



The Long & Foster Market Minute™

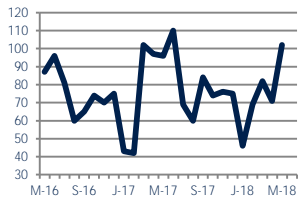
Focus On: Wildwood Housing Market

May 2018

Zip Code(s): 08260

Units Sold

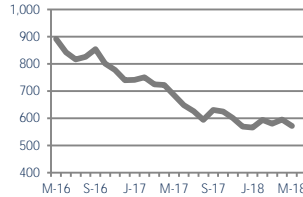
102



Up 6%
Vs. Year Ago

Active Inventory

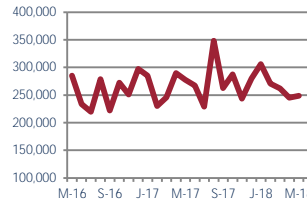
572



Down -17%
Vs. Year Ago

Median Sale Price

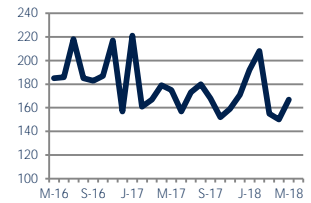
\$248,500



Down -10%
Vs. Year Ago

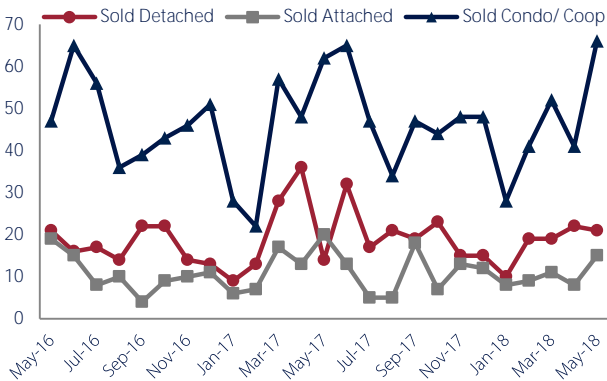
Days On Market

167



Down -5%
Vs. Year Ago

Units Sold*



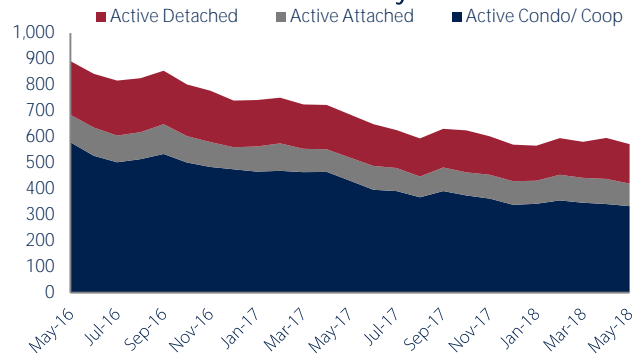
Units Sold

There was an increase in total units sold in May, with 102 sold this month in Wildwood. This month's total units sold was higher than at this time last year.

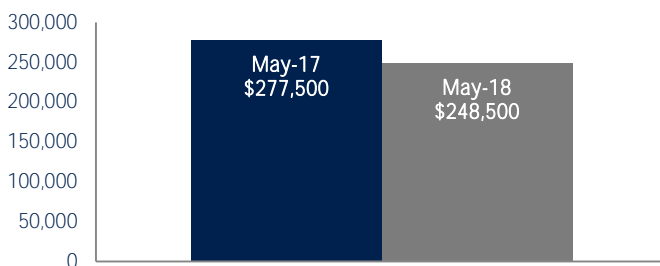
Active Inventory

Versus last year, the total number of homes available this month is lower by 114 units or 17%. The total number of active inventory this May was 572 compared to 686 in May 2017. This month's total of 572 is lower than the previous month's total supply of available inventory of 596, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Wildwood Homes was \$277,500. This May, the median sale price was \$248,500, a decrease of 10% or \$29,000 compared to last year. The current median sold price is 1% higher than in April.

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.



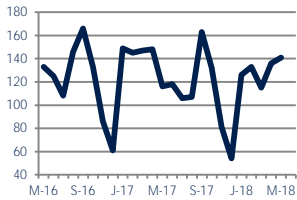
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 08260

New Listings

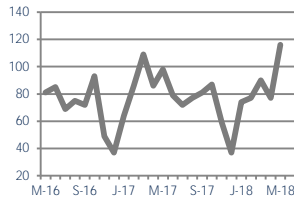
141



Up 22%
Vs. Year Ago

Current Contracts

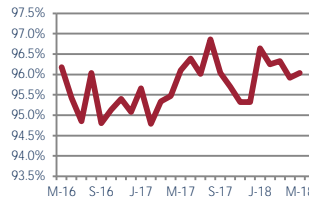
116



Up 18%
Vs. Year Ago

Sold Vs. List Price

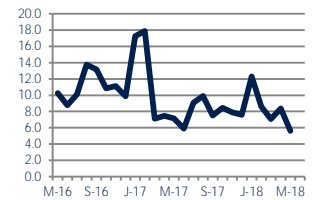
96.0%



No Change
Vs. Year Ago

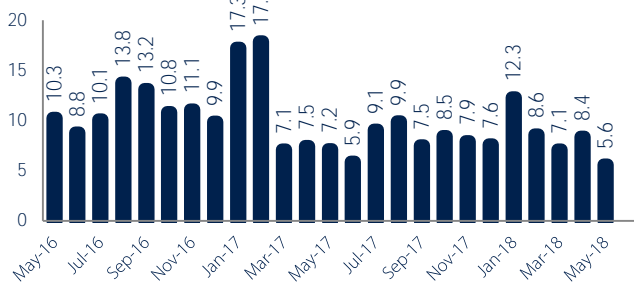
Months of Supply

5.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

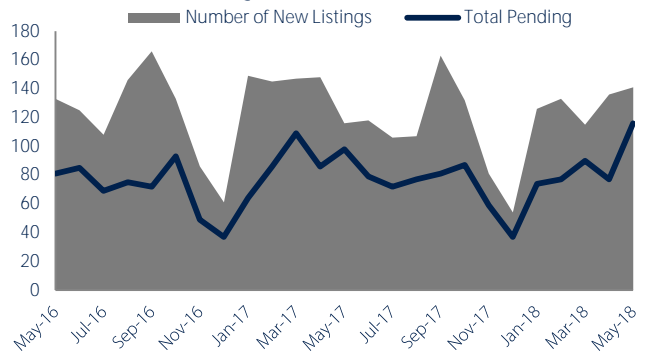
In May, there was 5.6 months of supply available in Wildwood, compared to 7.1 in May 2017. That is a decrease of 22% versus a year ago.

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.

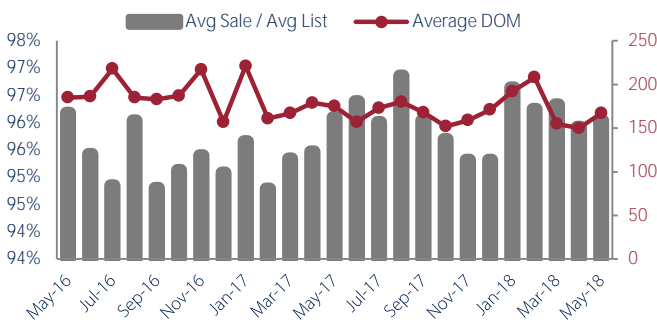
New Listings & Current Contracts

This month there were 141 homes newly listed for sale in Wildwood compared to 116 in May 2017, an increase of 22%. There were 116 current contracts pending sale this May compared to 98 a year ago. The number of current contracts is 18% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Wildwood was 96.0% 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 167, lower than the average last year, which was 175, a decrease of 5%.



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