

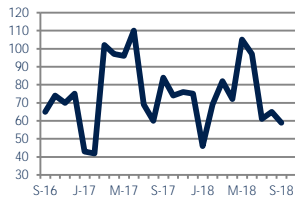
## Focus On: Wildwood Housing Market

September 2018

Zip Code(s): 08260

### Units Sold

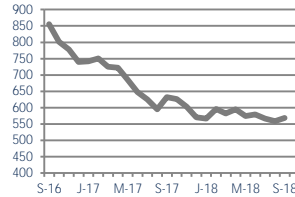
59



Down -30%  
Vs. Year Ago

### Active Inventory

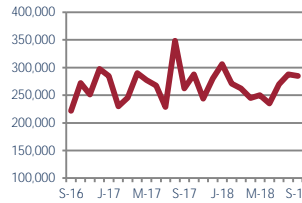
569



Down -10%  
Vs. Year Ago

### Median Sale Price

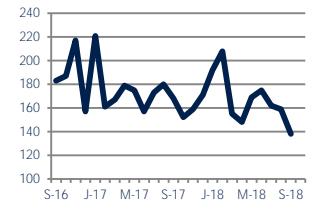
\$285,000



Up 9%  
Vs. Year Ago

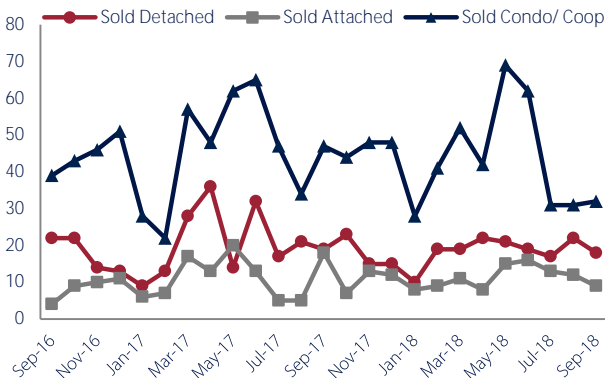
### Days On Market

138



Down -18%  
Vs. Year Ago

### Units Sold\*



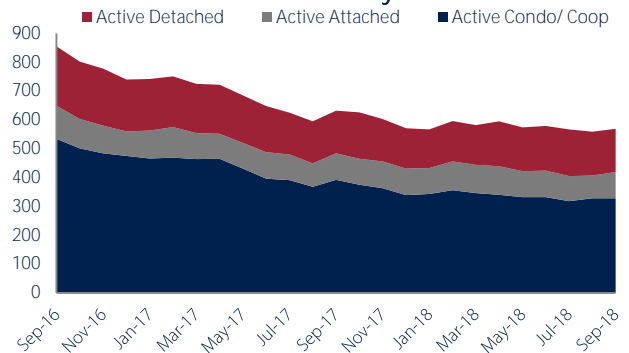
### Units Sold

There was a decrease in total units sold in September, with 59 sold this month in Wildwood versus 65 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 30% versus September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 63 units or 10%. The total number of active inventory this September was 569 compared to 632 in September 2017. This month's total of 569 is higher than the previous month's total supply of available inventory of 559, an increase of 2%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Wildwood Homes was \$262,500. This September, the median sale price was \$285,000, an increase of 9% or \$22,500 compared to last year. The current median sold price is 1% lower than in August.

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.





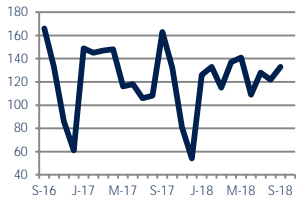
## Focus On: Wildwood Housing Market

September 2018

Zip Code(s): 08260

### New Listings

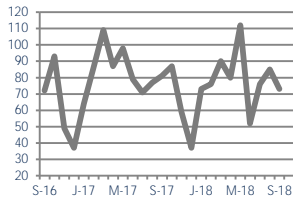
133



**Down -18%**  
Vs. Year Ago

### Current Contracts

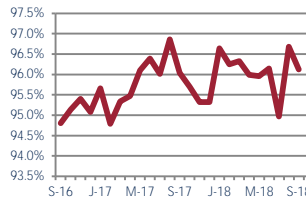
73



**Down -10%**  
Vs. Year Ago

### Sold Vs. List Price

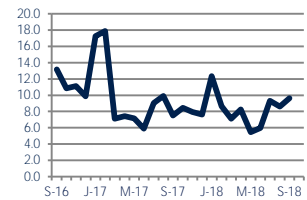
96.1%



**No Change**  
Vs. Year Ago

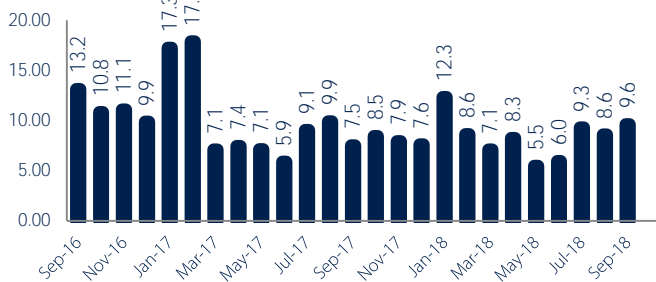
### Months of Supply

9.6



**Up 28%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

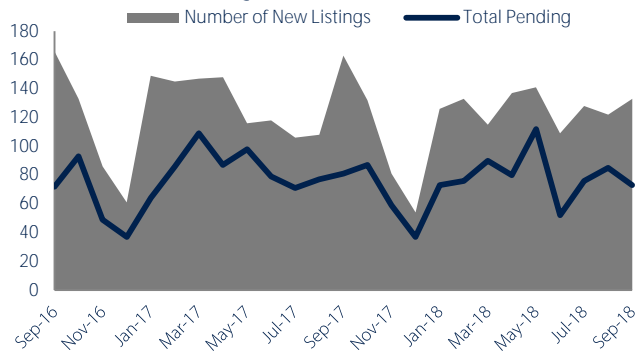
In September, there was 9.6 months of supply available in Wildwood, compared to 7.5 in September 2017. That is an increase of 28% versus a year ago.

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.

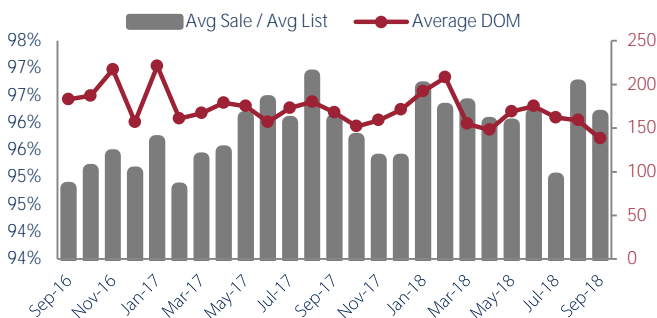
### New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Wildwood compared to 163 in September 2017, a decrease of 18%. There were 73 current contracts pending sale this September compared to 81 a year ago. The number of current contracts is 10% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Wildwood was 96.1% 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 138, lower than the average last year, which was 168, a decrease of 18%.



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