

THE LONG & FOSTER MARKET MINUTE™

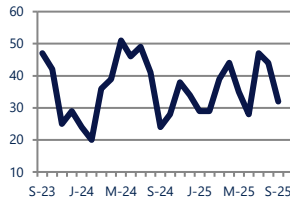
FOCUS ON: **WOODBURY HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 08096

Units Sold

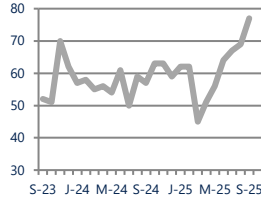
32



Up 33%
Vs. Year Ago

Active Inventory

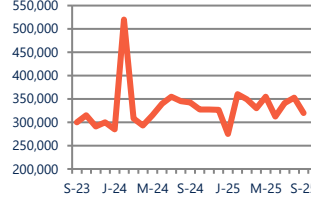
77



Up 35%
Vs. Year Ago

Median Sale Price

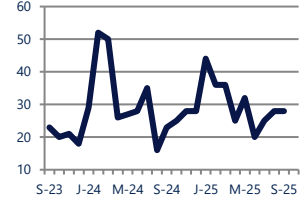
\$320,000



Down -7%
Vs. Year Ago

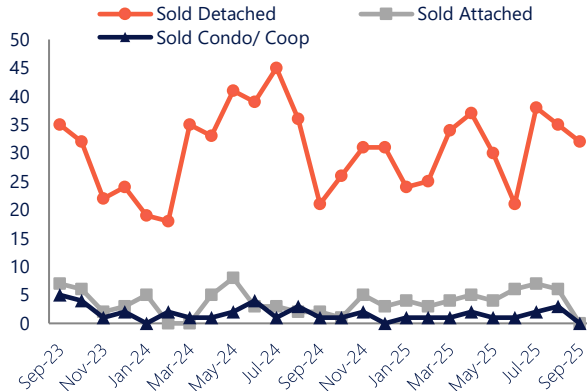
Days On Market

28



Up 22%
Vs. Year Ago

Units Sold*



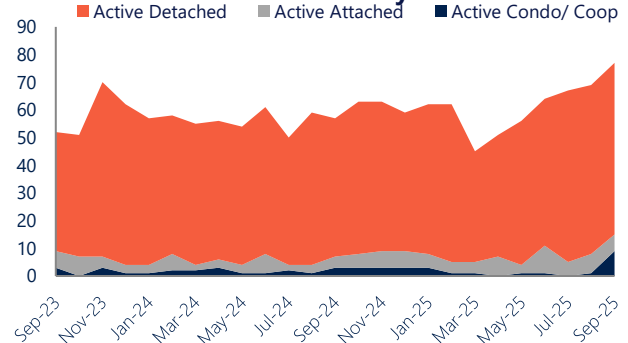
Units Sold

There was a decrease in total units sold in September, with 32 sold this month in Woodbury versus 44 last month, a decrease of 27%. This month's total units sold was higher than at this time last year, an increase of 33% versus September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 35%. The total number of active inventory this September was 77 compared to 57 in September 2024. This month's total of 77 is higher than the previous month's total supply of available inventory of 69, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Woodbury Homes was \$342,500. This September, the median sale price was \$320,000, a decrease of 7% or \$22,500 compared to last year. The current median sold price is 9% lower than in August.

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 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.

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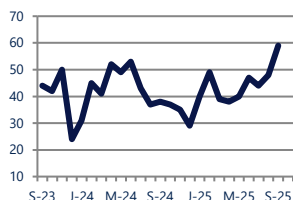
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SEPTEMBER 2025

Zip Code(s): 08096

New Listings

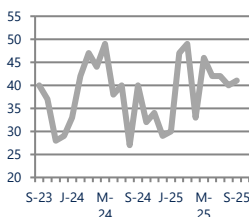
59



Up 55%
Vs. Year Ago

Current Contracts

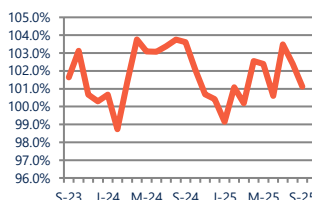
41



Up 2%
Vs. Year Ago

Sold Vs. List Price

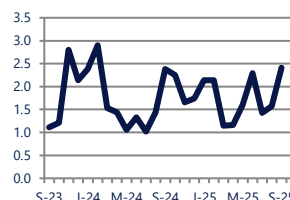
101.1%



Down -2.4%
Vs. Year Ago

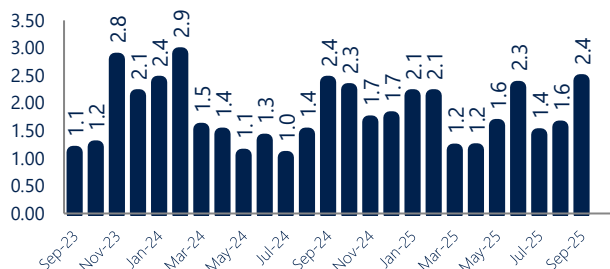
Months of Supply

2.4



No Change
Vs. Year Ago

Months Of Supply



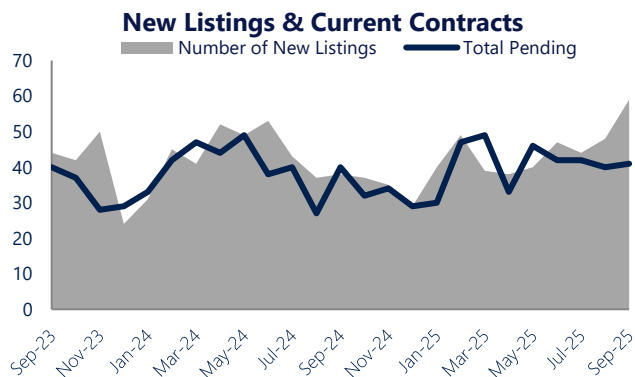
Months of Supply

In September, there was 2.4 months of supply available in Woodbury. The amount of supply is similar compared to a year ago.

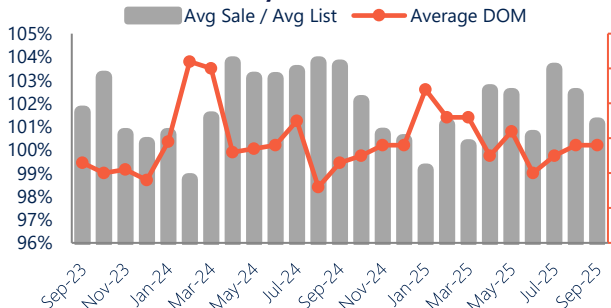
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Woodbury compared to 38 in September 2024, an increase of 55%. There were 41 current contracts pending sale this September compared to 40 a year ago. The number of current contracts is 3% higher than last September.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Woodbury was 101.1% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 23, an increase of 22%.

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