



# The Long & Foster Market Minute™

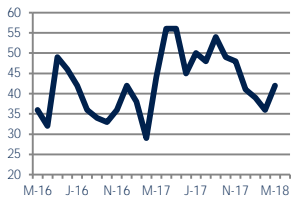
Focus On: Woodbury Housing Market

March 2018

Zip Code(s): 08096

## Units Sold

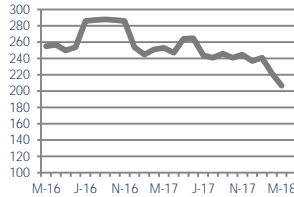
42



Down -5%  
Vs. Year Ago

## Active Inventory

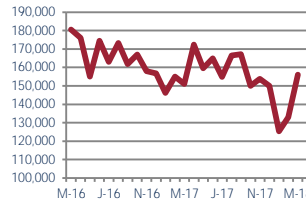
207



Down -18%  
Vs. Year Ago

## Median Sale Price

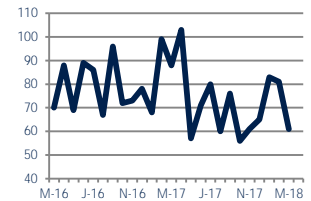
\$156,000



Up 3%  
Vs. Year Ago

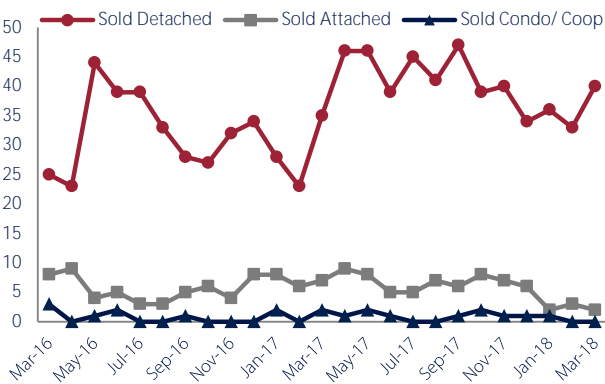
## Days On Market

61



Down -31%  
Vs. Year Ago

## Units Sold\*



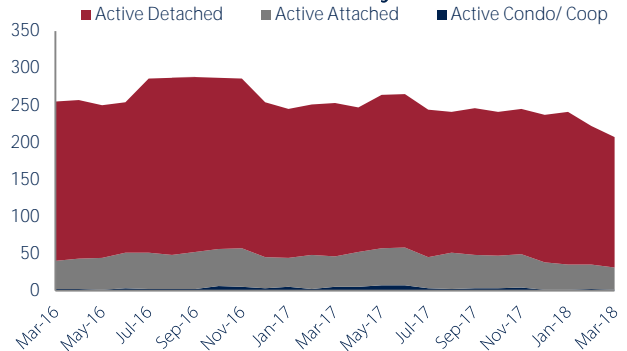
## Units Sold

There was an increase in total units sold in March, with 42 sold this month in Woodbury versus 36 last month, an increase of 17%. This month's total units sold was lower than at this time last year, a decrease of 5% versus March 2017.

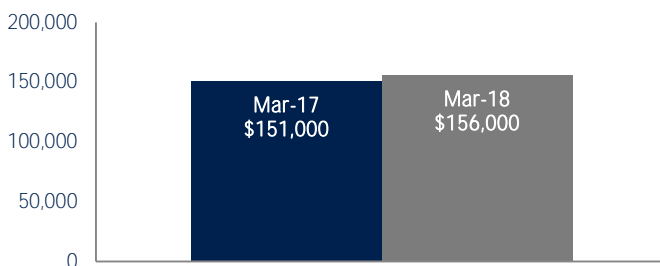
## Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 18%. The total number of active inventory this March was 207 compared to 253 in March 2017. This month's total of 207 is lower than the previous month's total supply of available inventory of 222, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last March, the median sale price for Woodbury Homes was \$151,000. This March, the median sale price was \$156,000, an increase of 3% or \$5,000 compared to last year. The current median sold price is 17% higher 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.

Woodbury are defined as properties listed in zip code/s 08096.

\*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



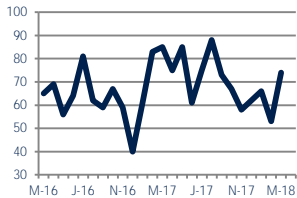
# Focus On: Woodbury Housing Market

March 2018

Zip Code(s): 08096

## New Listings

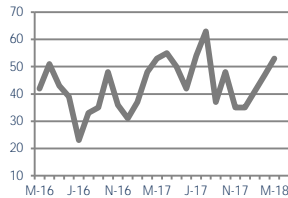
74



Down -13%  
Vs. Year Ago

## Current Contracts

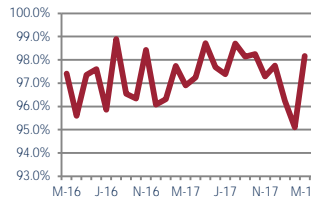
53



No Change  
Vs. Year Ago

## Sold Vs. List Price

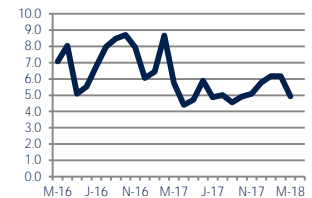
98.2%



Up 1.3%  
Vs. Year Ago

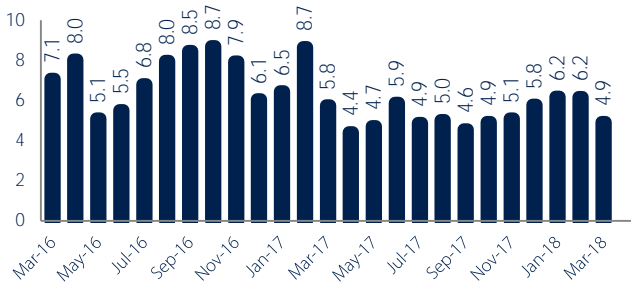
## Months of Supply

4.9



Down -14%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

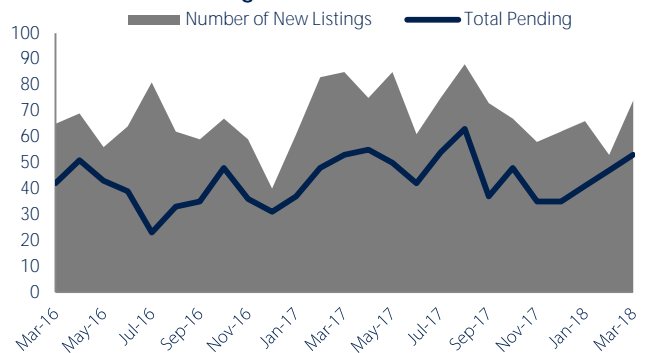
In March, there was 4.9 months of supply available in Woodbury, compared to 5.8 in March 2017. That is a decrease of 14% versus a year ago.

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.

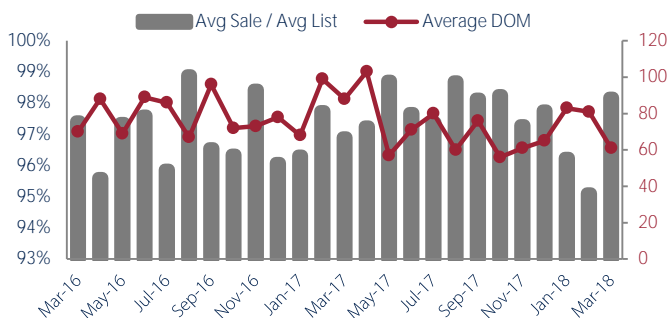
## New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Woodbury compared to 85 in March 2017, a decrease of 13%. There were 53 current contracts pending sale this March, consistent with the volume a year ago. The number of current contracts is 13% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Woodbury was 98.2% of the average list price, which is 1.3% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 88, a decrease of 31%.



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