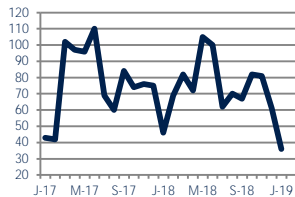




Zip Code(s): 08260

### Units Sold

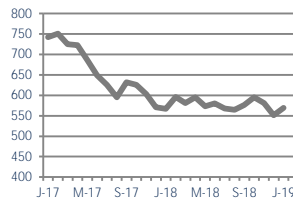
36



**Down**  
Vs. Year Ago

### Active Inventory

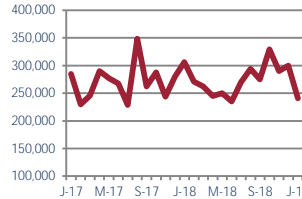
569



**No Change**  
Vs. Year Ago

### Median Sale Price

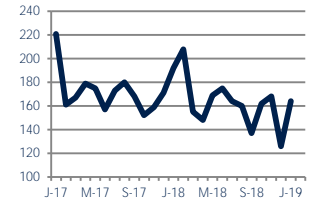
\$241,000



**Down -21%**  
Vs. Year Ago

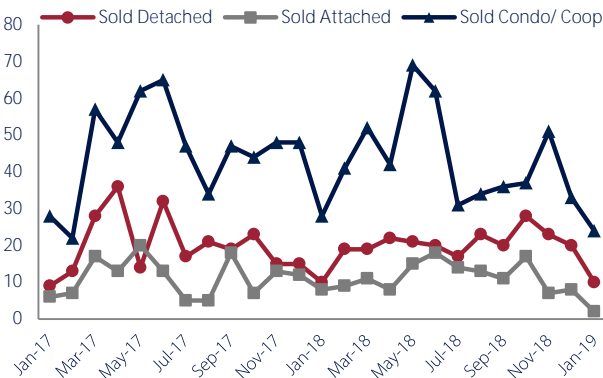
### Days On Market

164



**Down -15%**  
Vs. Year Ago

### Units Sold\*



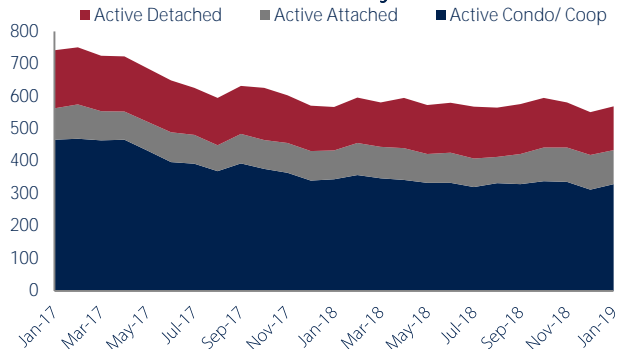
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 36 sold this month in Wildwood. This month's total units sold was lower than at this time last year, a decrease from January 2018.

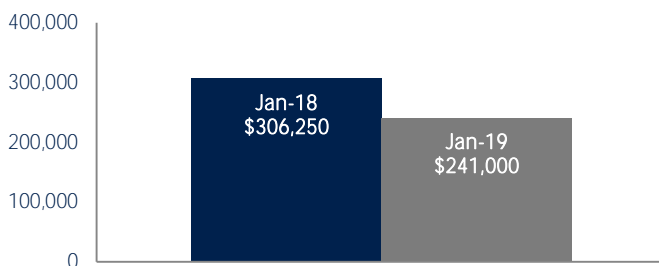
### Active Inventory

The total number of homes available this month is 569 units, which is similar compared to a year ago. This month's total of 569 is higher than the previous month's total supply of available inventory of 551, an increase of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Wildwood Homes was \$306,250. This January, the median sale price was \$241,000, a decrease of 21% or \$65,250 compared to last year. The current median sold price is 20% lower than in December.

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.

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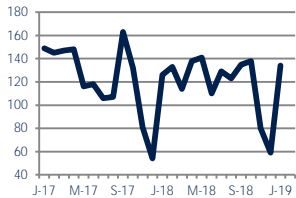
## Focus On: Wildwood Housing Market

January 2019

Zip Code(s): 08260

### New Listings

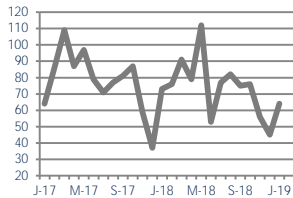
134



Up 6%  
Vs. Year Ago

### Current Contracts

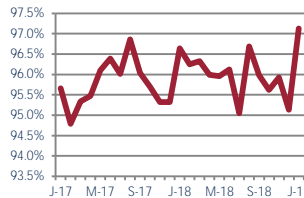
64



Down -12%  
Vs. Year Ago

### Sold Vs. List Price

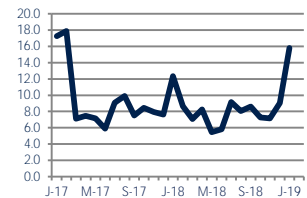
97.1%



Up 0.5%  
Vs. Year Ago

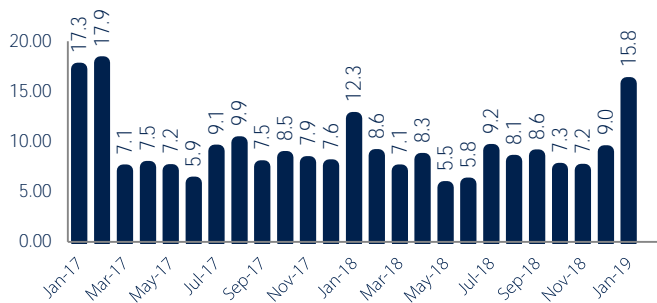
### Months of Supply

15.8



Up 28%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

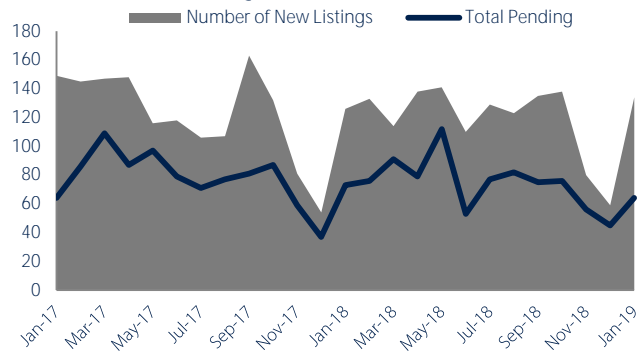
In January, there was 15.8 months of supply available in Wildwood, compared to 12.3 in January 2018. That is an increase of 28% versus a year ago.

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.

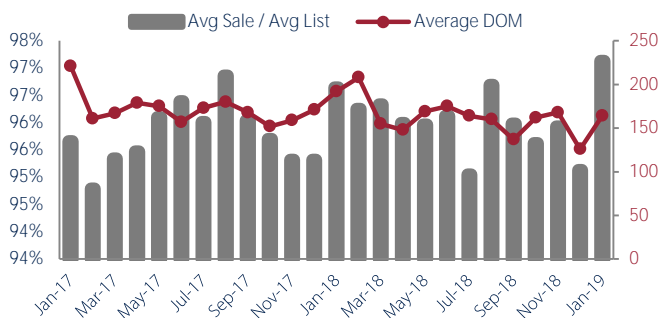
### New Listings & Current Contracts

This month there were 134 homes newly listed for sale in Wildwood compared to 126 in January 2018, an increase of 6%. There were 64 current contracts pending sale this January compared to 73 a year ago. The number of current contracts is 12% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Wildwood was 97.1% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 164, lower than the average last year, which was 192, a decrease of 15%.



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