



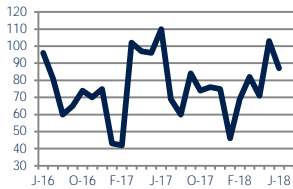
# The Long & Foster Market Minute™

## Focus On: Wildwood Housing Market

June 2018

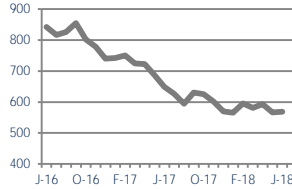
Zip Code(s): 08260

**Units Sold**  
87



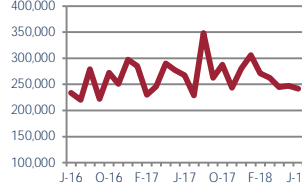
Down -21%  
Vs. Year Ago

**Active Inventory**  
569



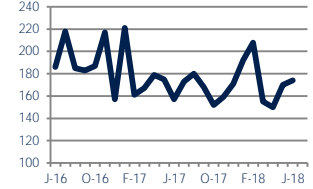
Down -12%  
Vs. Year Ago

**Median Sale Price**  
\$241,500



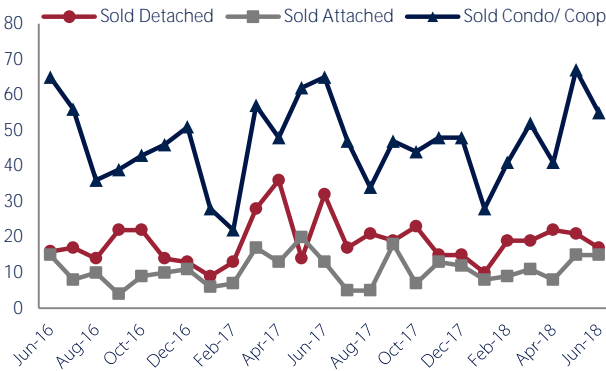
Down -10%  
Vs. Year Ago

**Days On Market**  
174



Up 11%  
Vs. Year Ago

### Units Sold\*



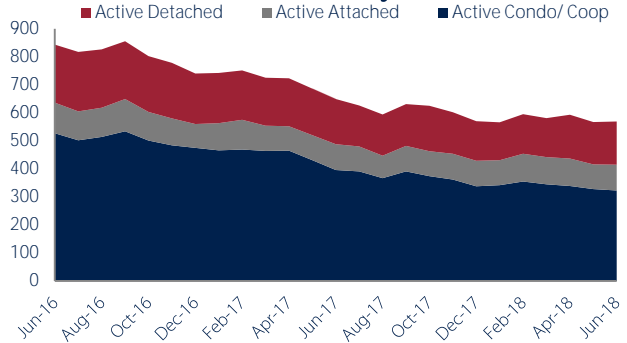
### Units Sold

There was a decrease in total units sold in June, with 87 sold this month in Wildwood versus 103 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 21% versus June 2017.

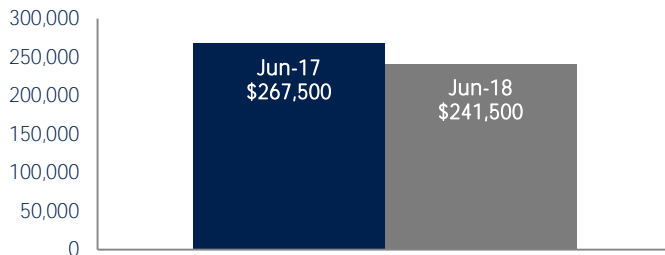
### Active Inventory

Versus last year, the total number of homes available this month is lower by 80 units or 12%. The total number of active inventory this June was 569 compared to 649 in June 2017. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Wildwood Homes was \$267,500. This June, the median sale price was \$241,500, a decrease of 10% or \$26,000 compared to last year. The current median sold price is 2% lower 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.



Wildwood are defined as properties listed in zip code/s 08260.

\*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 CMCAOR 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 CMCAOR or Long & Foster Real Estate, Inc.

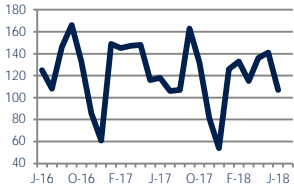




Zip Code(s): 08260

### New Listings

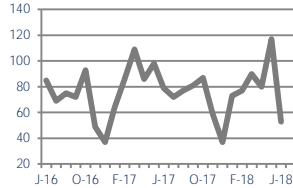
107



Down -9%  
Vs. Year Ago

### Current Contracts

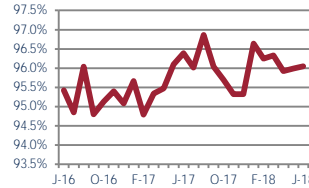
53



Down -33%  
Vs. Year Ago

### Sold Vs. List Price

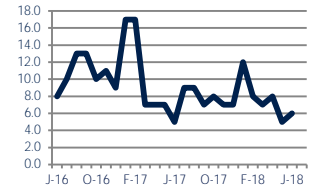
96.1%



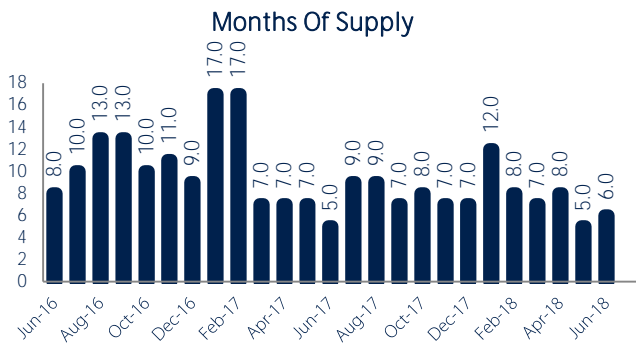
No Change  
Vs. Year Ago

### Months of Supply

6.0



Up 20%  
Vs. Year Ago



### Months of Supply

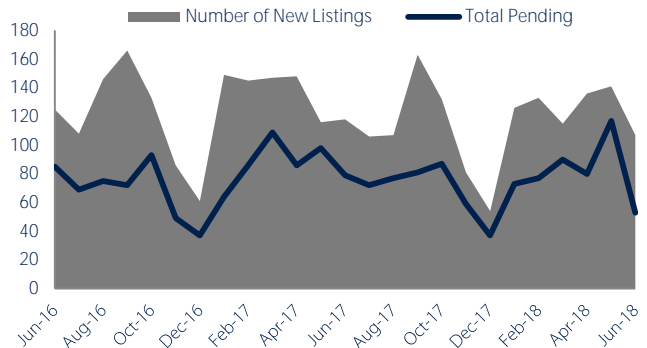
In June, there was 6.5 months of supply available in Wildwood, compared to 5.9 in June 2017. That is an increase of 11% versus a year ago.

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.

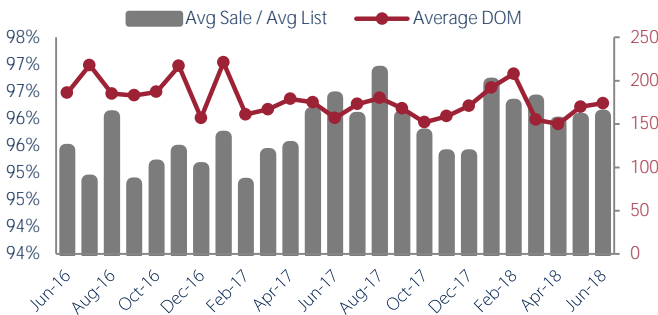
### New Listings & Current Contracts

This month there were 107 homes newly listed for sale in Wildwood compared to 118 in June 2017, a decrease of 9%. There were 53 current contracts pending sale this June compared to 79 a year ago. The number of current contracts is 33% 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 Wildwood was 96.1% 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 174, higher than the average last year, which was 157, an increase of 11%.



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