



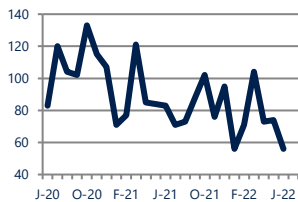
Focus On: Wildwood Housing Market

June 2022

Zip Code(s): 08260

Units Sold

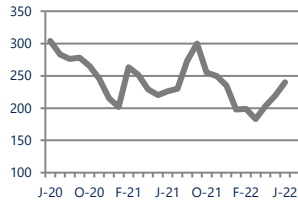
56



Down -33%
Vs. Year Ago

Active Inventory

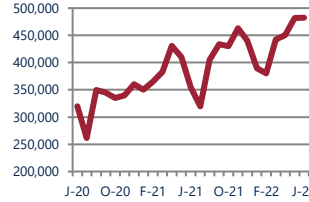
240



Up 6%
Vs. Year Ago

Median Sale Price

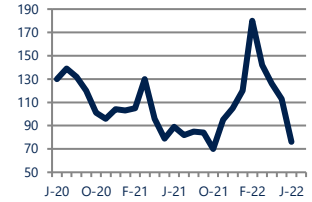
\$482,450



Up 36%
Vs. Year Ago

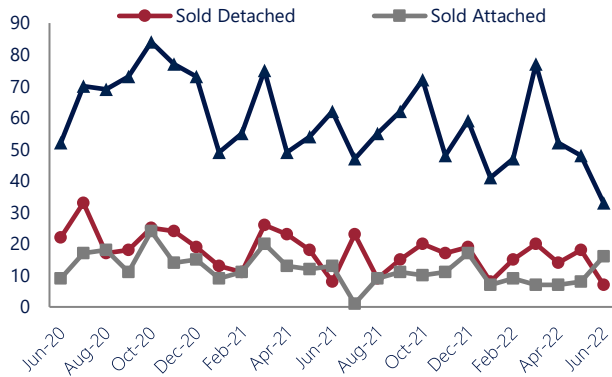
Days On Market

76



Down -15%
Vs. Year Ago

Units Sold*



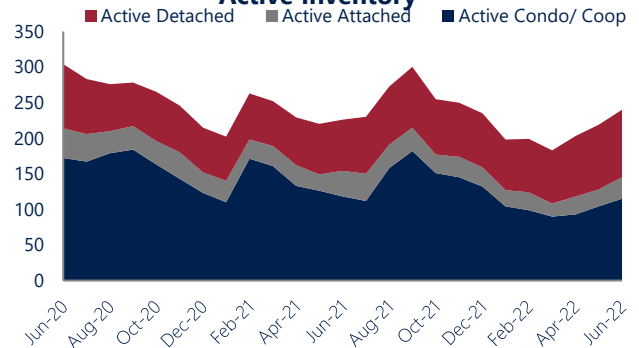
Units Sold

There was a decrease in total units sold in June, with 56 sold this month in Wildwood versus 74 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 33% versus June 2021.

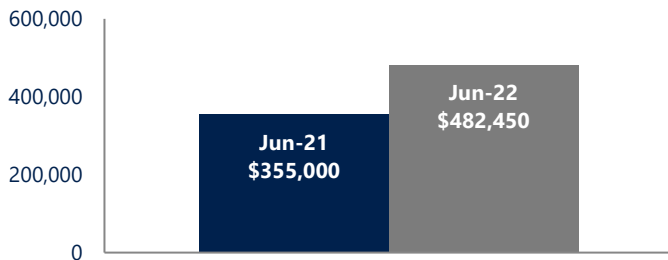
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 6%. The total number of active inventory this June was 240 compared to 226 in June 2021. This month's total of 240 is higher than the previous month's total supply of available inventory of 219, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Wildwood Homes was \$355,000. This June, the median sale price was \$482,450, an increase of 36% or \$127,450 compared to last year. The current median sold price is approximately the same as the median price 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.





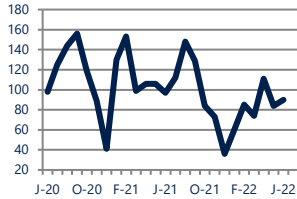
Focus On: Wildwood Housing Market

June 2022

Zip Code(s): 08260

New Listings

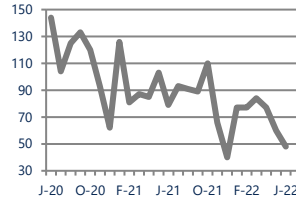
90



Down -7%
Vs. Year Ago

Current Contracts

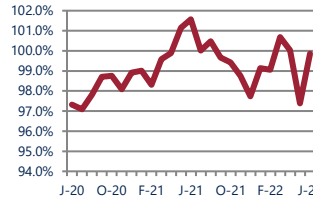
48



Down -39%
Vs. Year Ago

Sold Vs. List Price

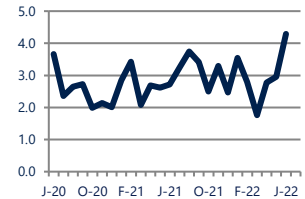
99.9%



Down -1.7%
Vs. Year Ago

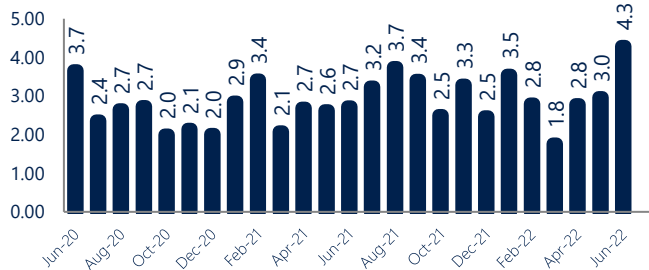
Months of Supply

4.3



Up 58%
Vs. Year Ago

Months Of Supply



Months of Supply

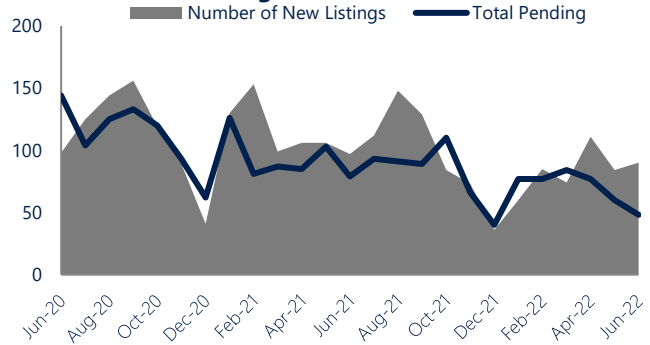
In June, there was 4.3 months of supply available in Wildwood, compared to 2.7 in June 2021. That is an increase of 57% versus a year ago.

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.

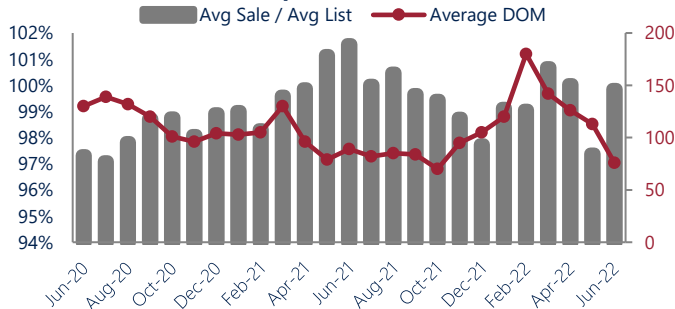
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Wildwood compared to 97 in June 2021, a decrease of 7%. There were 48 current contracts pending sale this June compared to 79 a year ago. The number of current contracts is 39% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Wildwood was 99.9% of the average list price, which is 1.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 76, lower than the average last year, which was 89, a decrease of 15%.

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