

# THE LONG & FOSTER MARKET MINUTE™

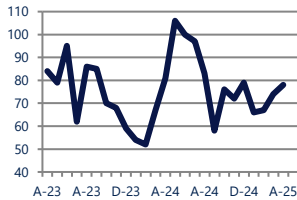
FOCUS ON: **WOODBURY, THOROFARE, AND SOMERDALE HOUSING MARKET**

APRIL 2025

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

## Units Sold

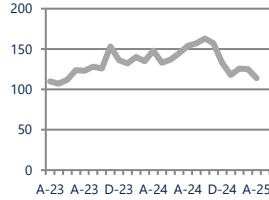
78



**Down -4%**  
Vs. Year Ago

## Active Inventory

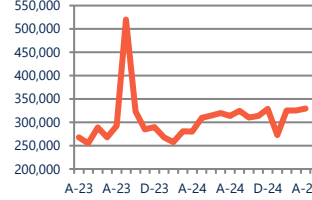
114



**Down -23%**  
Vs. Year Ago

## Median Sale Price

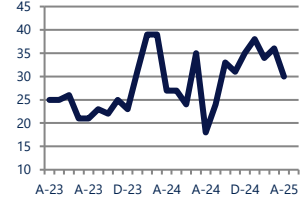
\$329,500



**Up 18%**  
Vs. Year Ago

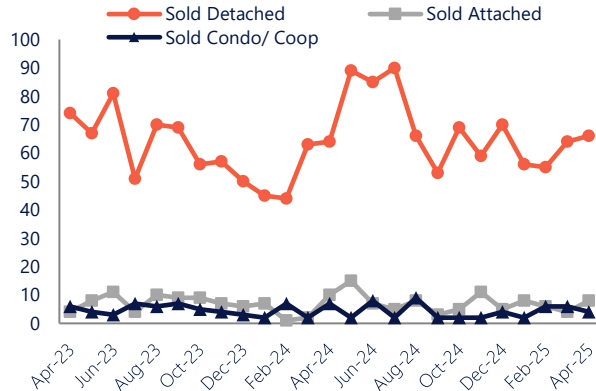
## Days On Market

30



**Up 11%**  
Vs. Year Ago

## Units Sold\*



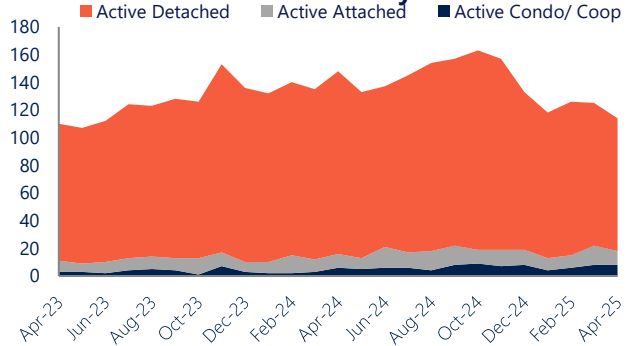
## Units Sold

There was an increase in total units sold in April, with 78 sold this month in Woodbury, Thorofare, and Somerdale versus 74 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

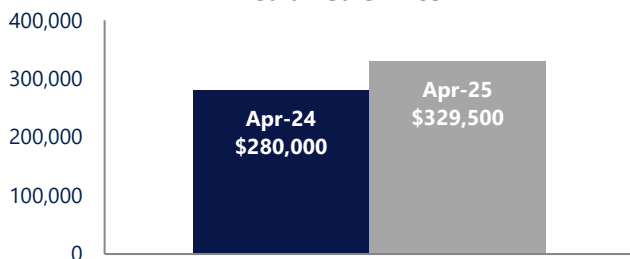
## Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 23%. The total number of active inventory this April was 114 compared to 148 in April 2024. This month's total of 114 is lower than the previous month's total supply of available inventory of 125, a decrease of 9%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Woodbury, Thorofare, and Somerdale Homes was \$280,000. This April, the median sale price was \$329,500, an increase of 18% or \$49,500 compared to last year. The current median sold price is 1% higher than in March.

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™

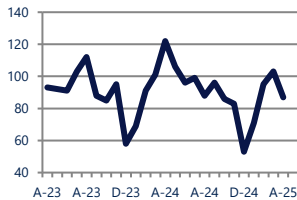
FOCUS ON: **WOODBURY, THOROFARE, AND SOMERDALE HOUSING MARKET**

APRIL 2025

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

### New Listings

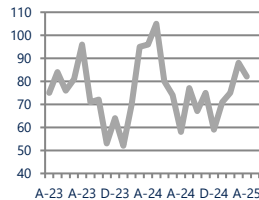
87



**Down -29%**  
Vs. Year Ago

### Current Contracts

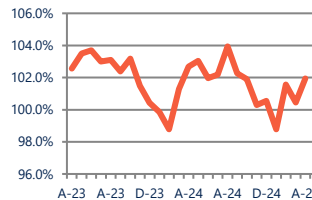
82



**Down -15%**  
Vs. Year Ago

### Sold Vs. List Price

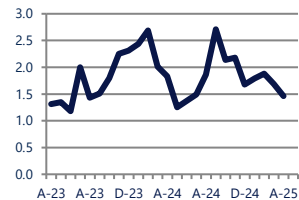
102.0%



**Down -0.7%**  
Vs. Year Ago

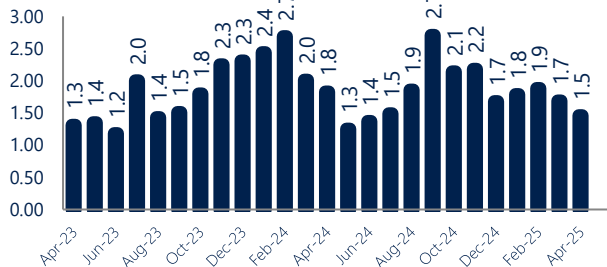
### Months of Supply

1.5



**Down -20%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

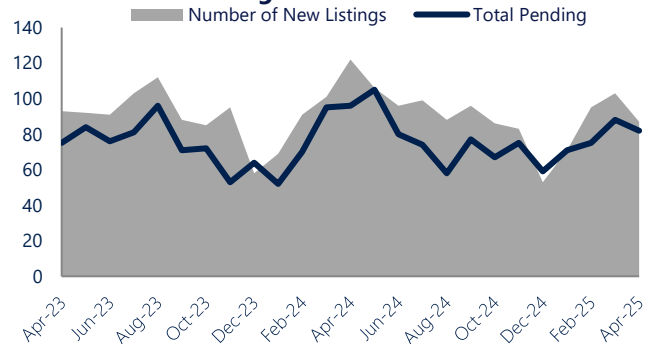
In April, there was 1.5 months of supply available in Woodbury, Thorofare, and Somerdale, compared to 1.8 in April 2024. That is a decrease of 20% versus a year ago.

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.

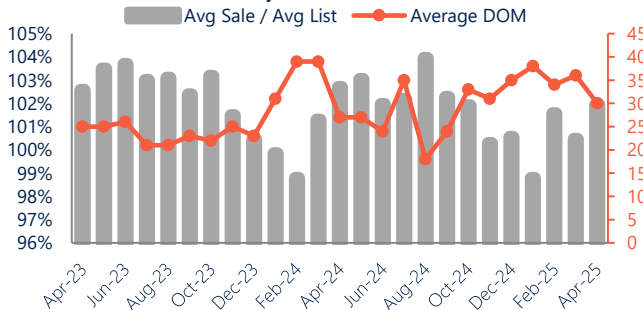
### New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Woodbury, Thorofare, and Somerdale compared to 122 in April 2024, a decrease of 29%. There were 82 current contracts pending sale this April compared to 96 a year ago. The number of current contracts is 15% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Woodbury, Thorofare, and Somerdale was 102.0% of the average list price, which is 0.7% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 27, an increase of 11%.

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.