



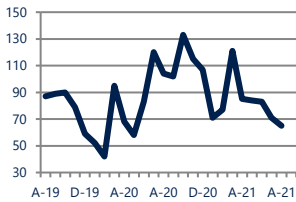
Focus On: **Wildwood Housing Market**

August 2021

Zip Code(s): 08260

Units Sold

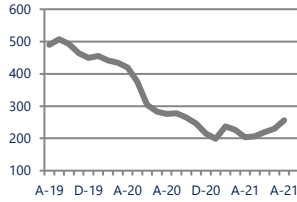
65



Down
Vs. Year Ago

Active Inventory

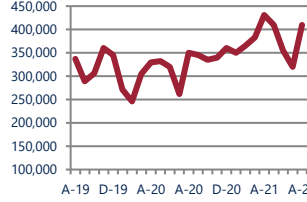
256



Down -7%
Vs. Year Ago

Median Sale Price

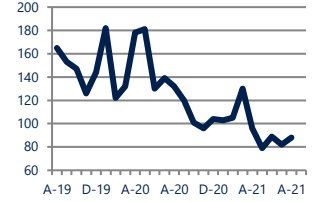
\$410,000



Up 17%
Vs. Year Ago

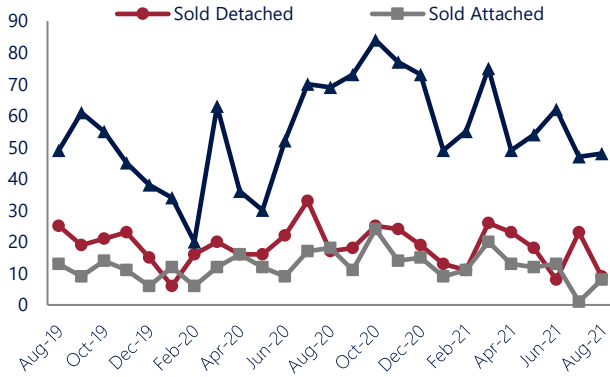
Days On Market

88



Down -33%
Vs. Year Ago

Units Sold*



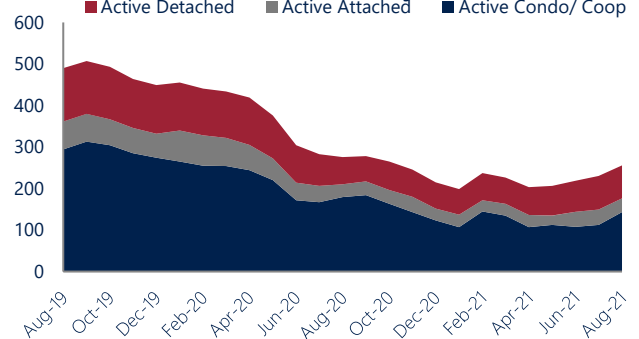
Units Sold

There was a decrease in total units sold in August, with 65 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 20 units or 7%. The total number of active inventory this August was 256 compared to 276 in August 2020. This month's total of 256 is higher than the previous month's total supply of available inventory of 230, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Wildwood Homes was \$349,950. This August, the median sale price was \$410,000, an increase of \$60,050 compared to last year. The current median sold price is higher than in July.

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.





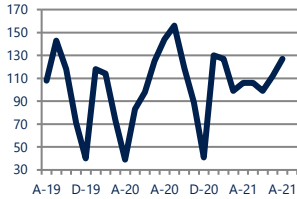
Focus On: Wildwood Housing Market

August 2021

Zip Code(s): 08260

New Listings

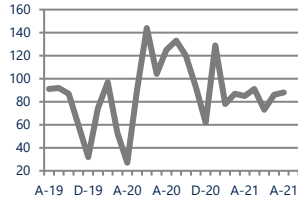
127



Down -12%
Vs. Year Ago

Current Contracts

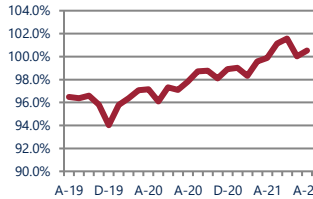
88



Down -30%
Vs. Year Ago

Sold Vs. List Price

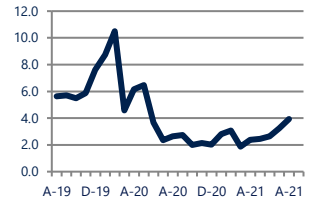
100.5%



Up 2.8%
Vs. Year Ago

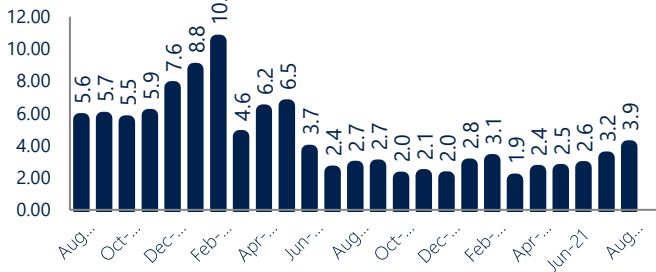
Months of Supply

3.9



Up 49%
Vs. Year Ago

Months Of Supply



Months of Supply

In August, there was 3.9 months of supply available in Wildwood, compared to 2.7 in August 2020. That is an increase of 48% versus a year ago.

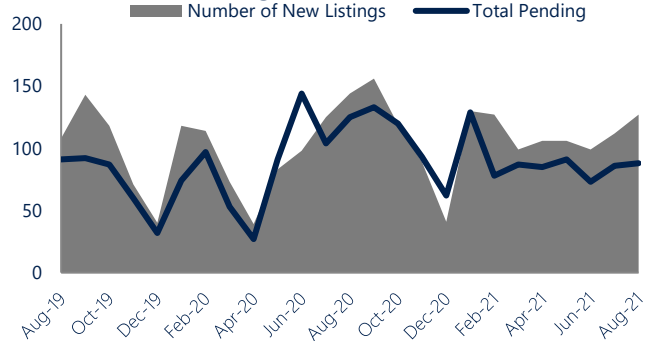
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

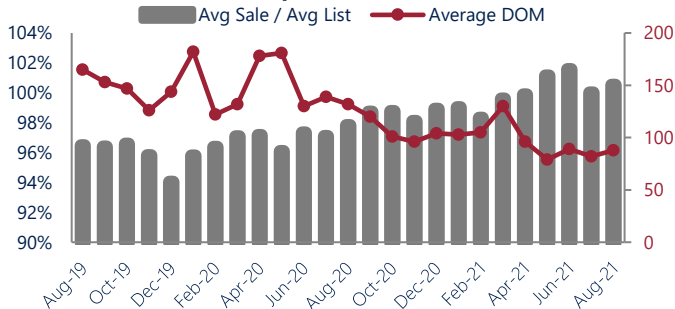
This month there were 127 homes newly listed for sale in Wildwood compared to 144 in August 2020, a decrease of 12%.

There were 88 current contracts pending sale this August compared to 125 a year ago. The number of current contracts is 30% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Wildwood was 100.5% of the average list price, which is 2.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 88, lower than the average last year, which was 132, a decrease of 33%.

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