



The Long & Foster Market Minute™

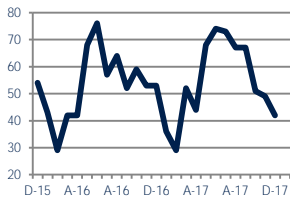
Focus On: Medford and Lumberton Housing Market

December 2017

Zip Code(s): 08055 and 08048

Units Sold

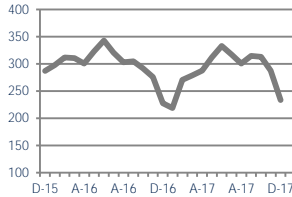
42



Down -21%
Vs. Year Ago

Active Inventory

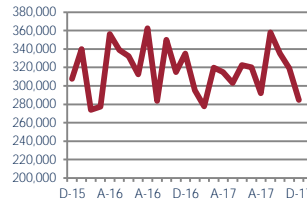
234



Up 3%
Vs. Year Ago

Median Sale Price

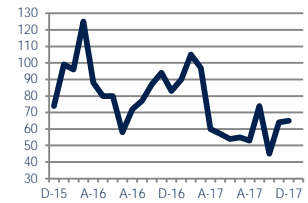
\$284,750



Down -15%
Vs. Year Ago

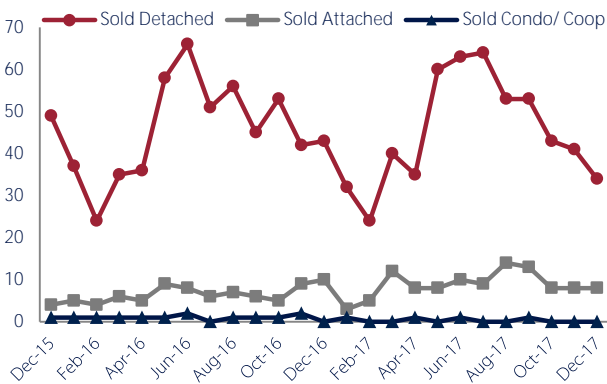
Days On Market

65



Down -22%
Vs. Year Ago

Units Sold*



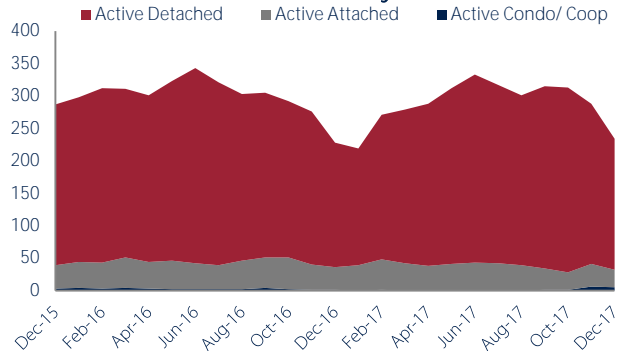
Units Sold

There was a decrease in total units sold in December, with 42 sold this month in Medford and Lumberton versus 49 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 21% versus December 2016.

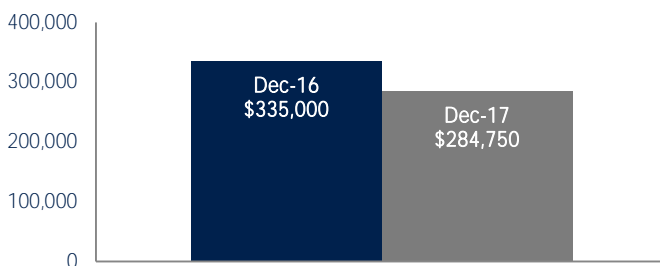
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 3%. The total number of active inventory this December was 234 compared to 228 in December 2016. This month's total of 234 is lower than the previous month's total supply of available inventory of 288, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Medford and Lumberton Homes was \$335,000. This December, the median sale price was \$284,750, a decrease of 15% or \$50,250 compared to last year. The current median sold price is 11% lower 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.



Medford and Lumberton are defined as properties listed in zip code/s 08055 and 08048.

*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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.





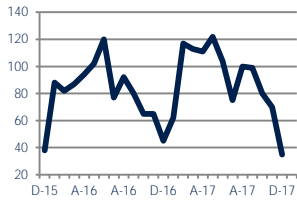
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December 2017

Zip Code(s): 08055 and 08048

New Listings

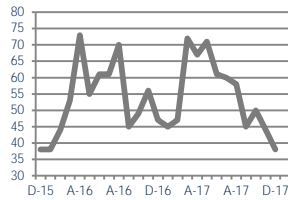
35



Down -22%
Vs. Year Ago

Current Contracts

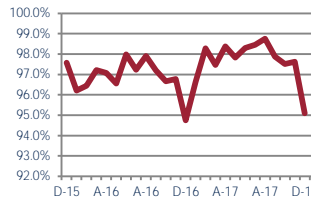
38



Down -19%
Vs. Year Ago

Sold Vs. List Price

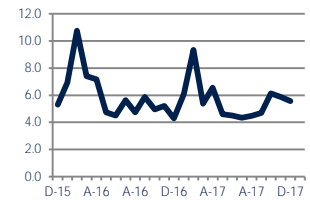
95.1%



No Change
Vs. Year Ago

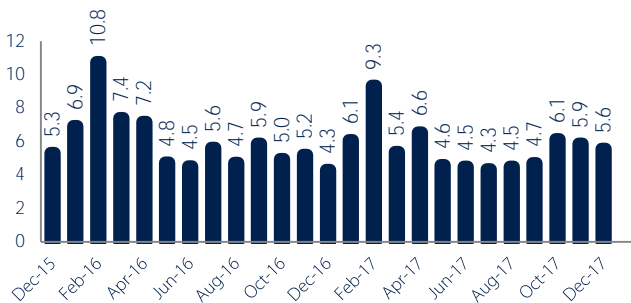
Months of Supply

5.6



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

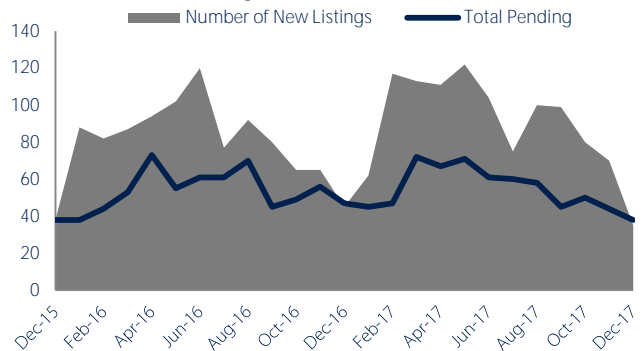
In December, there was 5.6 months of supply available in Medford and Lumberton, compared to 4.3 in December 2016. That is an increase of 30% versus a year ago.

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.

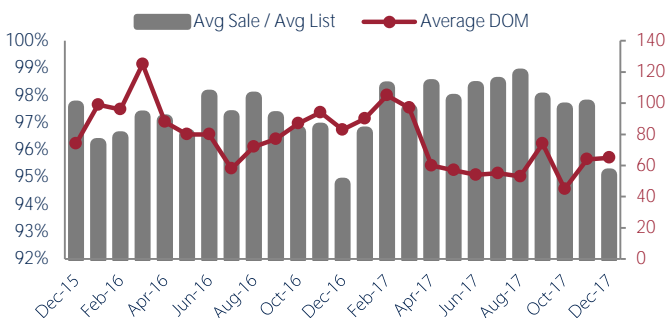
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Medford and Lumberton compared to 45 in December 2016, a decrease of 22%. There were 38 current contracts pending sale this December compared to 47 a year ago. The number of current contracts is 19% lower 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 Medford and Lumberton was 95.1% 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 65, lower than the average last year, which was 83, a decrease of 22%.



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