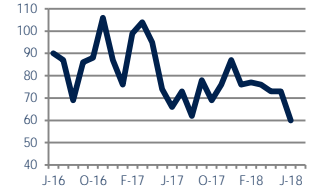
Down -23%  
Vs. Year Ago

**Median Sale Price**  
\$162,000



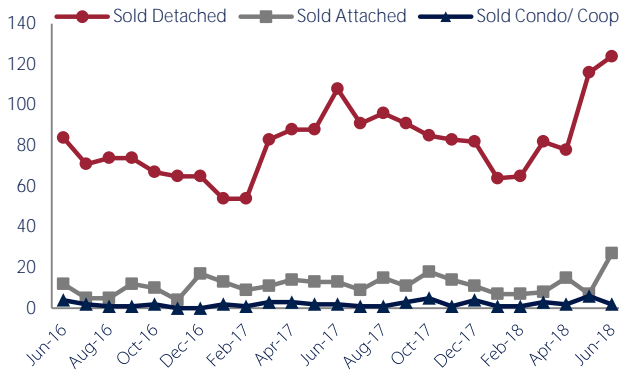
Up 6%  
Vs. Year Ago

**Days On Market**  
60



Down -9%  
Vs. Year Ago

### Units Sold\*



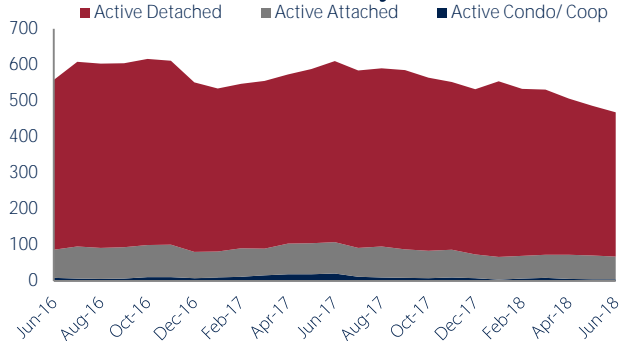
### Units Sold

There was an increase in total units sold in June, with 153 sold this month in Woodbury, Thorofare, and Somerdale versus 129 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 24% versus June 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 142 units or 23%. The total number of active inventory this June was 468 compared to 610 in June 2017. This month's total of 468 is lower than the previous month's total supply of available inventory of 486, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$152,500. This June, the median sale price was \$162,000, an increase of 6% or \$9,500 compared to last year. The current median sold price is 12% 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.



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.

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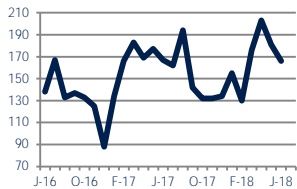
## Focus On: Woodbury, Thorofare, and Somerdale Housing Market

June 2018

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

### New Listings

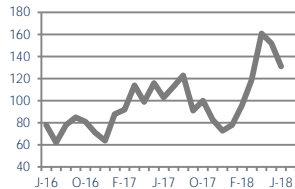
166



Down -1%  
Vs. Year Ago

### Current Contracts

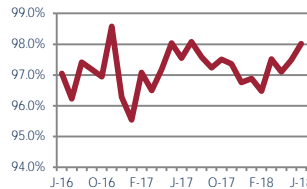
131



Up 27%  
Vs. Year Ago

### Sold Vs. List Price

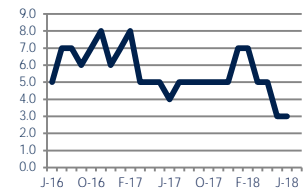
98.0%



No Change  
Vs. Year Ago

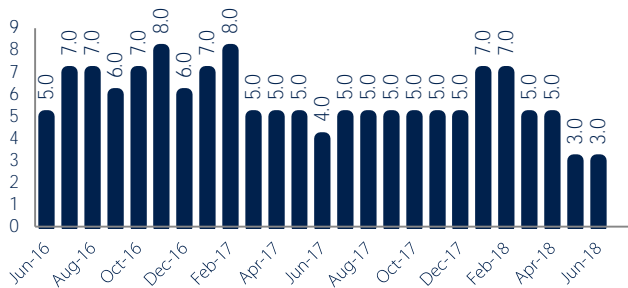
### Months of Supply

3.0



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

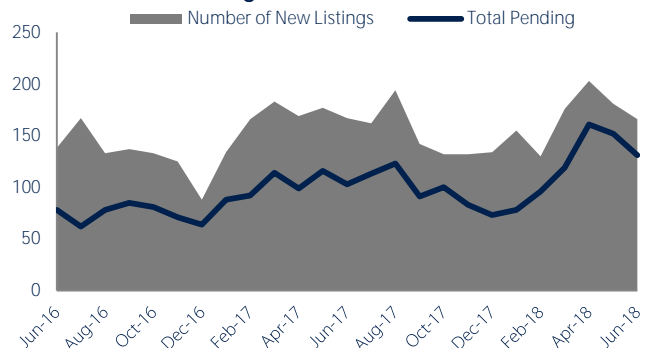
In June, there was 3.1 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 5.0 in June 2017. That is a decrease of 38% versus a year ago.

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.

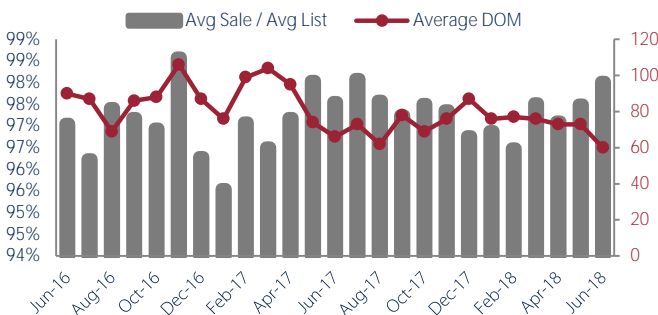
### New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 167 in June 2017, a decrease of 1%. There were 131 current contracts pending sale this June compared to 103 a year ago. The number of current contracts is 27% 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 Woodbury, Thorofare, and Somerdale was 98.0% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 60, lower than the average last year, which was 66, a decrease of 9%.



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