

# THE LONG & FOSTER MARKET MINUTE™

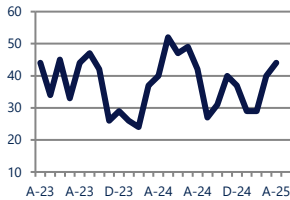
FOCUS ON: **WOODBURY HOUSING MARKET**

APRIL 2025

Zip Code(s): 08096

## Units Sold

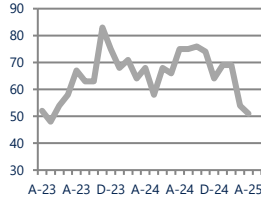
44



**Up 10%**  
Vs. Year Ago

## Active Inventory

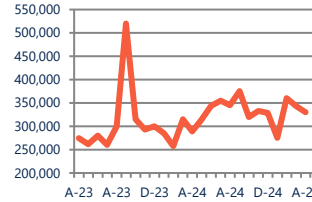
51



**Down -25%**  
Vs. Year Ago

## Median Sale Price

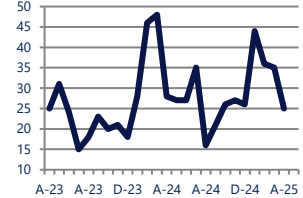
\$330,000



**Up 14%**  
Vs. Year Ago

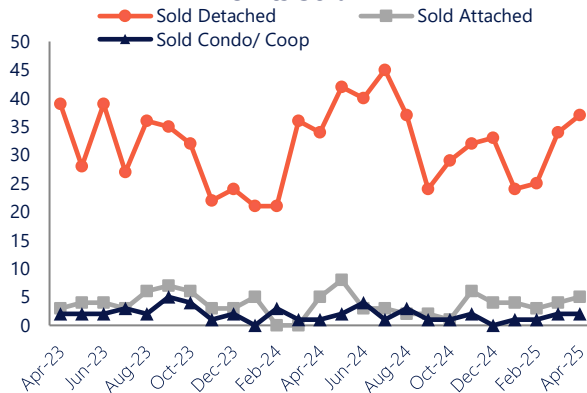
## Days On Market

25



**Down -11%**  
Vs. Year Ago

### Units Sold\*



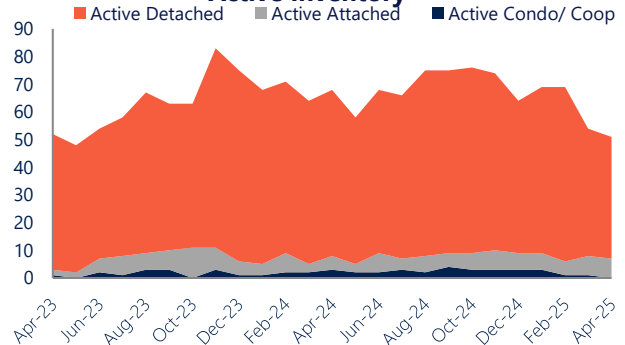
## Units Sold

There was an increase in total units sold in April, with 44 sold this month in Woodbury versus 40 last month, an increase of 10%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2024.

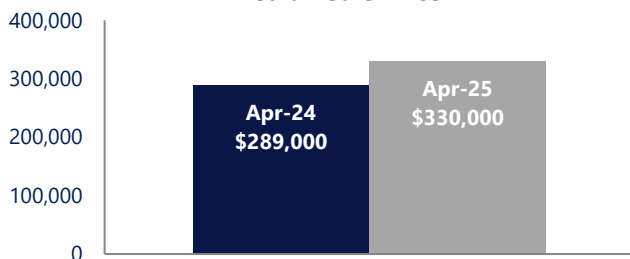
## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 25%. The total number of active inventory this April was 51 compared to 68 in April 2024. This month's total of 51 is lower than the previous month's total supply of available inventory of 54, a decrease of 6%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Woodbury Homes was \$289,000. This April, the median sale price was \$330,000, an increase of 14% or \$41,000 compared to last year. The current median sold price is 4% lower 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 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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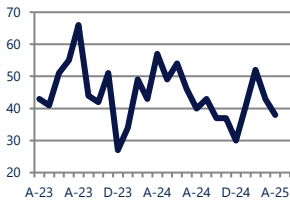
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APRIL 2025

Zip Code(s): 08096

### New Listings

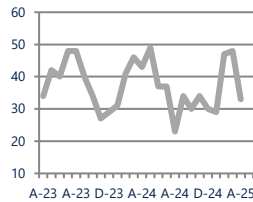
38



**Down -33%**  
Vs. Year Ago

### Current Contracts

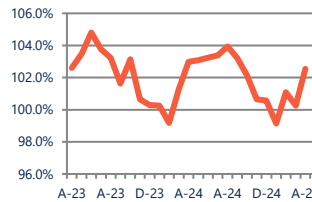
33



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

### Sold Vs. List Price

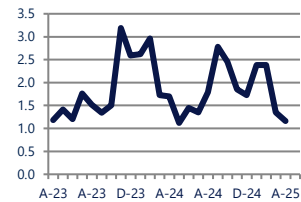
102.6%



**No Change**  
Vs. Year Ago

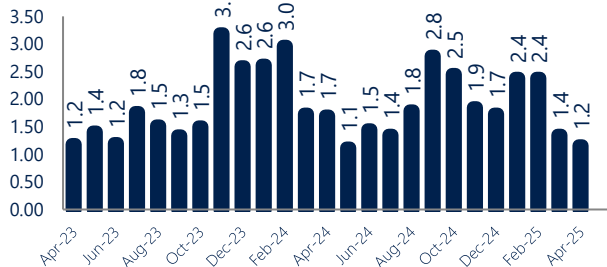
### Months of Supply

1.2



**Down -32%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In April, there was 1.2 months of supply available in Woodbury, compared to 1.7 in April 2024. That is a decrease of 32% versus a year ago.

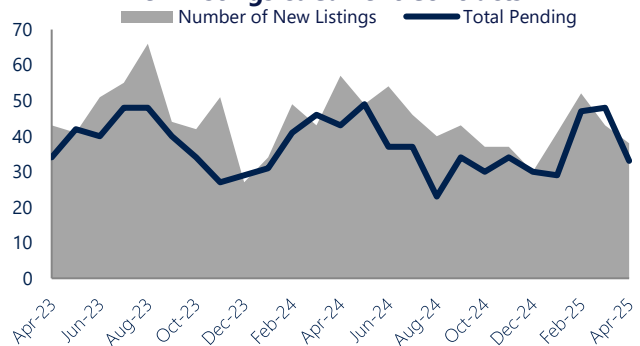
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

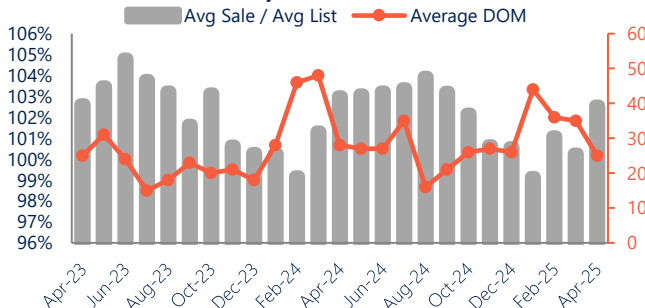
This month there were 38 homes newly listed for sale in Woodbury compared to 57 in April 2024, a decrease of 33%.

There were 33 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 23% 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 was 102.6% 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 25, lower than the average last year, which was 28, a decrease of 11%.

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