



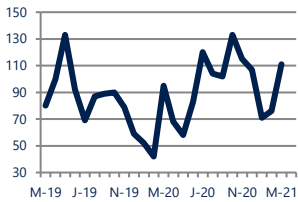
## Focus On: Wildwood Housing Market

March 2021

Zip Code(s): 08260

### Units Sold

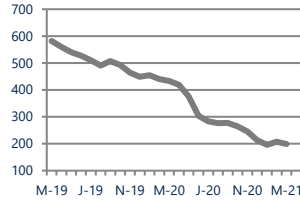
111



Up 17%  
Vs. Year Ago

### Active Inventory

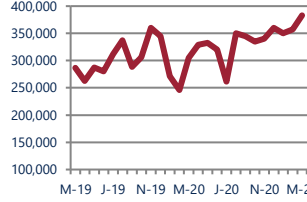
199



Down -54%  
Vs. Year Ago

### Median Sale Price

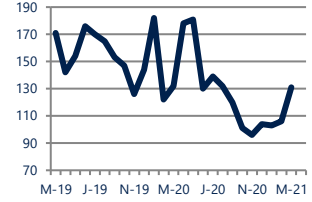
\$383,000



Up 26%  
Vs. Year Ago

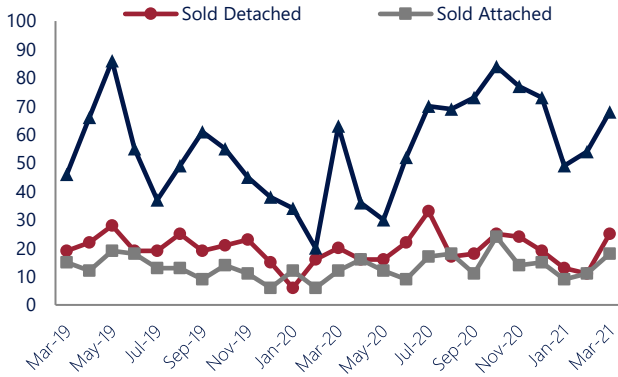
### Days On Market

131



Down -1%  
Vs. Year Ago

### Units Sold\*



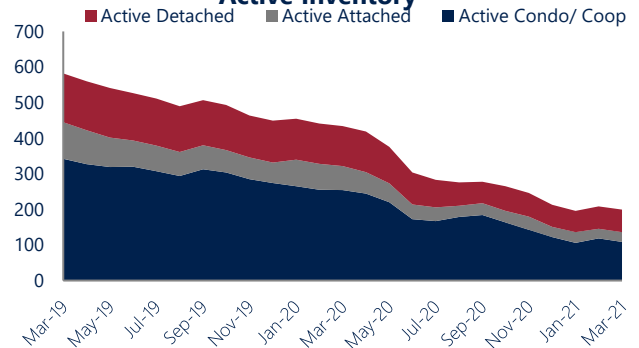
### Units Sold

There was an increase in total units sold in March, with 111 sold this month in Wildwood. This month's total units sold was higher than at this time last year.

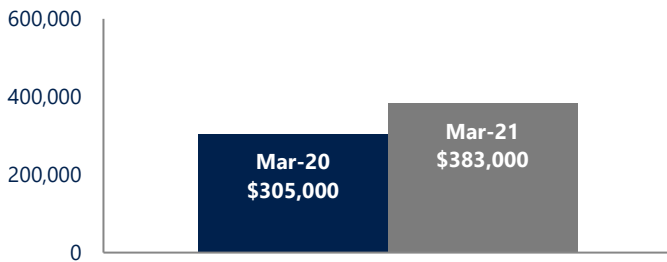
### Active Inventory

Versus last year, the total number of homes available this month is lower by 235 units or 54%. The total number of active inventory this March was 199 compared to 434 in March 2020. This month's total of 199 is lower than the previous month's total supply of available inventory of 208, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Wildwood Homes was \$305,000. This March, the median sale price was \$383,000, an increase of \$78,000 compared to last year. The current median sold price is higher than in February.

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.





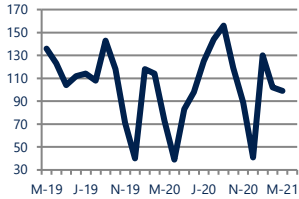
Focus On: Wildwood Housing Market

March 2021

Zip Code(s): 08260

**New Listings**

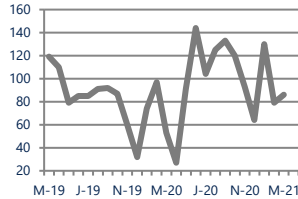
99



**Up 36%**  
Vs. Year Ago

**Current Contracts**

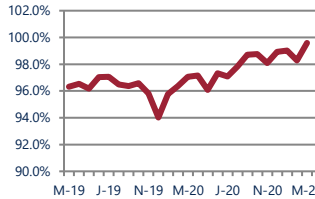
86



**Up 62%**  
Vs. Year Ago

**Sold Vs. List Price**

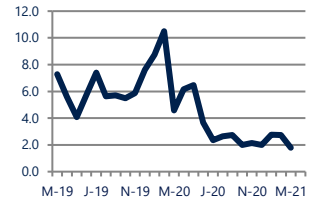
99.6%



**Up 2.6%**  
Vs. Year Ago

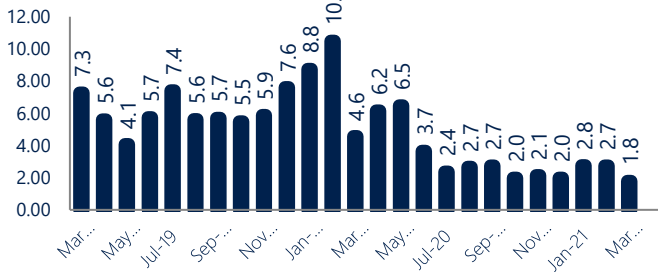
**Months of Supply**

1.8



**Down -61%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

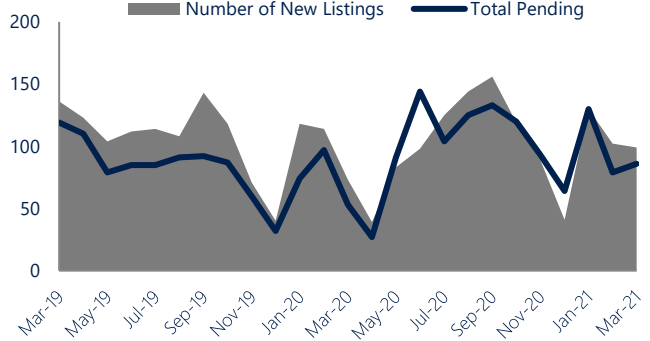
In March, there was 1.8 months of supply available in Wildwood, compared to 4.6 in March 2020. That is a decrease of 61% versus a year ago.

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.

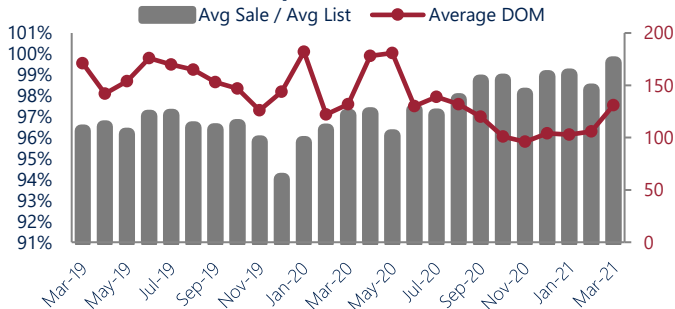
**New Listings & Current Contracts**

This month there were 99 homes newly listed for sale in Wildwood compared to 73 in March 2020, an increase of 36%. There were 86 current contracts pending sale this March compared to 53 a year ago. The number of current contracts is 62% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Wildwood was 99.6% of the average list price, which is 2.5% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 131, lower than the average last year, which was 132, a decrease of 1%.



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