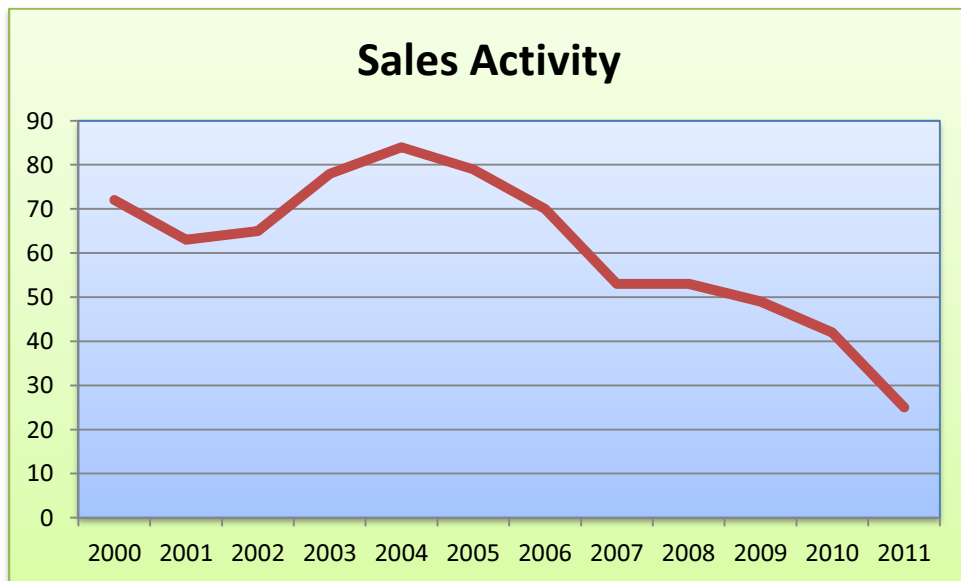


Woodbury, NY

Today, we take a look at the Woodbury market place. Woodbury is located in the northeast quadrant of Nassau County, in the Town of Hempstead. The majority of the homes in Woodbury are situated on larger building lots, generally between ½ acre to one full acre. Home styles vary from older ranches and colonials to newer contemporary and colonial style homes.

Sales Activity

Sales activity is down in Woodbury as a result of the on-going credit crisis that is impacting the residential housing market. Historically, the number of transactions in Woodbury averaged 73 sales per year. In 2007, the number of home sales slipped to 53 and that figure has been falling since, currently on pace to have 34 sales in 2011.



Pricing

The median sales price in the Woodbury market peaked in 2006 with a median sales price of \$1,200,000. Likewise, the average sales price peaked in 2005 with an average sales price of \$1,153,330. Since that time, prices declined but appear to have now reached a plateau. In 2011, the median sales price stands at \$880,000 which is down 26.6 percent from its high point and back to 2003/04 levels.

