



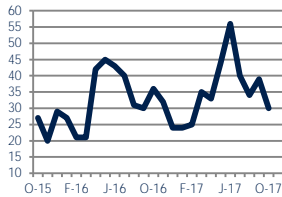
Focus On: Hampden and Medfield Housing Market

October 2017

Zip Code(s): 21211

Units Sold

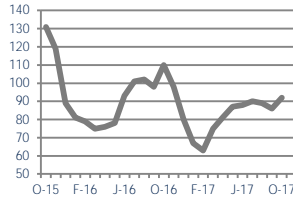
30



Down -17%
 Vs. Year Ago

Active Inventory

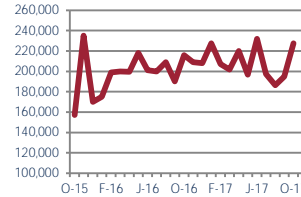
92



Down -16%
 Vs. Year Ago

Median Sale Price

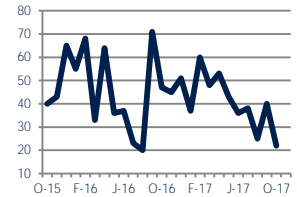
\$227,450



Up 5%
 Vs. Year Ago

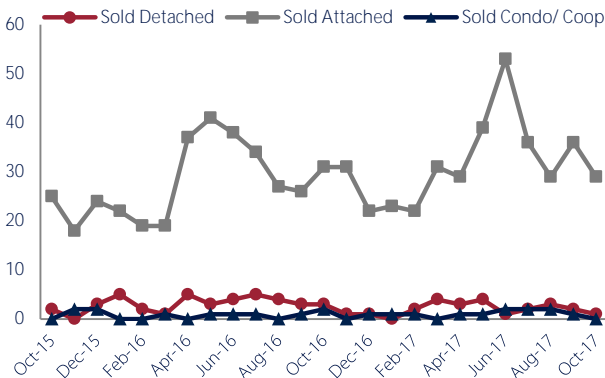
Days On Market

22



Down
 Vs. Year Ago

Units Sold*



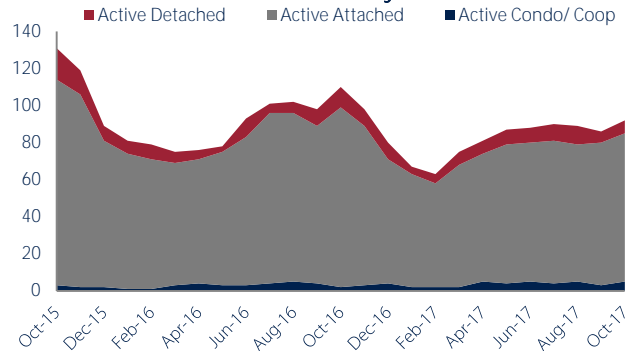
Units Sold

There was a decrease in total units sold in October, with 30 sold this month in Hampden and Medfield versus 39 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 17% versus October 2016.

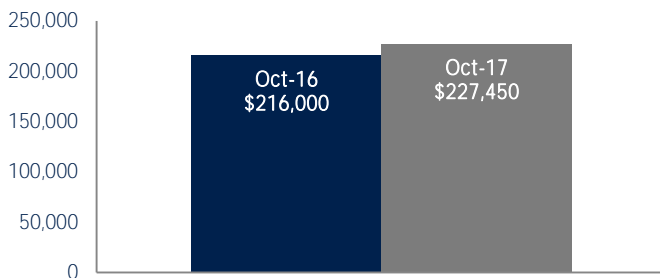
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 16%. The total number of active inventory this October was 92 compared to 110 in October 2016. This month's total of 92 is higher than the previous month's total supply of available inventory of 86, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Hampden and Medfield Homes was \$216,000. This October, the median sale price was \$227,450, an increase of 5% or \$11,450 compared to last year. The current median sold price is 17% higher than in September.

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.

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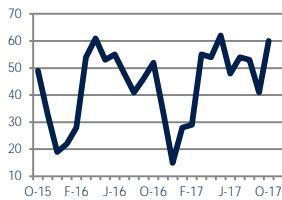
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New Listings

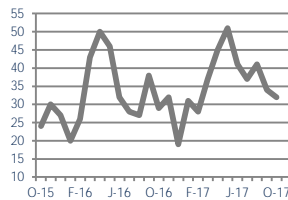
60



Up 15%
Vs. Year Ago

Current Contracts

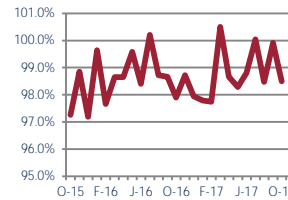
32



Up 10%
Vs. Year Ago

Sold Vs. List Price

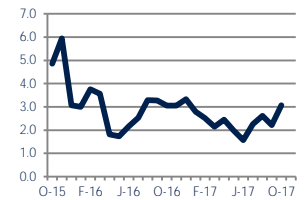
98.5%



Up 0.6%
Vs. Year Ago

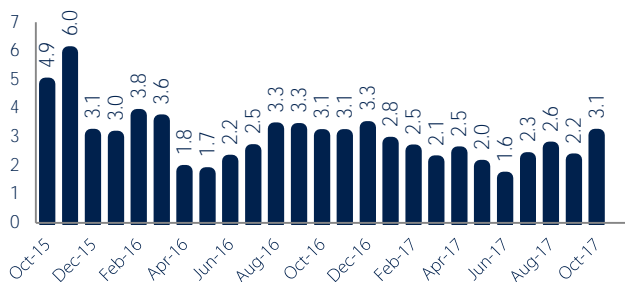
Months of Supply

3.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

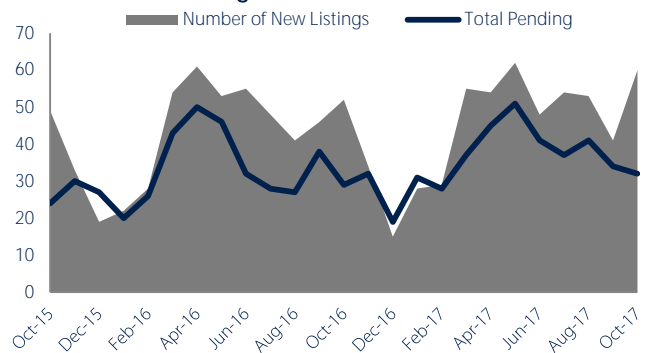
In October, there was 3.1 months of supply available in Hampden and Medfield. The amount of supply is similar compared to a year ago.

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.

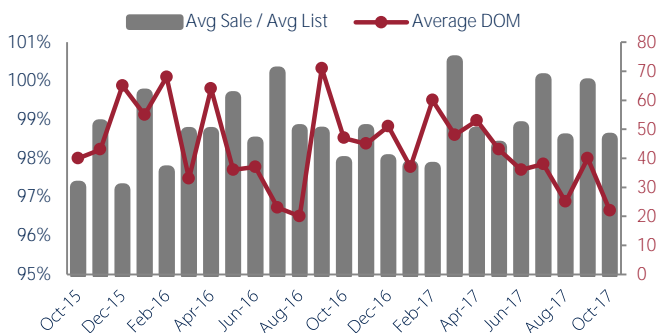
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Hampden and Medfield compared to 52 in October 2016, an increase of 15%. There were 32 current contracts pending sale this October compared to 29 a year ago. The number of current contracts is 10% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Hampden and Medfield was 98.5% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 47. This decrease was impacted by the limited number of sales.