

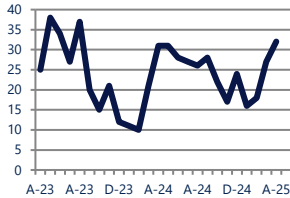
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HAMPDEN AND MEDFIELD HOUSING MARKET**

APRIL 2025

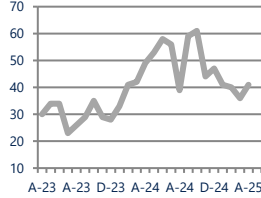
Zip Code(s): 21211

**Units Sold**  
32



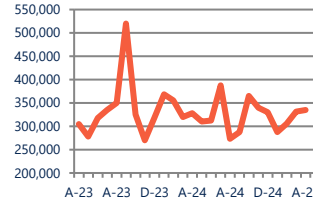
**Up 3%**  
Vs. Year Ago

**Active Inventory**  
41



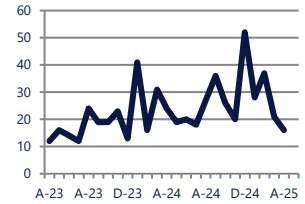
**Down -16%**  
Vs. Year Ago

**Median Sale Price**  
\$335,000



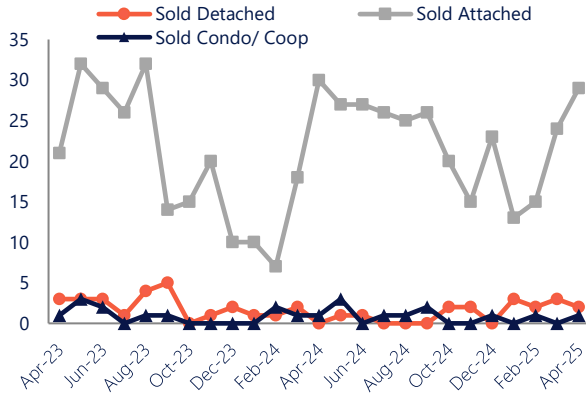
**Up 2%**  
Vs. Year Ago

**Days On Market**  
16



**Down -33%**  
Vs. Year Ago

## Units Sold\*



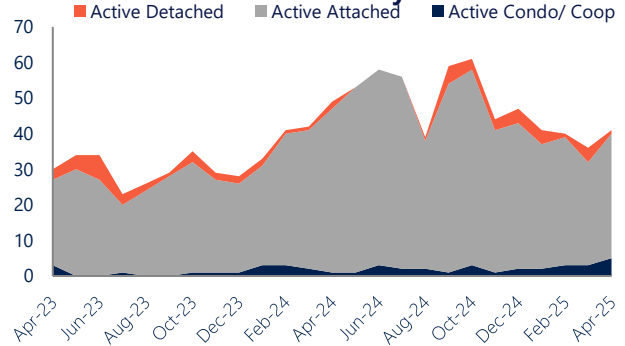
## Units Sold

There was an increase in total units sold in April, with 32 sold this month in Hampden and Medfield versus 27 last month, an increase of 19%. This month's total units sold was higher than at this time last year, an increase of 3% versus April 2024.

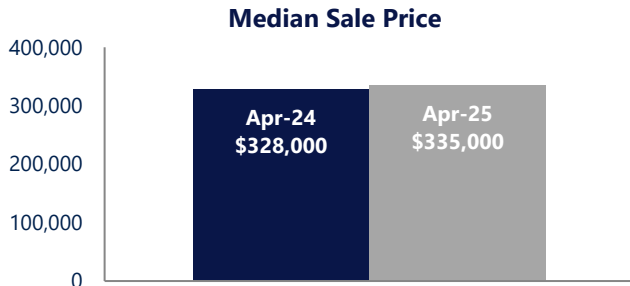
## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 16%. The total number of active inventory this April was 41 compared to 49 in April 2024. This month's total of 41 is higher than the previous month's total supply of available inventory of 36, an increase of 14%.

## Active Inventory\*



## Median Sale Price



Last April, the median sale price for Hampden and Medfield Homes was \$328,000. This April, the median sale price was \$335,000, an increase of 2% or \$7,000 compared to last year. The current median sold price is 1% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hampden and Medfield are defined as properties listed in zip code/s 21211.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

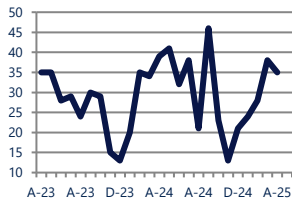
FOCUS ON: **HAMPDEN AND MEDFIELD HOUSING MARKET**

APRIL 2025

Zip Code(s): 21211

### New Listings

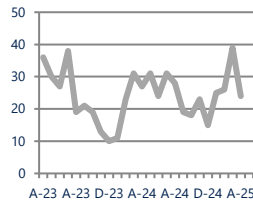
35



**Down -10%**  
Vs. Year Ago

### Current Contracts

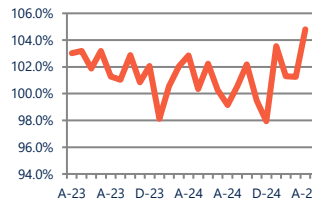
24



**Down -11%**  
Vs. Year Ago

### Sold Vs. List Price

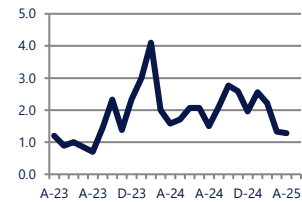
104.8%



**Up 1.9%**  
Vs. Year Ago

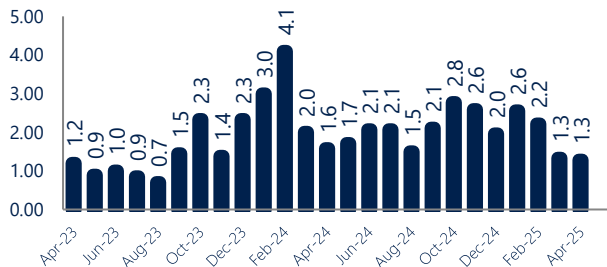
### Months of Supply

1.3



**Down -19%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

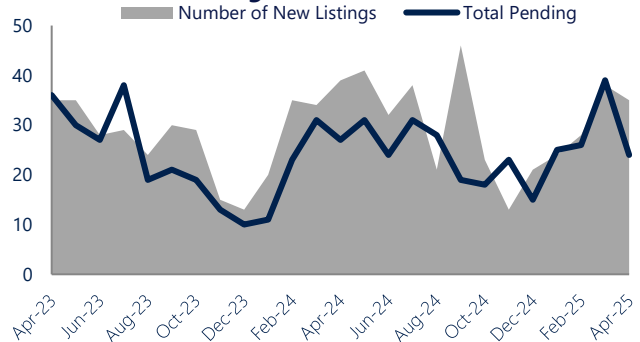
In April, there was 1.3 months of supply available in Hampden and Medfield, compared to 1.6 in April 2024. That is a decrease of 19% versus a year ago.

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.

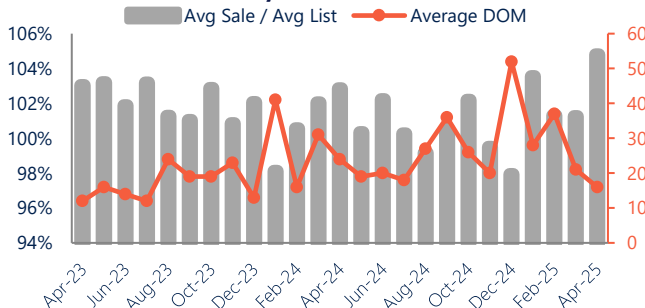
### New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Hampden and Medfield compared to 39 in April 2024, a decrease of 10%. There were 24 current contracts pending sale this April compared to 27 a year ago. The number of current contracts is 11% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Hampden and Medfield was 104.8% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 24, a decrease of 33%.

Hampden and Medfield are defined as properties listed in zip code/s 21211.

\*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.