



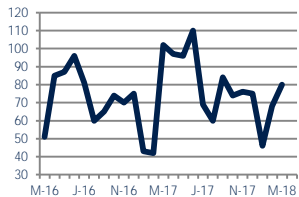
Focus On: Wildwood Housing Market

March 2018

Zip Code(s): 08260

Units Sold

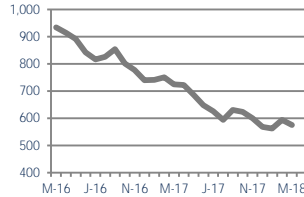
80



Down -22%
Vs. Year Ago

Active Inventory

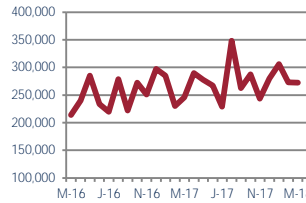
576



Down -21%
Vs. Year Ago

Median Sale Price

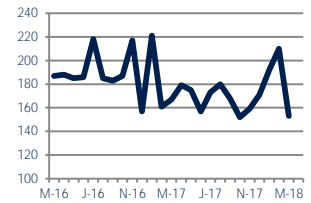
\$272,200



Up 11%
Vs. Year Ago

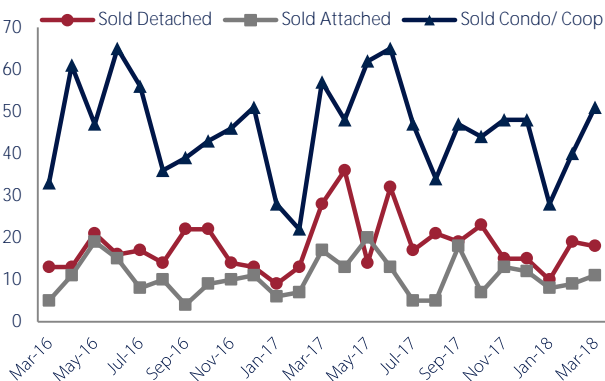
Days On Market

153



Down -8%
Vs. Year Ago

Units Sold*



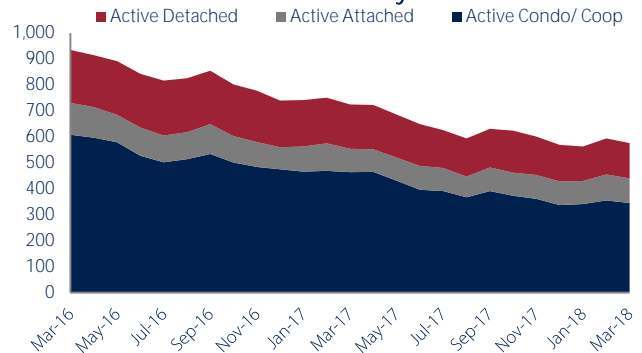
Units Sold

There was an increase in total units sold in March, with 80 sold this month in Wildwood versus 68 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 22% versus March 2017.

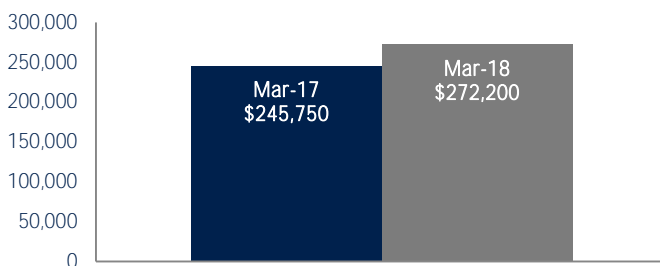
Active Inventory

Versus last year, the total number of homes available this month is lower by 149 units or 21%. The total number of active inventory this March was 576 compared to 725 in March 2017. This month's total of 576 is lower than the previous month's total supply of available inventory of 594, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Wildwood Homes was \$245,750. This March, the median sale price was \$272,200, an increase of 11% or \$26,450 compared to last year. The current median sold price is approximately the same as the median price in February.

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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



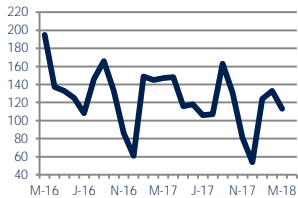
Focus On: Wildwood Housing Market

March 2018

Zip Code(s): 08260

New Listings

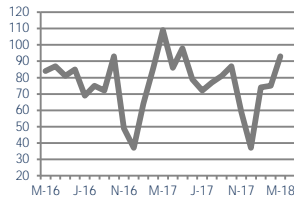
113



Down -23%
Vs. Year Ago

Current Contracts

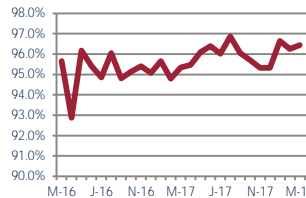
93



Down -15%
Vs. Year Ago

Sold Vs. List Price

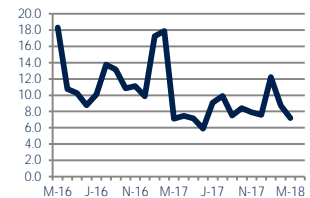
96.4%



Up 1.2%
Vs. Year Ago

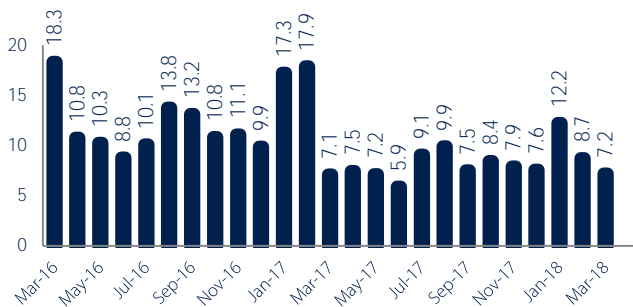
Months of Supply

7.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

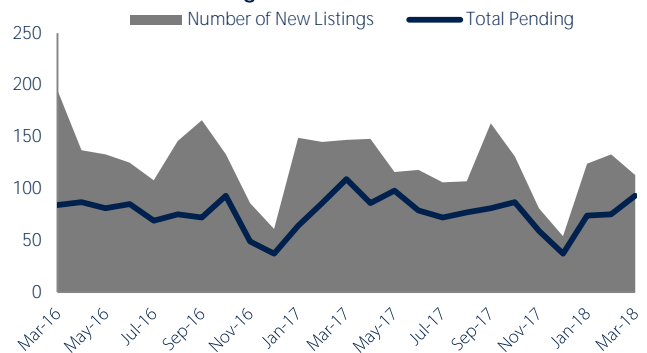
In March, there was 7.2 months of supply available in Wildwood. The amount of supply is similar compared to a year ago.

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.

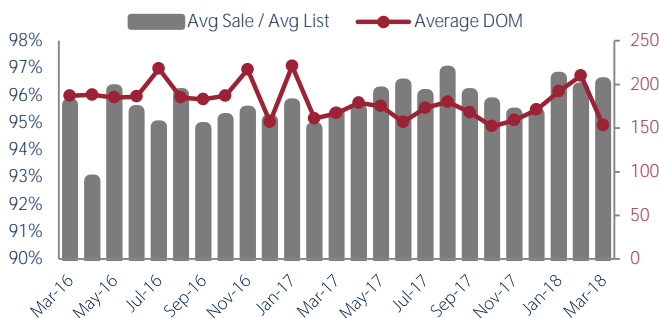
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Wildwood compared to 147 in March 2017, a decrease of 23%. There were 93 current contracts pending sale this March compared to 109 a year ago. The number of current contracts is 15% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Wildwood was 96.4% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 153, lower than the average last year, which was 167, a decrease of 8%.



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