



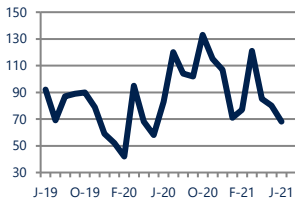
Focus On: Wildwood Housing Market

June 2021

Zip Code(s): 08260

Units Sold

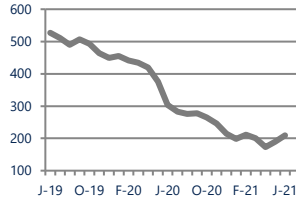
68



Down -18%
Vs. Year Ago

Active Inventory

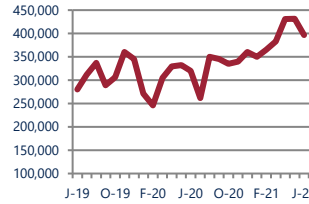
209



Down -31%
Vs. Year Ago

Median Sale Price

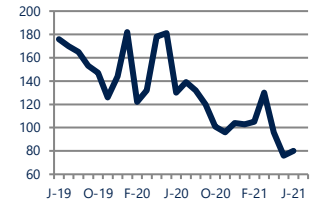
\$397,000



Up 24%
Vs. Year Ago

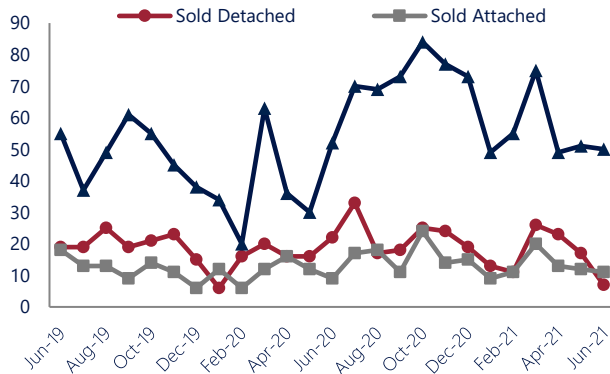
Days On Market

80



Down -38%
Vs. Year Ago

Units Sold*



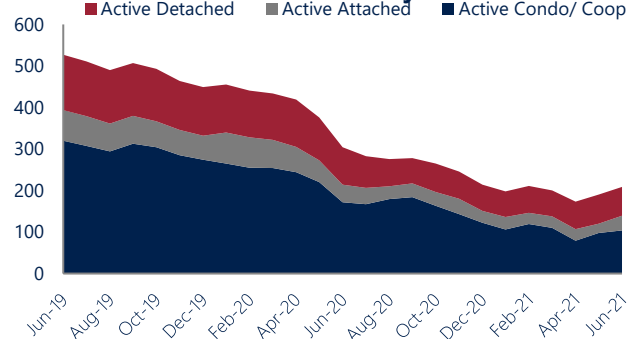
Units Sold

There was a decrease in total units sold in June, with 68 sold this month in Wildwood versus 80 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 18% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 95 units or 31%. The total number of active inventory this June was 209 compared to 304 in June 2020. This month's total of 209 is higher than the previous month's total supply of available inventory of 190, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Wildwood Homes was \$320,000. This June, the median sale price was \$397,000, an increase of 24% or \$77,000 compared to last year. The current median sold price is 8% lower than in May.

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.





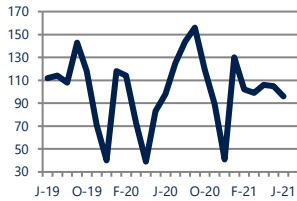
Focus On: Wildwood Housing Market

June 2021

Zip Code(s): 08260

New Listings

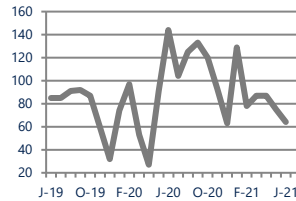
96



Down -2%
Vs. Year Ago

Current Contracts

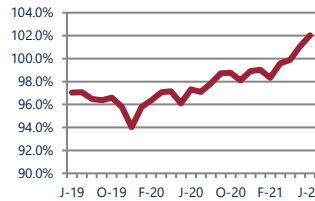
64



Down -56%
Vs. Year Ago

Sold Vs. List Price

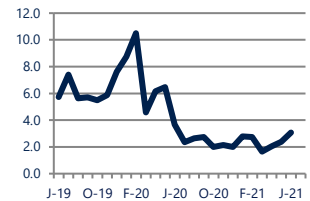
102.0%



Up 4.8%
Vs. Year Ago

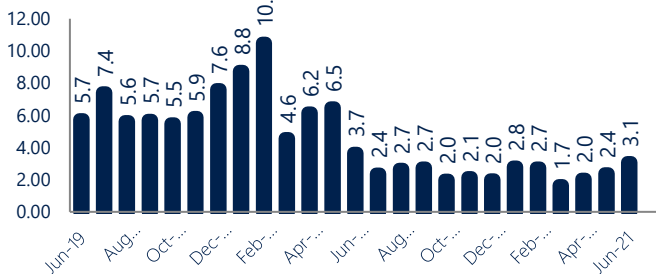
Months of Supply

3.1



Down -16%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

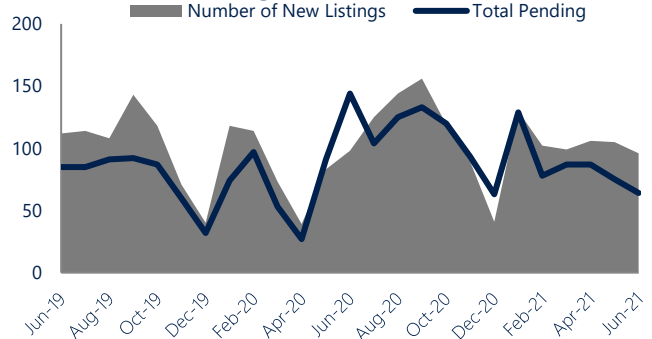
This month there were 96 homes newly listed for sale in Wildwood compared to 98 in June 2020, a decrease of 2%. There were 64 current contracts pending sale this June compared to 144 a year ago. The number of current contracts is 56% lower than last June.

Months of Supply

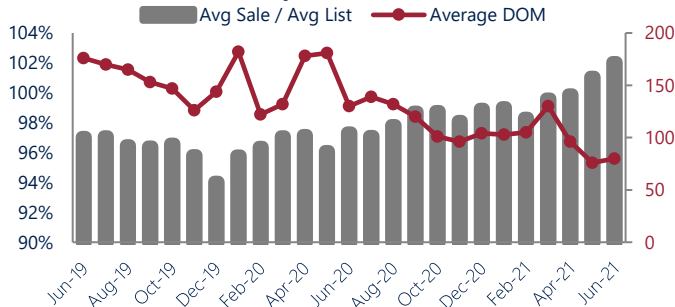
In June, there was 3.1 months of supply available in Wildwood, compared to 3.7 in June 2020. That is a decrease of 16% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Wildwood was 102.0% of the average list price, which is 4.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 80, lower than the average last year, which was 130, a decrease of 38%.

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