



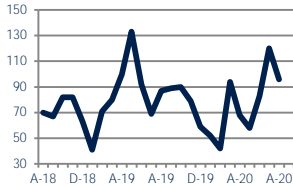
# The Long & Foster Market Minute™

## Focus On: Wildwood Housing Market

August 2020

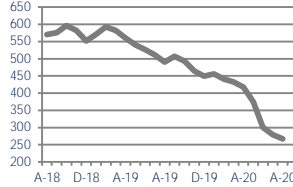
Zip Code(s): 08260

**Units Sold**  
96



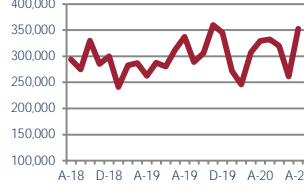
Up 10%  
Vs. Year Ago

**Active Inventory**  
267



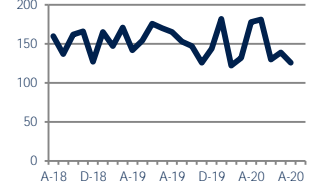
Down -46%  
Vs. Year Ago

**Median Sale Price**  
\$352,450



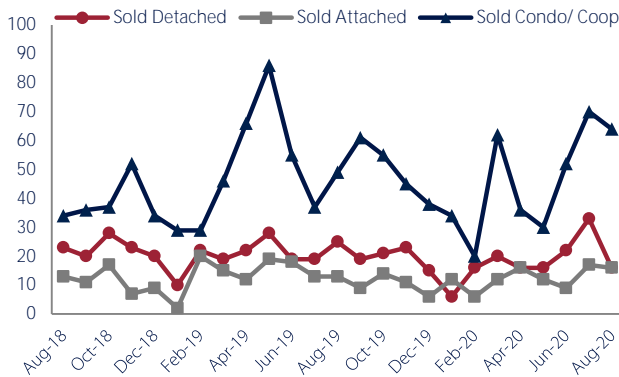
Up 5%  
Vs. Year Ago

**Days On Market**  
126



Down -24%  
Vs. Year Ago

### Units Sold\*



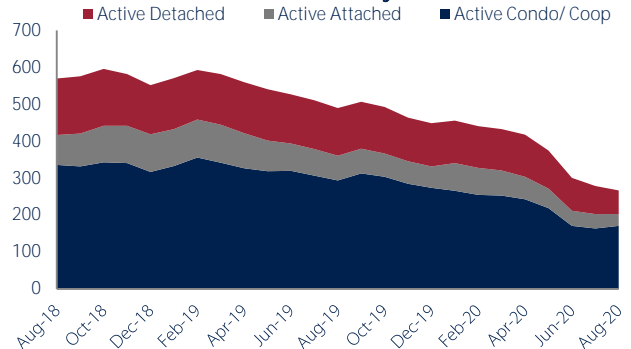
### Units Sold

There was a decrease in total units sold in August, with 96 sold this month in Wildwood versus 120 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 10% versus August 2019.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 223 units or 46%. The total number of active inventory this August was 267 compared to 490 in August 2019. This month's total of 267 is lower than the previous month's total supply of available inventory of 279, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last August, the median sale price for Wildwood Homes was \$337,000. This August, the median sale price was \$352,450, an increase of \$15,450 compared to last year. The current median sold price is higher than in July.

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.



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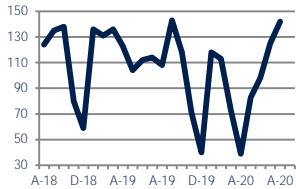
## Focus On: Wildwood Housing Market

August 2020

Zip Code(s): 08260

### New Listings

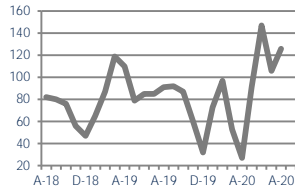
142



Up 31%  
Vs. Year Ago

### Current Contracts

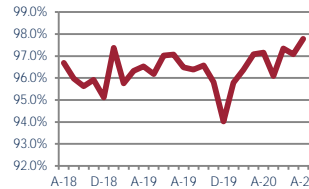
126



Up 38%  
Vs. Year Ago

### Sold Vs. List Price

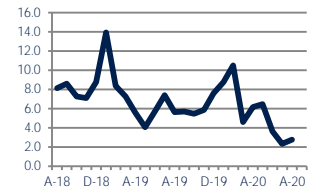
97.8%



Up 1.3%  
Vs. Year Ago

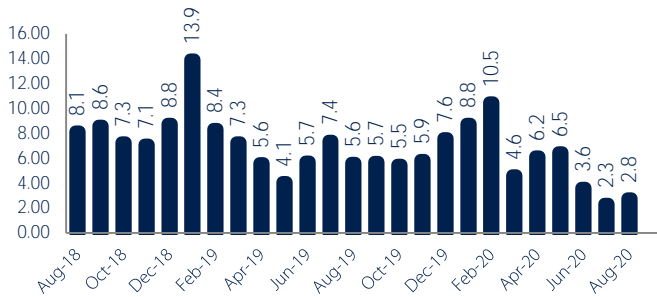
### Months of Supply

2.8



Down -51%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

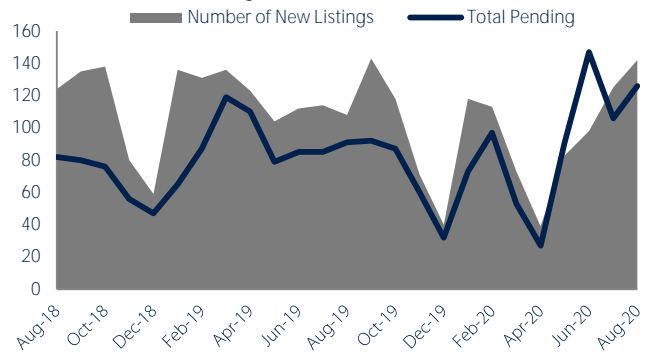
In August, there was 2.8 months of supply available in Wildwood, compared to 5.6 in August 2019. That is a decrease of 51% versus a year ago.

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.

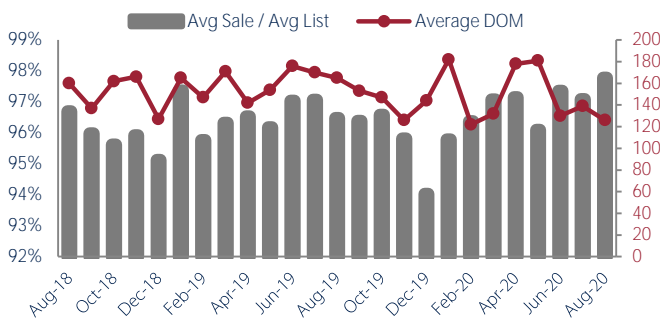
### New Listings & Current Contracts

This month there were 142 homes newly listed for sale in Wildwood compared to 108 in August 2019, an increase of 31%. There were 126 current contracts pending sale this August compared to 91 a year ago. The number of current contracts is 38% higher than last August.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In August, the average sale price in Wildwood was 97.8% of the average list price, which is 1.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 126, lower than the average last year, which was 165, a decrease of 24%.



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