

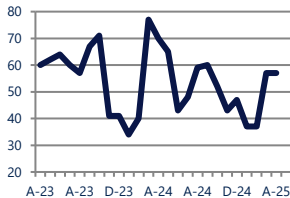
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WILDWOOD HOUSING MARKET**

APRIL 2025

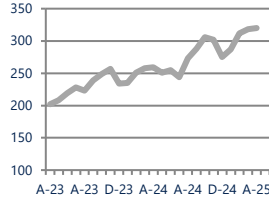
Zip Code(s): 08260

Units Sold
57



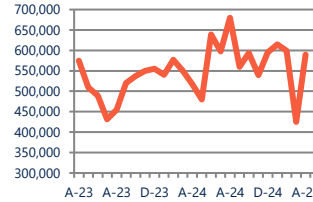
Down -19%
Vs. Year Ago

Active Inventory
320



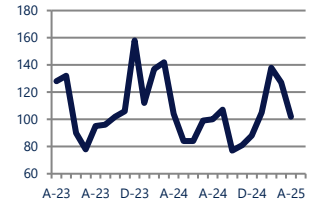
Up 24%
Vs. Year Ago

Median Sale Price
\$590,000



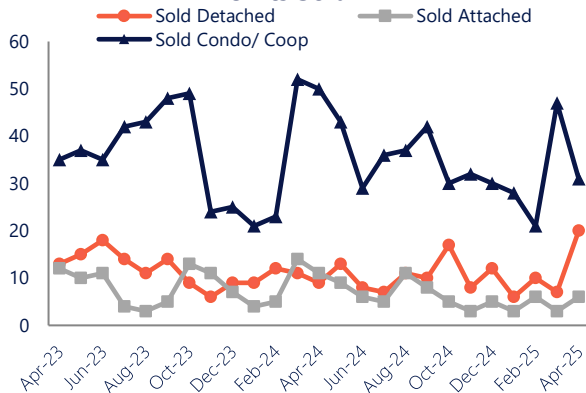
Up 14%
Vs. Year Ago

Days On Market
102



Down -2%
Vs. Year Ago

Units Sold*



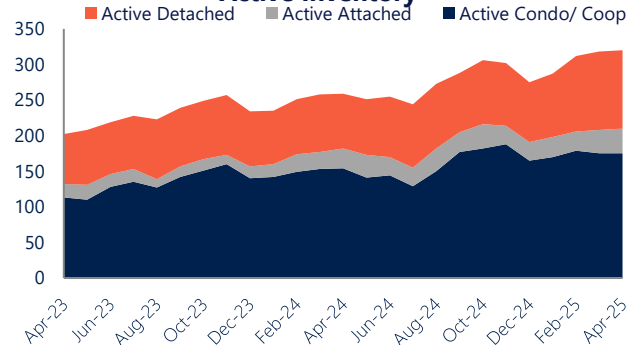
Units Sold

The number of units sold remained stable in April, with 57 sold this month in Wildwood. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 61 units or 24%. The total number of active inventory this April was 320 compared to 259 in April 2024. This month's total of 320 is higher than the previous month's total supply of available inventory of 318, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Wildwood Homes was \$517,500. This April, the median sale price was \$590,000, an increase of \$72,500 compared to last year. The current median sold price is higher than in March.

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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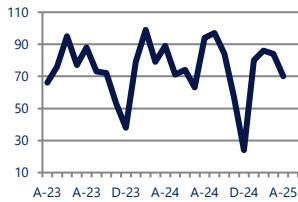
FOCUS ON: **WILDWOOD HOUSING MARKET**

APRIL 2025

Zip Code(s): 08260

New Listings

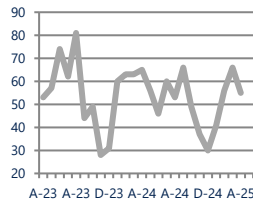
70



Down -21%
Vs. Year Ago

Current Contracts

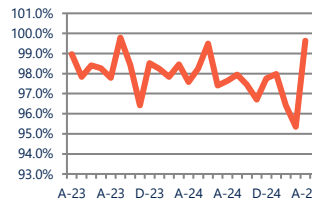
55



Down -15%
Vs. Year Ago

Sold Vs. List Price

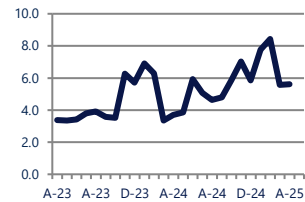
99.6%



Up 2.1%
Vs. Year Ago

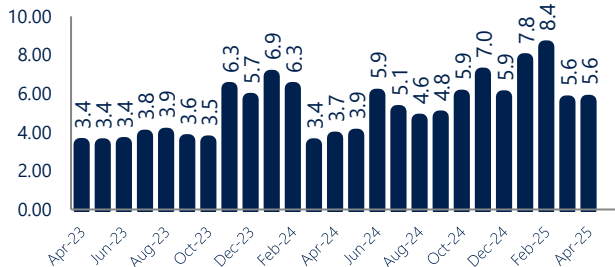
Months of Supply

5.6



Up 52%
Vs. Year Ago

Months Of Supply



Months of Supply

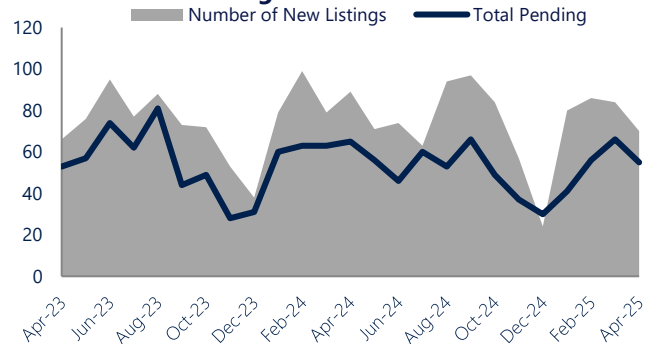
In April, there was 5.6 months of supply available in Wildwood, compared to 3.7 in April 2024. That is an increase of 52% versus a year ago.

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.

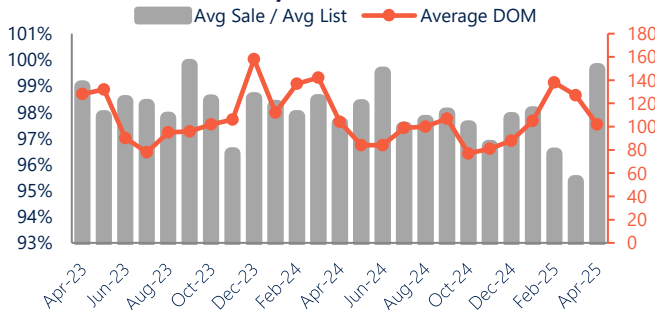
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Wildwood compared to 89 in April 2024, a decrease of 21%. There were 55 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 15% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Wildwood was 99.6% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 102, lower than the average last year, which was 104, a decrease of 2%.

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