



The Long & Foster Market Minute™

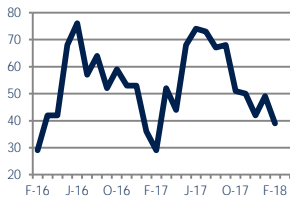
Focus On: Medford and Lumberton Housing Market

February 2018

Zip Code(s): 08055 and 08048

Units Sold

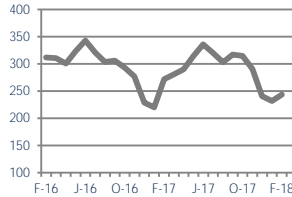
39



Up 34%
Vs. Year Ago

Active Inventory

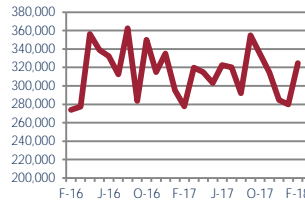
244



Down -10%
Vs. Year Ago

Median Sale Price

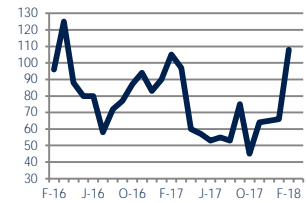
\$324,500



Up 17%
Vs. Year Ago

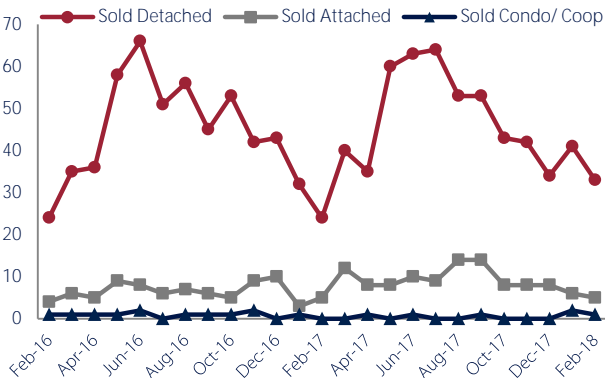
Days On Market

108



Up 3%
Vs. Year Ago

Units Sold*



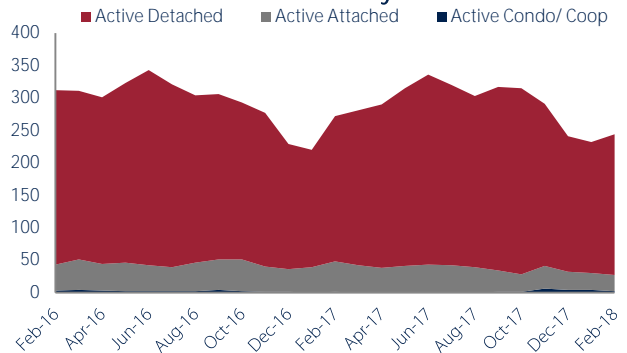
Units Sold

There was a decrease in total units sold in February, with 39 sold this month in Medford and Lumberton versus 49 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 34% versus February 2017.

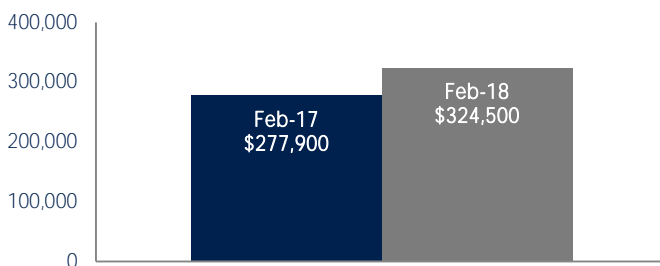
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 10%. The total number of active inventory this February was 244 compared to 272 in February 2017. This month's total of 244 is higher than the previous month's total supply of available inventory of 232, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Medford and Lumberton Homes was \$277,900. This February, the median sale price was \$324,500, an increase of 17% or \$46,600 compared to last year. The current median sold price is 16% higher than in January.

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 TREND 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 TREND or Long & Foster Real Estate, Inc.





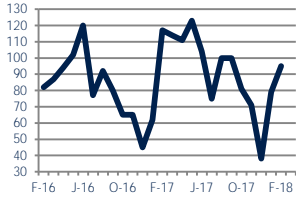
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February 2018

Zip Code(s): 08055 and 08048

New Listings

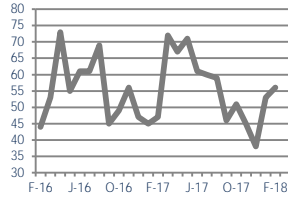
95



Down -19%
Vs. Year Ago

Current Contracts

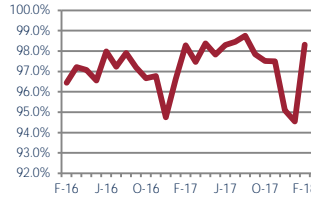
56



Up 19%
Vs. Year Ago

Sold Vs. List Price

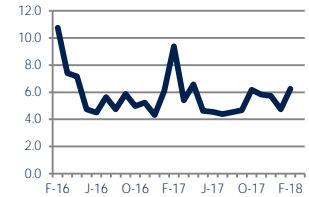
98.3%



No Change
Vs. Year Ago

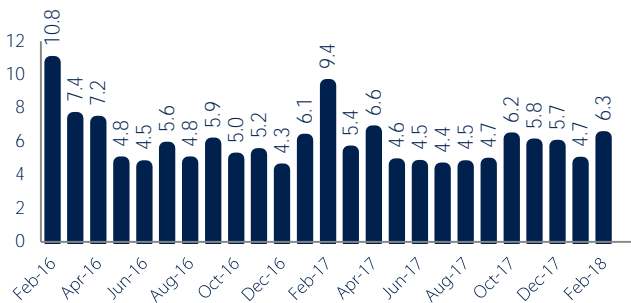
Months of Supply

6.3



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

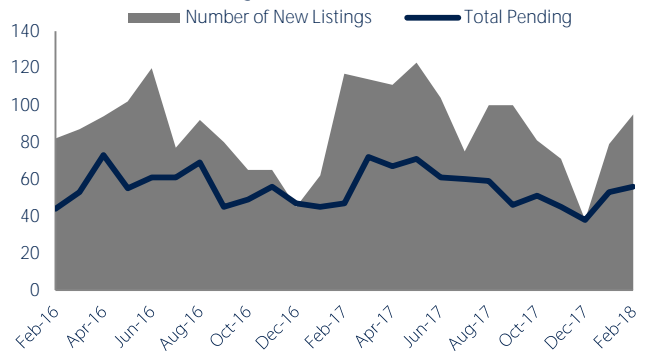
In February, there was 6.3 months of supply available in Medford and Lumberton, compared to 9.4 in February 2017. That is a decrease of 33% versus a year ago.

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.

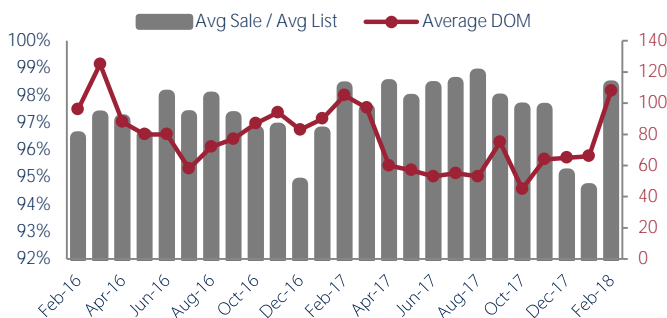
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Medford and Lumberton compared to 117 in February 2017, a decrease of 19%. There were 56 current contracts pending sale this February compared to 47 a year ago. The number of current contracts is 19% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Medford and Lumberton was 98.3% 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 108, higher than the average last year, which was 105, an increase of 3%.



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