

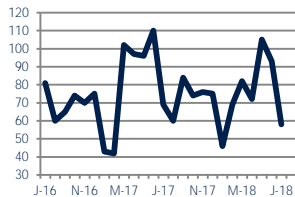
Focus On: Wildwood Housing Market

July 2018

Zip Code(s): 08260

Units Sold

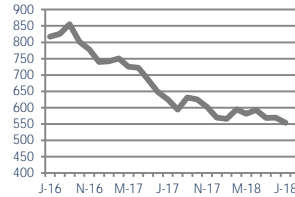
58



Down -16%
Vs. Year Ago

Active Inventory

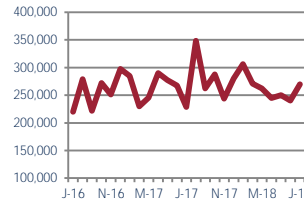
554



Down -11%
Vs. Year Ago

Median Sale Price

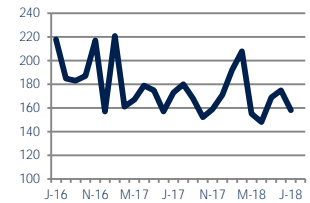
\$269,950



Up 18%
Vs. Year Ago

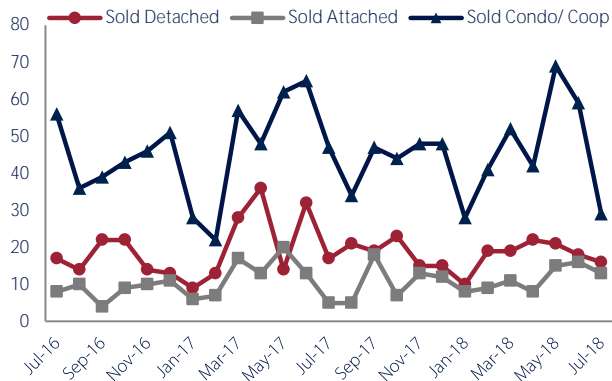
Days On Market

158



Down -9%
Vs. Year Ago

Units Sold*



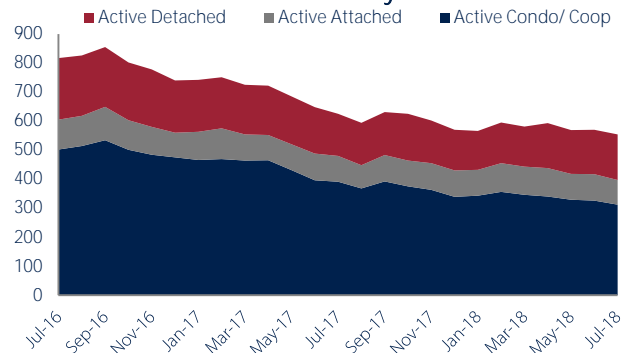
Units Sold

There was a decrease in total units sold in July, with 58 sold this month in Wildwood. This month's total units sold was lower than at this time last year.

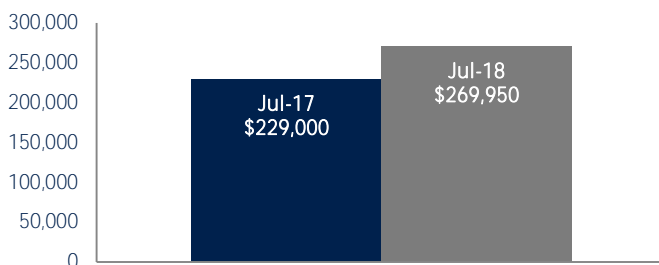
Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 11%. The total number of active inventory this July was 554 compared to 625 in July 2017. This month's total of 554 is lower than the previous month's total supply of available inventory of 570, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Wildwood Homes was \$229,000. This July, the median sale price was \$269,950, an increase of 18% or \$40,950 compared to last year. The current median sold price is 12% higher than in June.

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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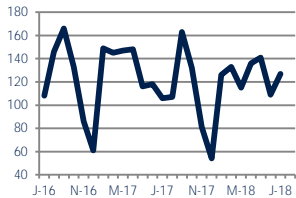
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Zip Code(s): 08260

New Listings

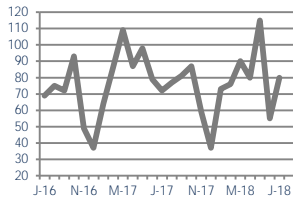
127



Up 20%
Vs. Year Ago

Current Contracts

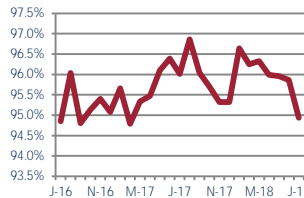
80



Up 11%
Vs. Year Ago

Sold Vs. List Price

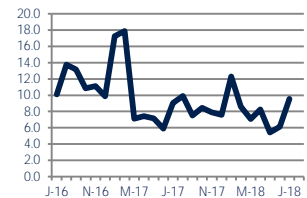
94.9%



Down -1.1%
Vs. Year Ago

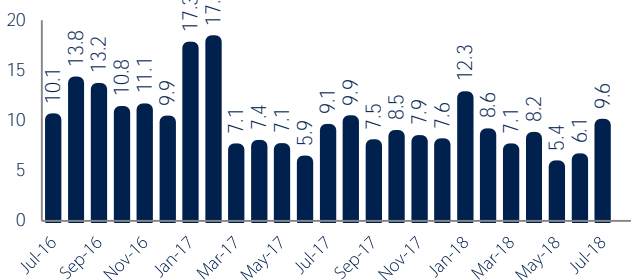
Months of Supply

9.6



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

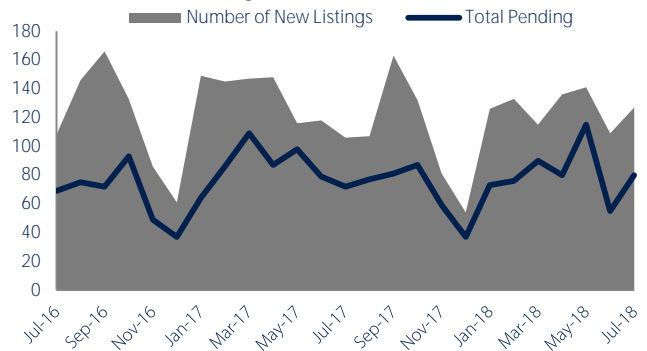
In July, there was 9.6 months of supply available in Wildwood, compared to 9.1 in July 2017. That is an increase of 5% versus a year ago.

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.

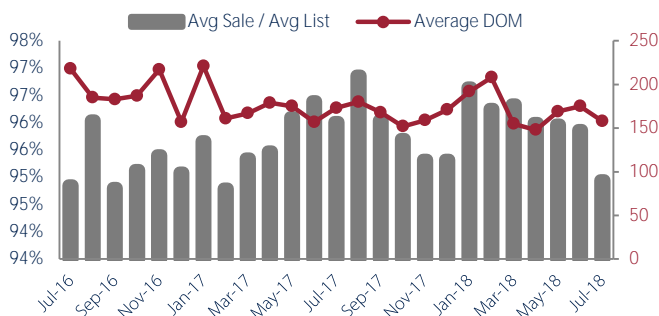
New Listings & Current Contracts

This month there were 127 homes newly listed for sale in Wildwood compared to 106 in July 2017, an increase of 20%. There were 80 current contracts pending sale this July compared to 72 a year ago. The number of current contracts is 11% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Wildwood was 94.9% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 158, lower than the average last year, which was 173, a decrease of 9%.



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