



The Long & Foster Market Minute™

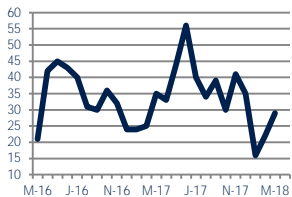
Focus On: Hampden and Medfield Housing Market

March 2018

Zip Code(s): 21211

Units Sold

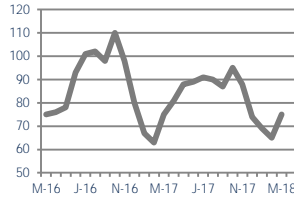
29



Down -17%
Vs. Year Ago

Active Inventory

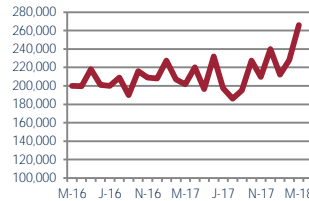
75



No Change
Vs. Year Ago

Median Sale Price

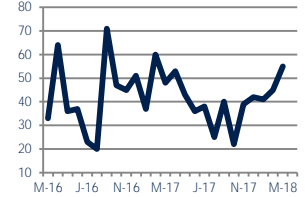
\$266,000



Up
Vs. Year Ago

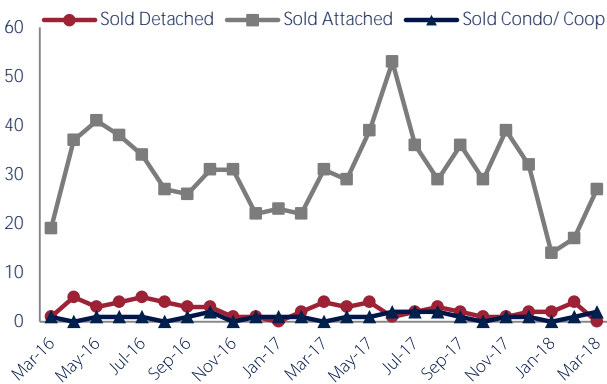
Days On Market

55



Up 15%
Vs. Year Ago

Units Sold*



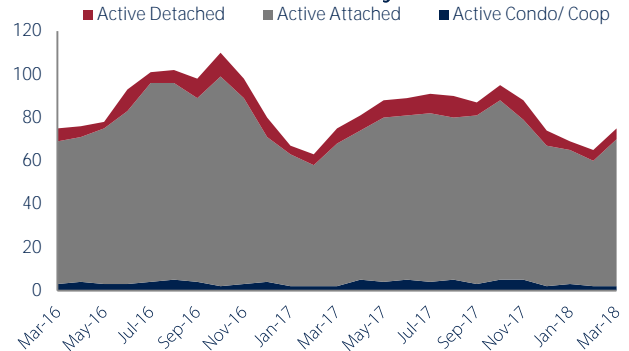
Units Sold

There was an increase in total units sold in March, with 29 sold this month in Hampden and Medfield versus 22 last month, an increase of 32%. This month's total units sold was lower than at this time last year, a decrease of 17% versus March 2017.

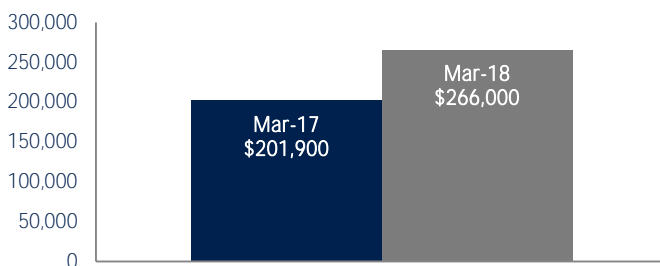
Active Inventory

The total number of homes available this month is 75 units, which is similar compared to a year ago. This month's total of 75 is higher than the previous month's total supply of available inventory of 65, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Hampden and Medfield Homes was \$201,900. This March, the median sale price was \$266,000, an increase of \$64,100 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.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



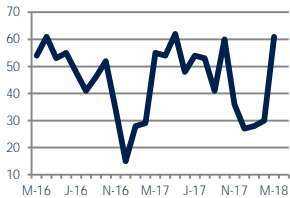
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New Listings

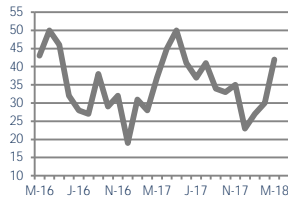
61



Up 11%
Vs. Year Ago

Current Contracts

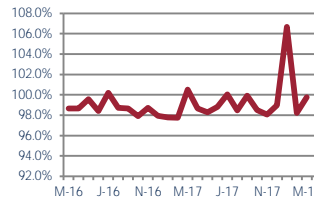
42



Up 14%
Vs. Year Ago

Sold Vs. List Price

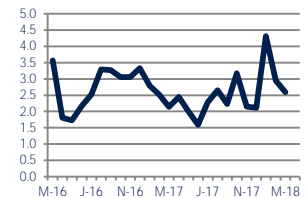
99.8%



Down -0.7%
Vs. Year Ago

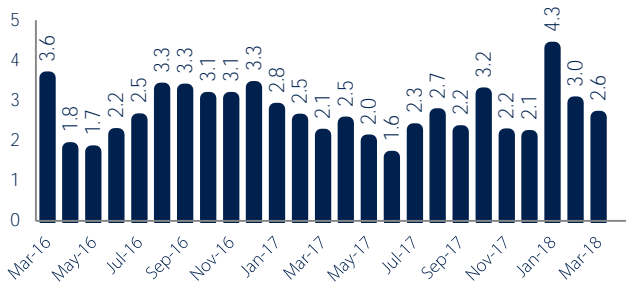
Months of Supply

2.6



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

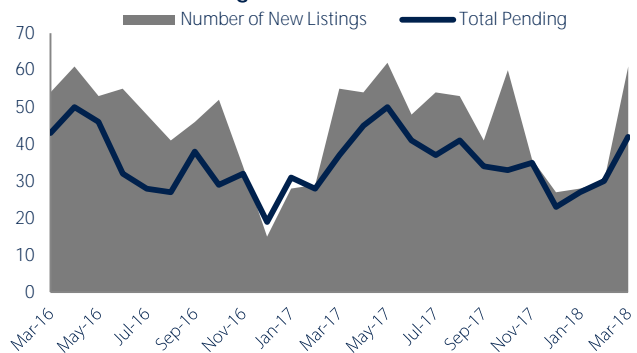
In March, there was 2.6 months of supply available in Hampden and Medfield, compared to 2.1 in March 2017. That is an increase of 21% versus a year ago.

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.

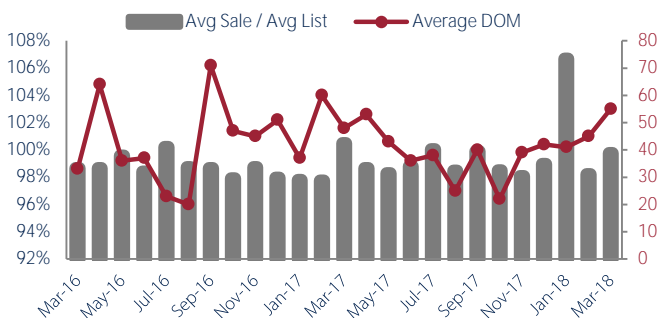
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Hampden and Medfield compared to 55 in March 2017, an increase of 11%. There were 42 current contracts pending sale this March compared to 37 a year ago. The number of current contracts is 14% 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 Hampden and Medfield was 99.8% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 48, an increase of 15%.



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