

Woodbury 08096

ZIP code · NJ · New Jersey > Gloucester County > Woodbury

SELLER'S MARKET

\$358K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

532

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

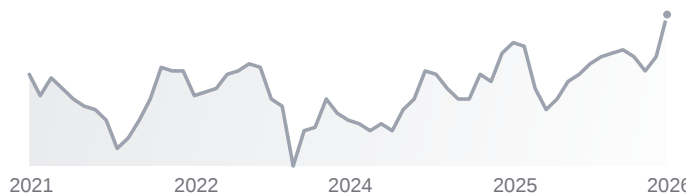
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

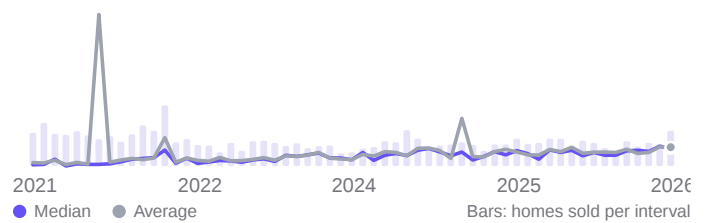
Market temperature (0-100)

78 / 100



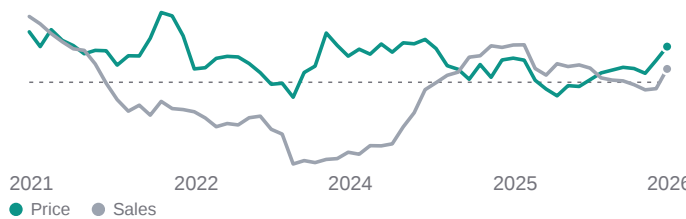
Sale prices

Median \$360K · Average \$372K



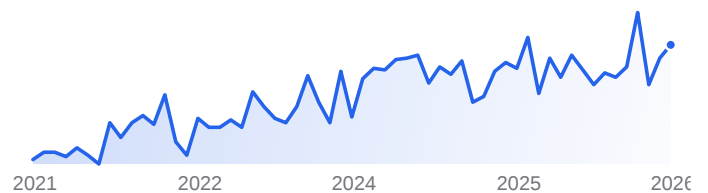
Growth (year over year)

Price +16.6% · Sales +6.2%



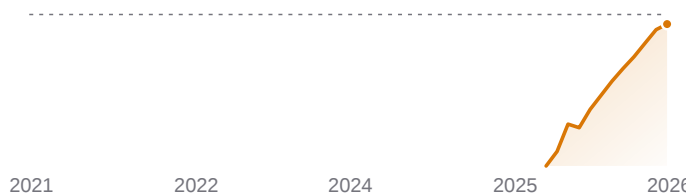
Price per square foot

\$223/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

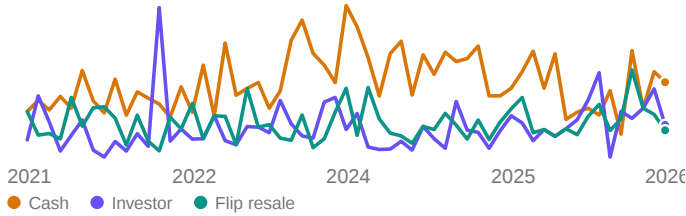
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 9.0% · Flip resale 7.5%



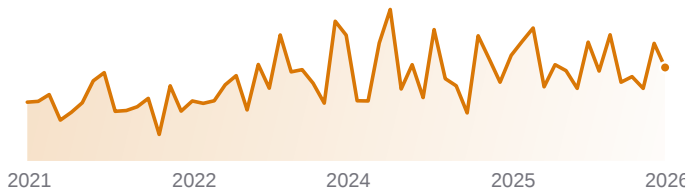
Sellers who sold at a gain

96%

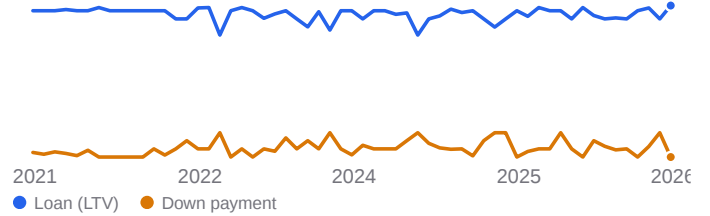


Median annualized return at resale

+6.2%

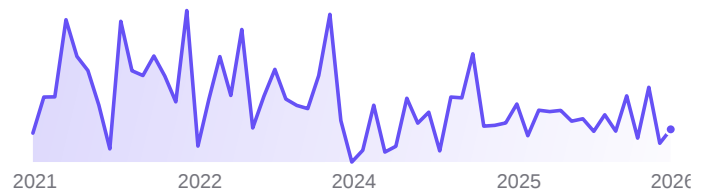


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



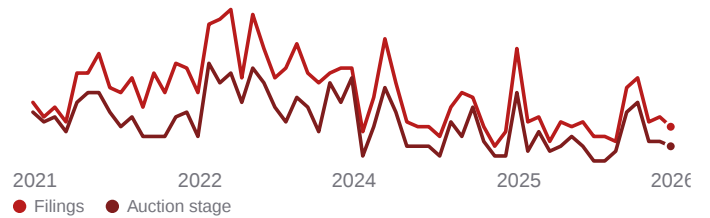
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	11,757
Median value (AVM)	\$356K
Median size	1,609 ft²
Median year built	1960
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	8.8%
Median loan-to-value	50%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	38,893
Density	2,546 / mi²
Median household income	\$98K
Average household income	\$114K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	70
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	10.2%
Unemployment	1.4%
Average temp	55°F
Annual precip	46 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.