



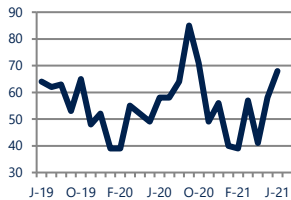
Focus On: Woodbury Housing Market

June 2021

Zip Code(s): 08096

Units Sold

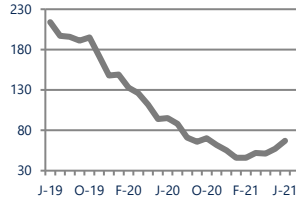
68



Up 17%  
Vs. Year Ago

Active Inventory

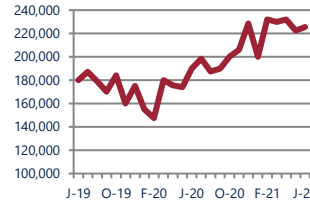
67



Down -29%  
Vs. Year Ago

Median Sale Price

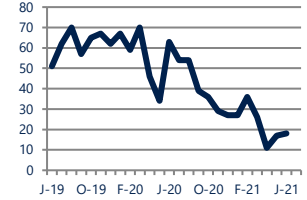
\$225,500



Up 19%  
Vs. Year Ago

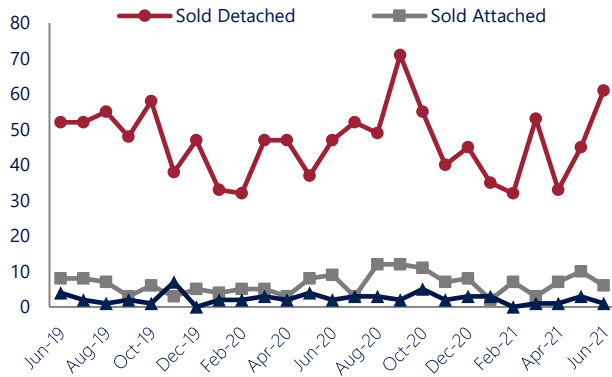
Days On Market

18



Down -71%  
Vs. Year Ago

Units Sold\*



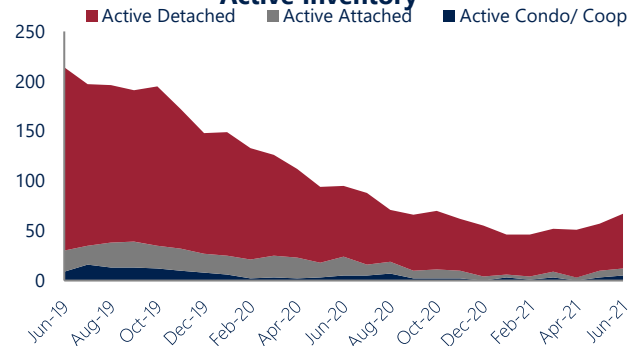
Units Sold

There was an increase in total units sold in June, with 68 sold this month in Woodbury versus 58 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 29%. The total number of active inventory this June was 67 compared to 95 in June 2020. This month's total of 67 is higher than the previous month's total supply of available inventory of 57, an increase of 18%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last June, the median sale price for Woodbury Homes was \$190,000. This June, the median sale price was \$225,500, an increase of 19% or \$35,500 compared to last year. The current median sold price is 1% 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 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.





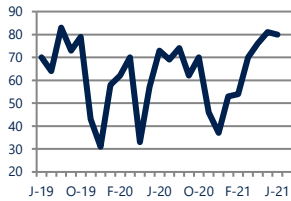
## Focus On: Woodbury Housing Market

June 2021

Zip Code(s): 08096

### New Listings

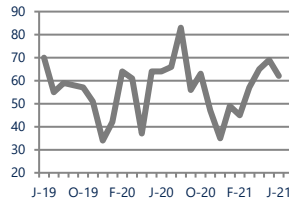
80



**Up 10%**  
Vs. Year Ago

### Current Contracts

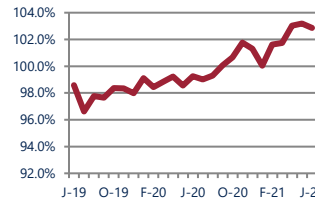
62



**Down -3%**  
Vs. Year Ago

### Sold Vs. List Price

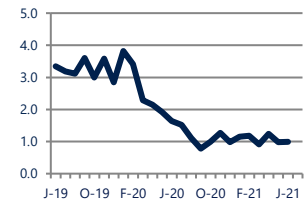
102.9%



**Up 3.6%**  
Vs. Year Ago

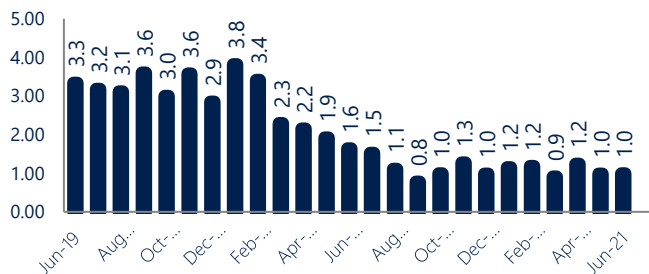
### Months of Supply

1.0



**Down -40%**  
Vs. Year Ago

### Months of Supply



### Months of Supply

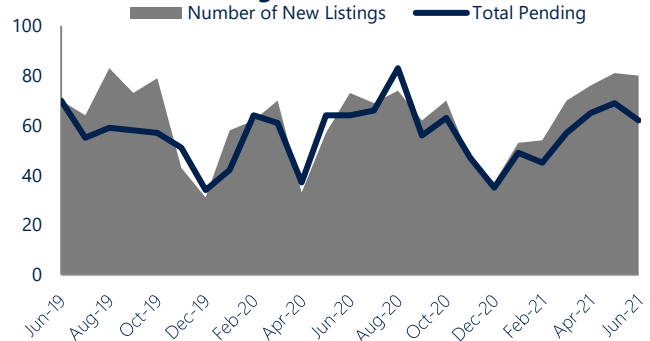
In June, there was 1.0 months of supply available in Woodbury, compared to 1.6 in June 2020. That is a decrease of 40% versus a year ago.

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.

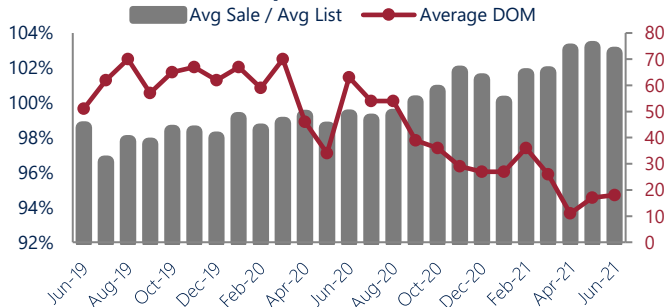
### New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Woodbury compared to 73 in June 2020, an increase of 10%. There were 62 current contracts pending sale this June compared to 64 a year ago. The number of current contracts is 3% lower 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 was 102.9% of the average list price, which is 3.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 63, a decrease of 71%.



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.

