

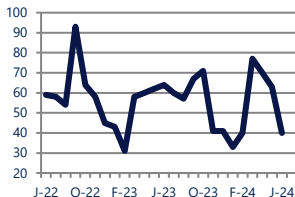
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WILDWOOD HOUSING MARKET**

JUNE 2024

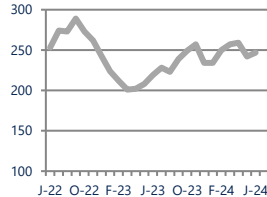
Zip Code(s): 08260

Units Sold
40



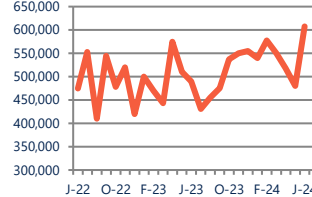
Down
Vs. Year Ago

Active Inventory
247



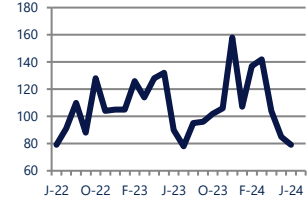
Up 13%
Vs. Year Ago

Median Sale Price
\$607,500



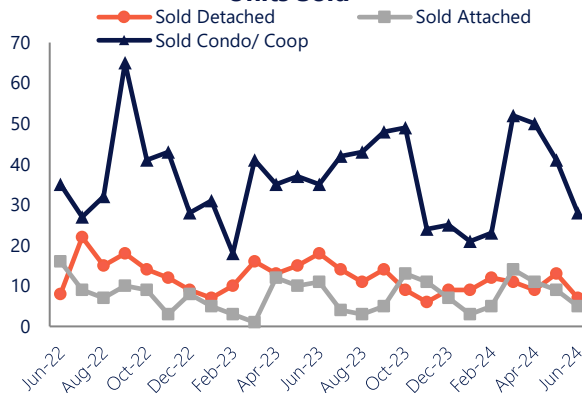
Up 24%
Vs. Year Ago

Days On Market
79



Down -12%
Vs. Year Ago

Units Sold*



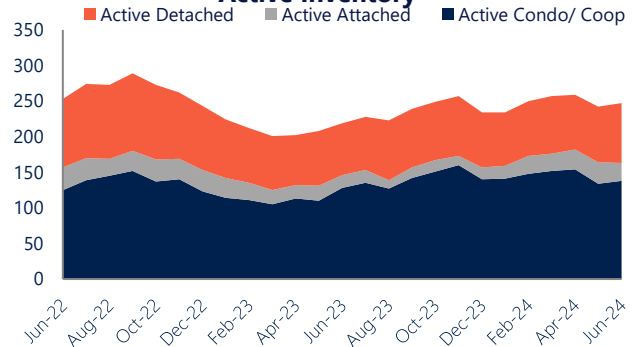
Units Sold

There was a decrease in total units sold in June, with 40 sold this month in Wildwood. This month's total units sold was lower than at this time last year.

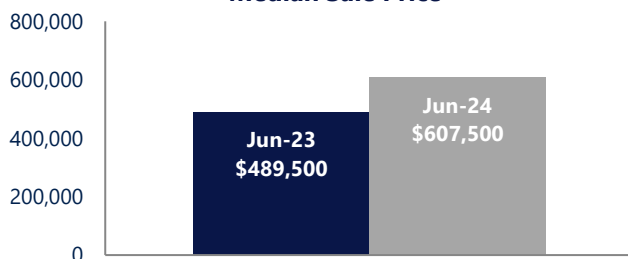
Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 13%. The total number of active inventory this June was 247 compared to 219 in June 2023. This month's total of 247 is higher than the previous month's total supply of available inventory of 242, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Wildwood Homes was \$489,500. This June, the median sale price was \$607,500, an increase of \$118,000 compared to last year. The current median sold price is higher 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.

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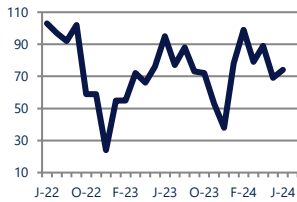
FOCUS ON: **WILDWOOD HOUSING MARKET**

JUNE 2024

Zip Code(s): 08260

New Listings

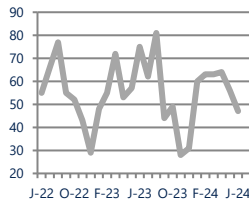
74



Down -22%
Vs. Year Ago

Current Contracts

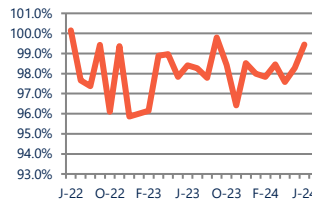
47



Down -37%
Vs. Year Ago

Sold Vs. List Price

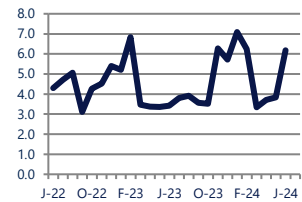
99.5%



Up 1.1%
Vs. Year Ago

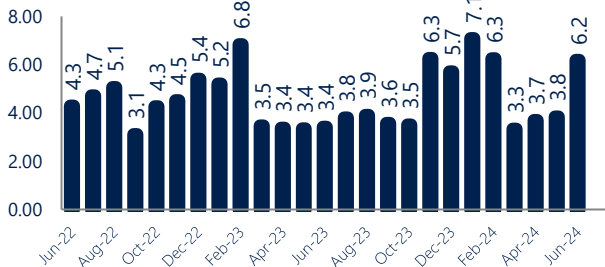
Months of Supply

6.2



Up 81%
Vs. Year Ago

Months Of Supply



Months of Supply

In June, there was 6.2 months of supply available in Wildwood, compared to 3.4 in June 2023. That is an increase of 80% versus a year ago.

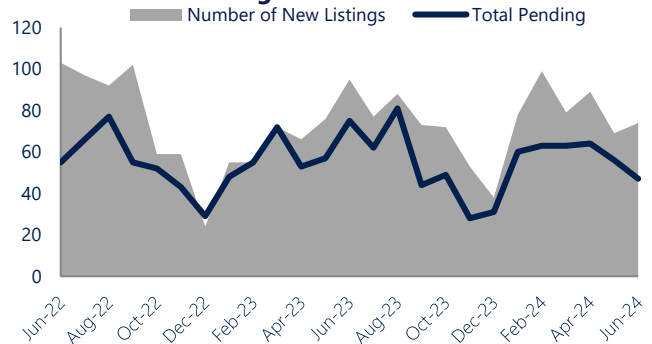
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

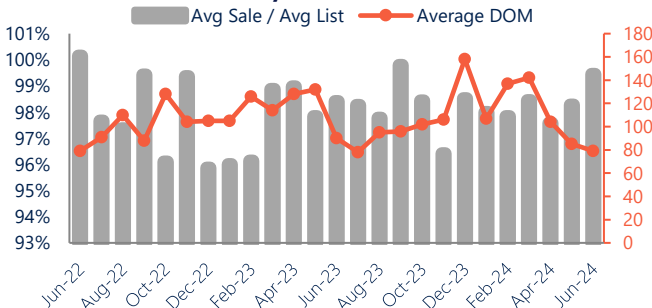
This month there were 74 homes newly listed for sale in Wildwood compared to 95 in June 2023, a decrease of 22%.

There were 47 current contracts pending sale this June compared to 75 a year ago. The number of current contracts is 37% 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 99.5% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 79, lower than the average last year, which was 90, a decrease of 12%.

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