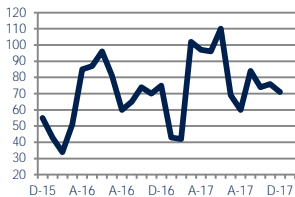




Zip Code(s): 08260

Units Sold

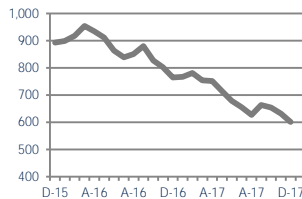
71



Down -5%
Vs. Year Ago

Active Inventory

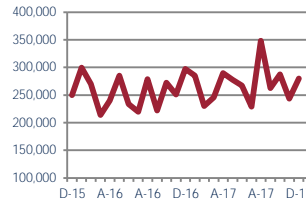
602



Down -21%
Vs. Year Ago

Median Sale Price

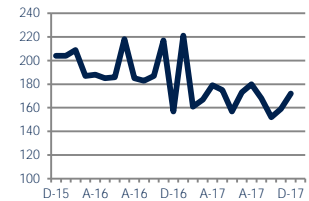
\$280,000



Down -6%
Vs. Year Ago

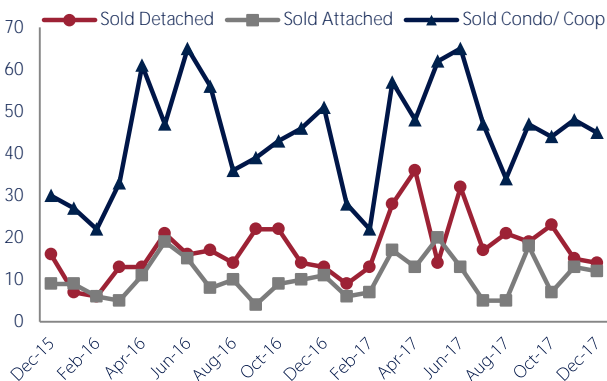
Days On Market

172



Up 10%
Vs. Year Ago

Units Sold*



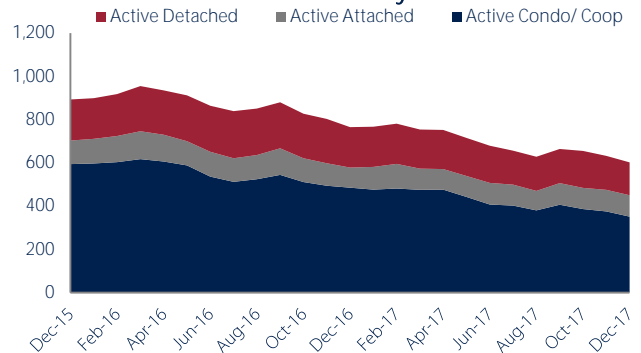
Units Sold

There was a decrease in total units sold in December, with 71 sold this month in Wildwood versus 76 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2016.

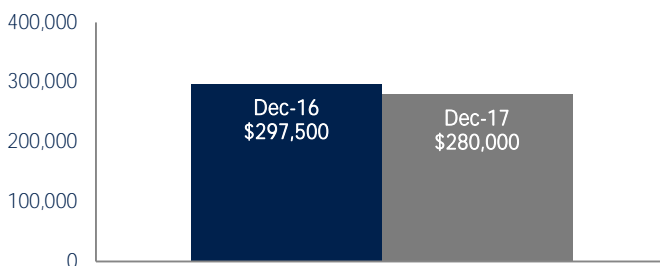
Active Inventory

Versus last year, the total number of homes available this month is lower by 163 units or 21%. The total number of active inventory this December was 602 compared to 765 in December 2016. This month's total of 602 is lower than the previous month's total supply of available inventory of 632, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Wildwood Homes was \$297,500. This December, the median sale price was \$280,000, a decrease of 6% or \$17,500 compared to last year. The current median sold price is 15% higher than in November.

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.

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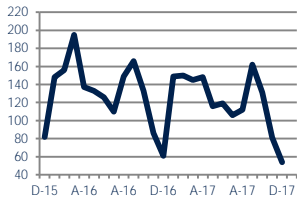
Focus On: Wildwood Housing Market

December 2017

Zip Code(s): 08260

New Listings

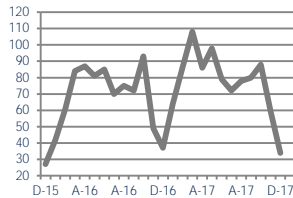
54



Down -11%
Vs. Year Ago

Current Contracts

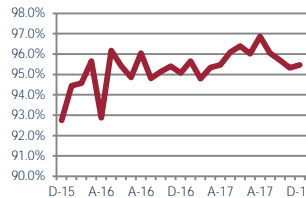
34



Down -8%
Vs. Year Ago

Sold Vs. List Price

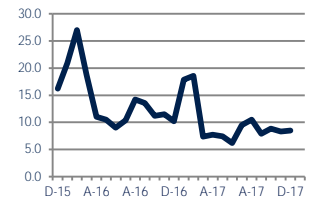
95.5%



No Change
Vs. Year Ago

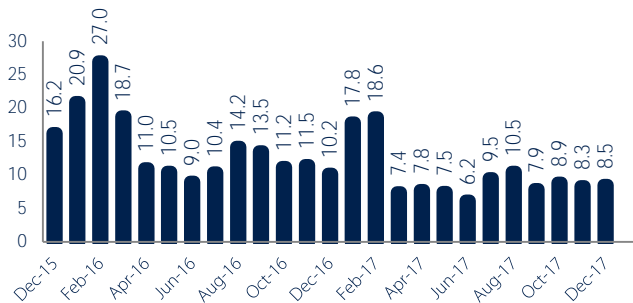
Months of Supply

8.5



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

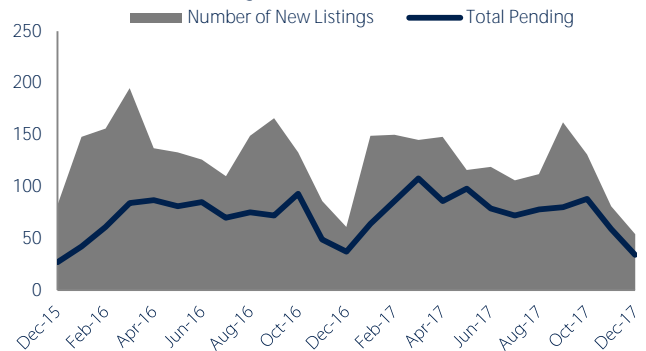
In December, there was 8.5 months of supply available in Wildwood, compared to 10.2 in December 2016. That is a decrease of 17% versus a year ago.

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.

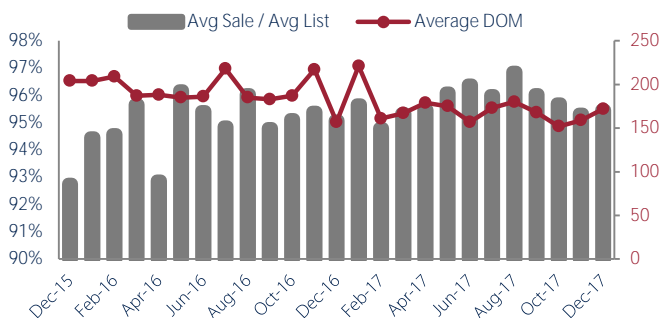
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Wildwood compared to 61 in December 2016, a decrease of 11%. There were 34 current contracts pending sale this December compared to 37 a year ago. The number of current contracts is 8% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Wildwood was 95.5% 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 172, higher than the average last year, which was 157, an increase of 10%.



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