



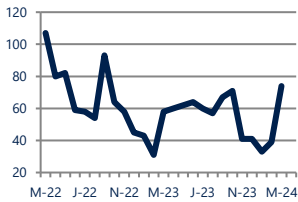
## Focus On: Wildwood Housing Market

March 2024

Zip Code(s): 08260

### Units Sold

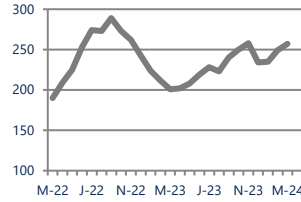
74



Up 28%  
Vs. Year Ago

### Active Inventory

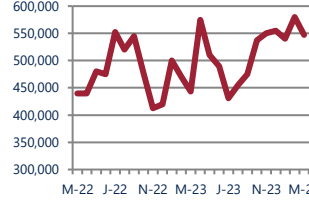
257



Up 28%  
Vs. Year Ago

### Median Sale Price

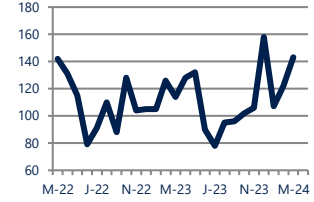
\$547,450



Up 24%  
Vs. Year Ago

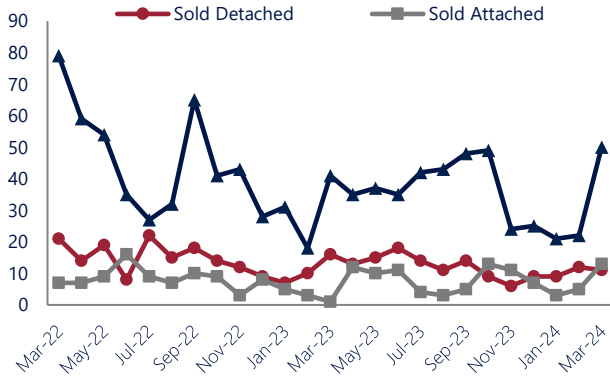
### Days On Market

143



Up 25%  
Vs. Year Ago

### Units Sold\*



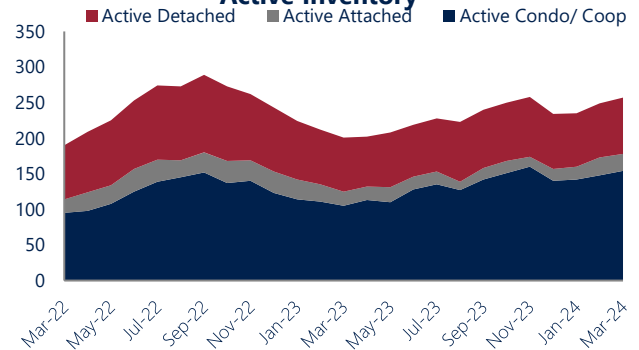
### Units Sold

There was an increase in total units sold in March, with 74 sold this month in Wildwood. This month's total units sold was higher than at this time last year.

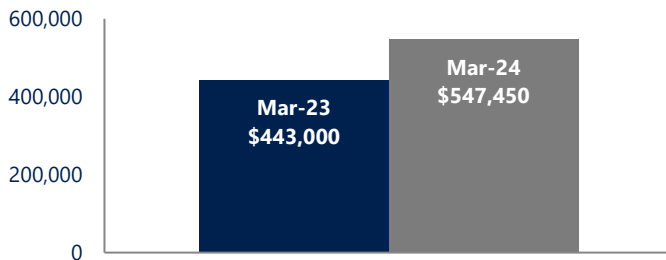
### Active Inventory

Versus last year, the total number of homes available this month is higher by 56 units or 28%. The total number of active inventory this March was 257 compared to 201 in March 2023. This month's total of 257 is higher than the previous month's total supply of available inventory of 249, an increase of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last March, the median sale price for Wildwood Homes was \$443,000. This March, the median sale price was \$547,450, an increase of 24% or \$104,450 compared to last year. The current median sold price is 6% lower 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.



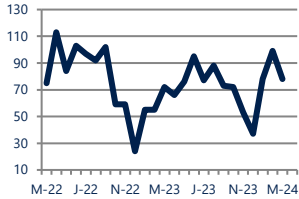
## Focus On: Wildwood Housing Market

March 2024

Zip Code(s): 08260

### New Listings

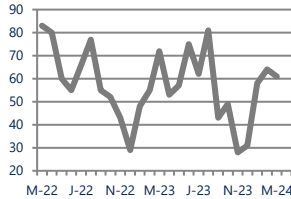
78



Up 8%  
Vs. Year Ago

### Current Contracts

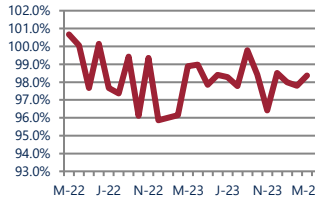
61



Down -15%  
Vs. Year Ago

### Sold Vs. List Price

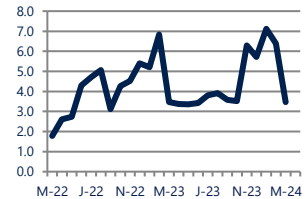
98.4%



Down -0.5%  
Vs. Year Ago

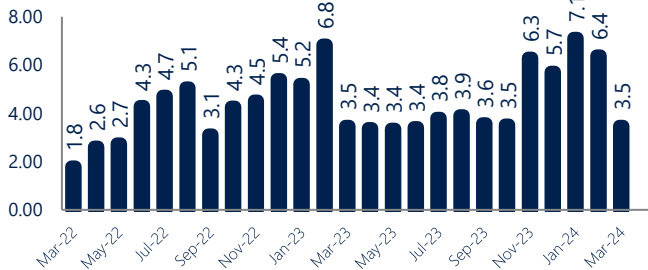
### Months of Supply

3.5



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

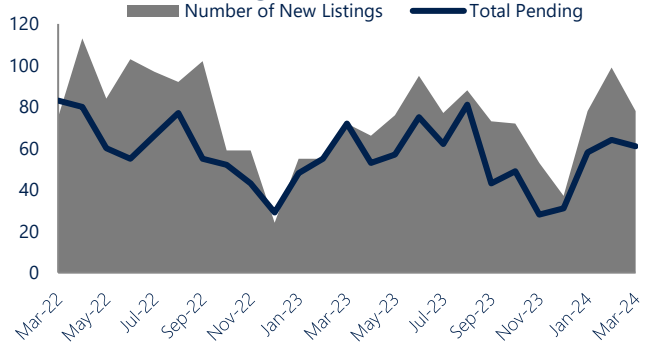
In March, there was 3.5 months of supply available in Wildwood. The amount of supply is similar compared to a year ago.

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.

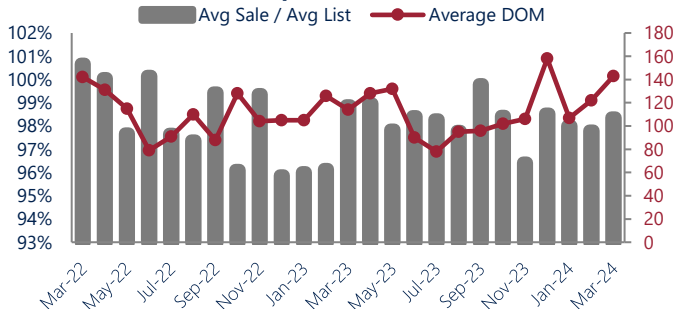
### New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Wildwood compared to 72 in March 2023, an increase of 8%. There were 61 current contracts pending sale this March compared to 72 a year ago. The number of current contracts is 15% lower 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 98.4% of the average list price, which is 0.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 143, higher than the average last year, which was 114, an increase of 25%.

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