



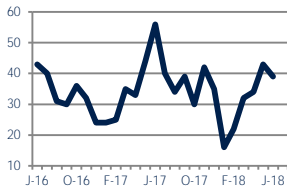
The Long & Foster Market Minute™

Focus On: Hampden and Medfield Housing Market

June 2018

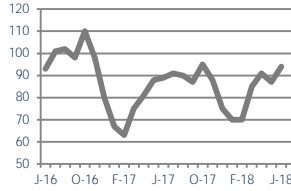
Zip Code(s): 21211

Units Sold
39



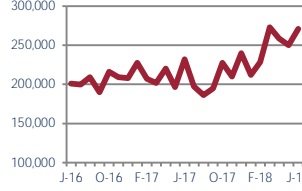
Down -30%
Vs. Year Ago

Active Inventory
94



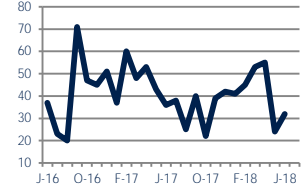
Up 6%
Vs. Year Ago

Median Sale Price
\$271,000



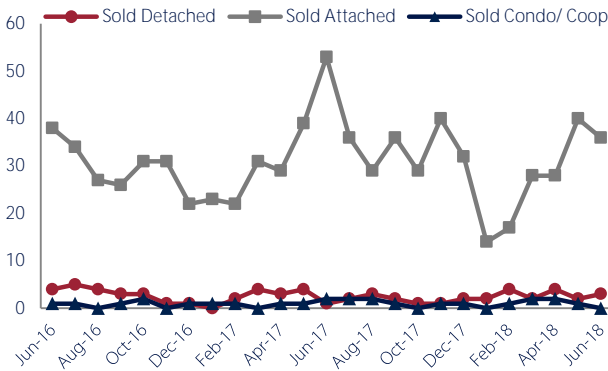
Up 17%
Vs. Year Ago

Days On Market
32



Down -11%
Vs. Year Ago

Units Sold*



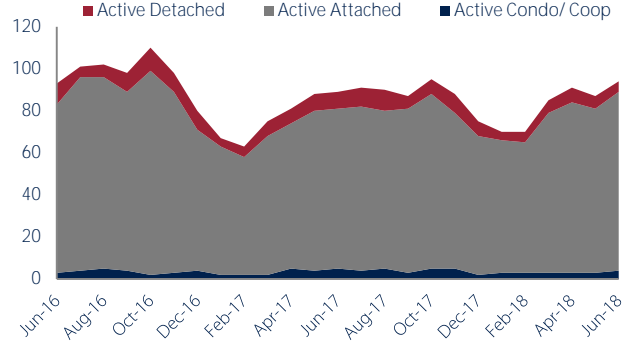
Units Sold

There was a decrease in total units sold in June, with 39 sold this month in Hampden and Medfield versus 43 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 30% versus June 2017.

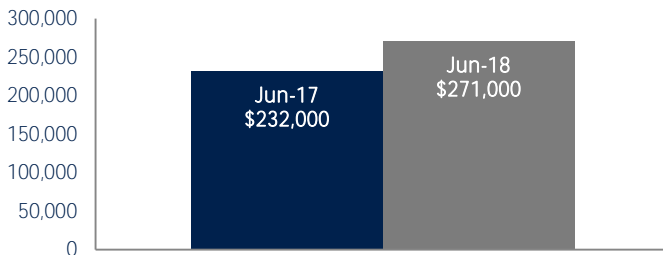
Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 6%. The total number of active inventory this June was 94 compared to 89 in June 2017. This month's total of 94 is higher than the previous month's total supply of available inventory of 87, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hampden and Medfield Homes was \$232,000. This June, the median sale price was \$271,000, an increase of 17% or \$39,000 compared to last year. The current median sold price is 8% 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.



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.

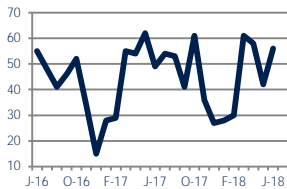




Zip Code(s): 21211

New Listings

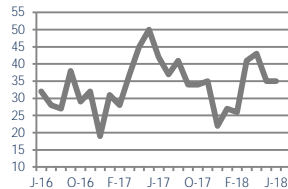
56



Up 14%
Vs. Year Ago

Current Contracts

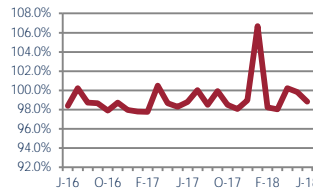
35



Down -17%
Vs. Year Ago

Sold Vs. List Price

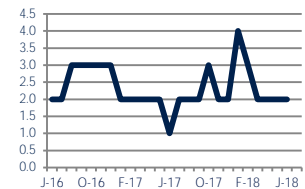
98.8%



No Change
Vs. Year Ago

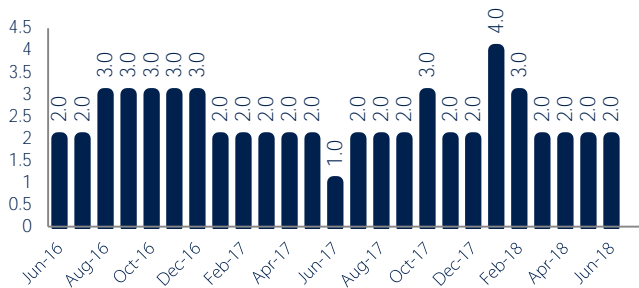
Months of Supply

2.0



Up 100%
Vs. Year Ago

Months Of Supply



Months of Supply

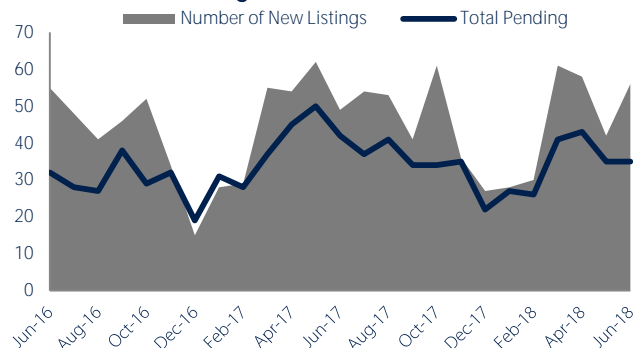
In June, there was 2.4 months of supply available in Hampden and Medfield, compared to 1.6 in June 2017. That is an increase of 52% versus a year ago.

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.

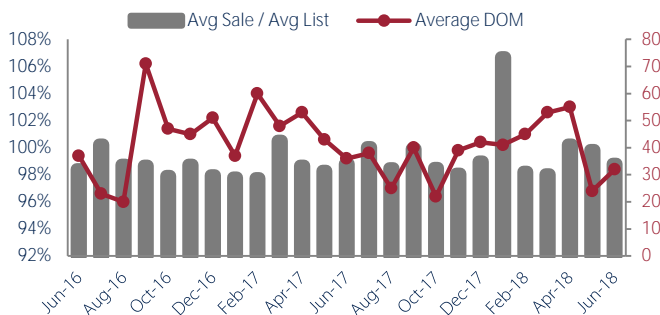
New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Hampden and Medfield compared to 49 in June 2017, an increase of 14%. There were 35 current contracts pending sale this June compared to 42 a year ago. The number of current contracts remained stable as compared to last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hampden and Medfield was 98.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 36, a decrease of 11%.



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