



The Long & Foster Market Minute™

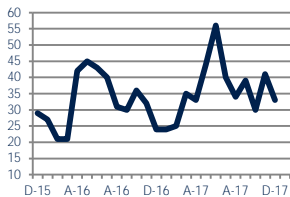
Focus On: Hampden and Medfield Housing Market

December 2017

Zip Code(s): 21211

Units Sold

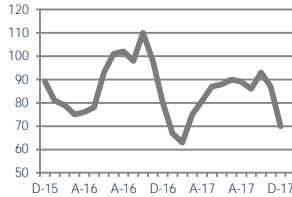
33



Up
Vs. Year Ago

Active Inventory

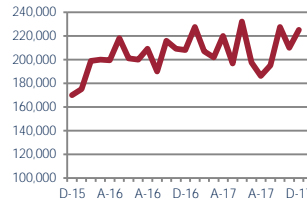
70



Down -13%
Vs. Year Ago

Median Sale Price

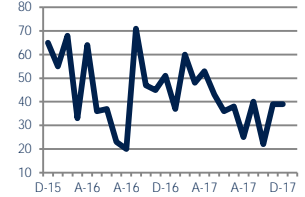
\$225,000



Up 8%
Vs. Year Ago

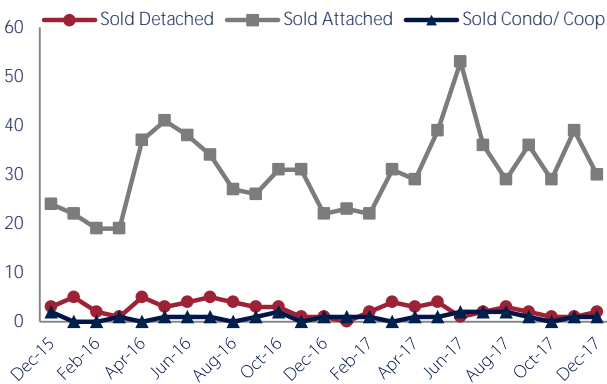
Days On Market

39



Down -24%
Vs. Year Ago

Units Sold*



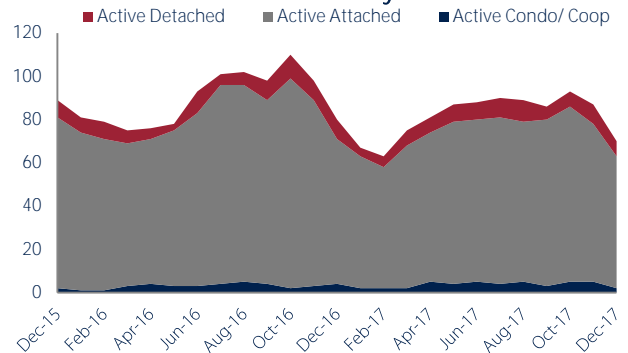
Units Sold

With relatively few transactions, there was a decrease in total units sold in December, with 33 sold this month in Hampden and Medfield. This month's total units sold was higher than at this time last year, an increase from December 2016.

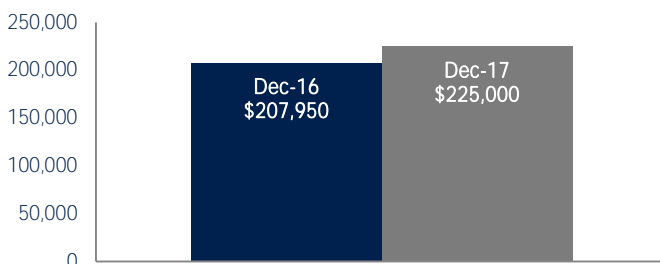
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 13%. The total number of active inventory this December was 70 compared to 80 in December 2016. This month's total of 70 is lower than the previous month's total supply of available inventory of 87, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Hampden and Medfield Homes was \$207,950. This December, the median sale price was \$225,000, an increase of 8% or \$17,050 compared to last year. The current median sold price is 7% higher than in November.

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.

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INTERNATIONAL REAL ESTATE



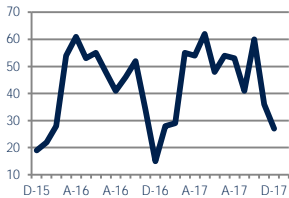
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Zip Code(s): 21211

New Listings

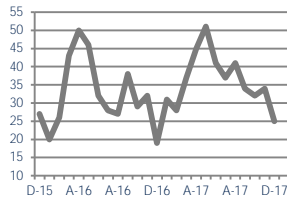
27



Up 80%
Vs. Year Ago

Current Contracts

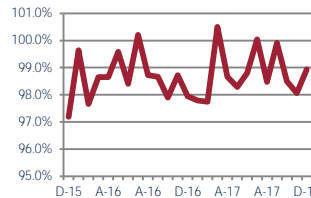
25



Up 32%
Vs. Year Ago

Sold Vs. List Price

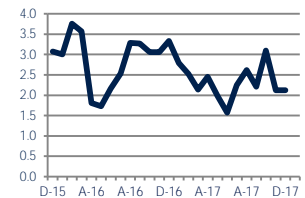
98.9%



Up 1%
Vs. Year Ago

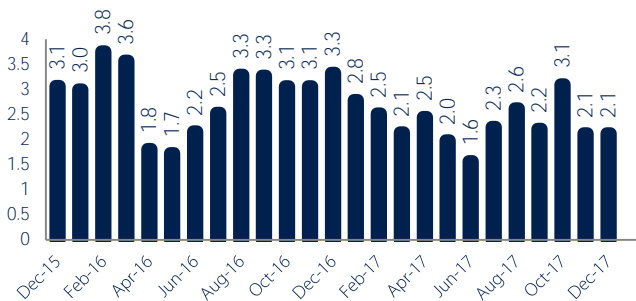
Months of Supply

2.1



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

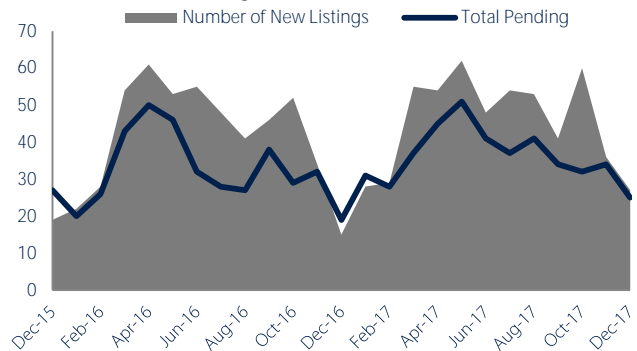
In December, there was 2.1 months of supply available in Hampden and Medfield, compared to 3.3 in December 2016. That is a decrease of 36% versus a year ago.

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.

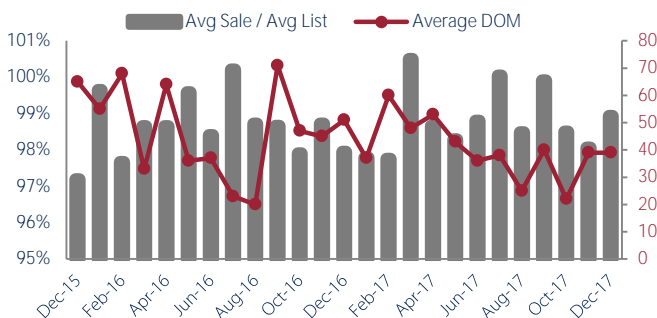
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Hampden and Medfield compared to 15 in December 2016, an increase of 80%. There were 25 current contracts pending sale this December compared to 19 a year ago. The number of current contracts is 32% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Hampden and Medfield was 98.9% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 51, a decrease of 24%.



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