



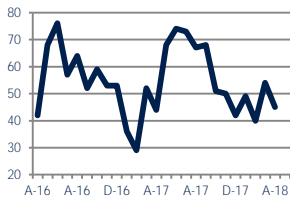
Focus On: Medford and Lumberton Housing Market

April 2018

Zip Code(s): 08055 and 08048

Units Sold

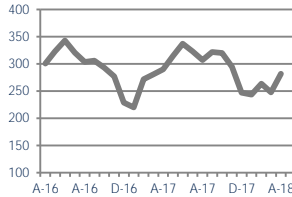
45



Up 2%
Vs. Year Ago

Active Inventory

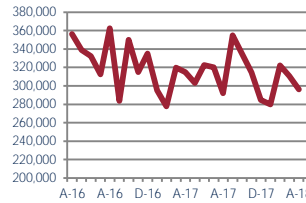
282



Down -3%
Vs. Year Ago

Median Sale Price

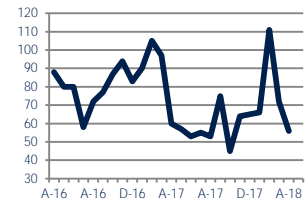
\$296,000



Down -6%
Vs. Year Ago

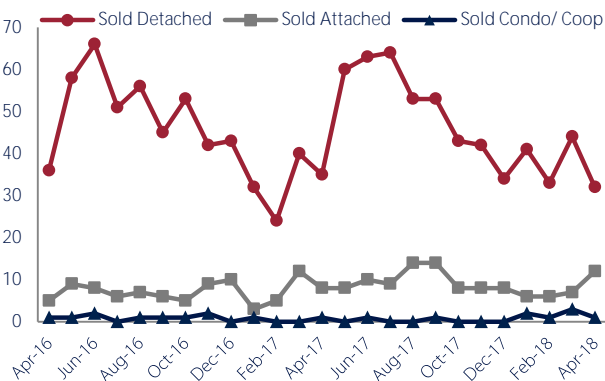
Days On Market

56



Down -7%
Vs. Year Ago

Units Sold*



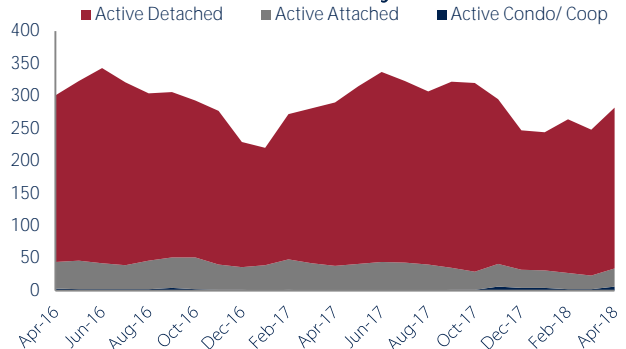
Units Sold

There was a decrease in total units sold in April, with 45 sold this month in Medford and Lumberton versus 54 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2017.

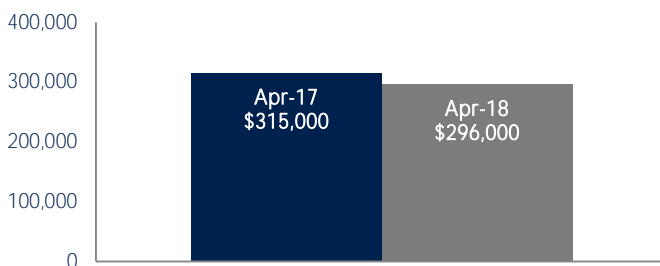
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 3%. The total number of active inventory this April was 282 compared to 290 in April 2017. This month's total of 282 is higher than the previous month's total supply of available inventory of 248, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Medford and Lumberton Homes was \$315,000. This April, the median sale price was \$296,000, a decrease of 6% or \$19,000 compared to last year. The current median sold price is 5% lower than in March.

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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INTERNATIONAL REAL ESTATE



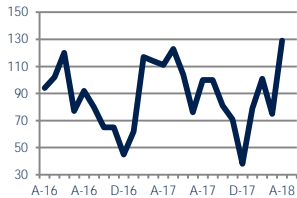
Focus On: Medford and Lumberton Housing Market

April 2018

Zip Code(s): 08055 and 08048

New Listings

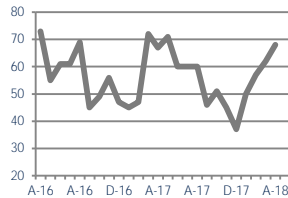
129



Up 16%
Vs. Year Ago

Current Contracts

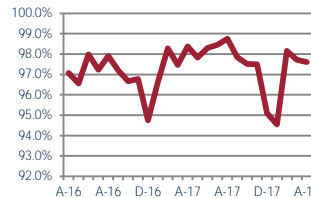
68



Up 1%
Vs. Year Ago

Sold Vs. List Price

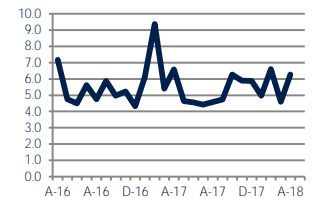
97.6%



Down -0.8%
Vs. Year Ago

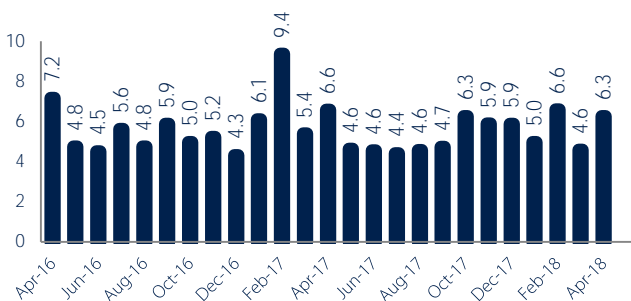
Months of Supply

6.3



Down -5%
Vs. Year Ago

Months Of Supply



Months of Supply

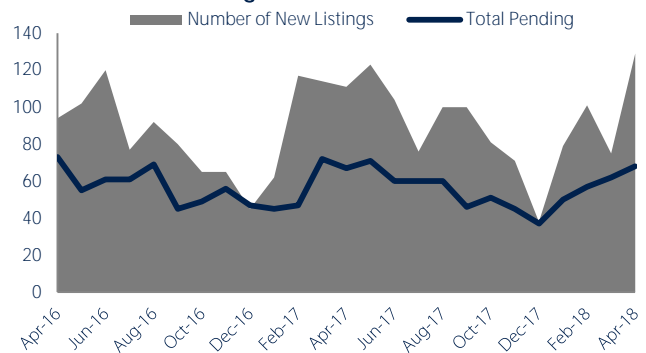
In April, there was 6.3 months of supply available in Medford and Lumberton, compared to 6.6 in April 2017. That is a decrease of 5% versus a year ago.

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.

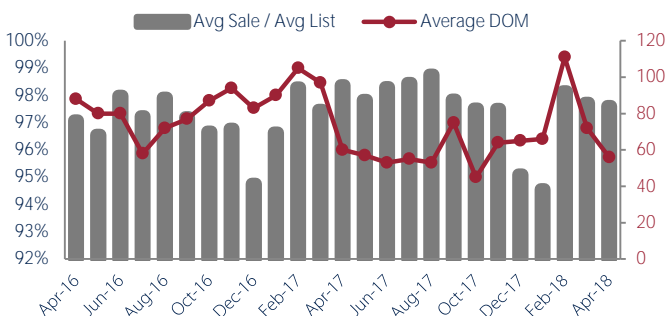
New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Medford and Lumberton compared to 111 in April 2017, an increase of 16%. There were 68 current contracts pending sale this April compared to 67 a year ago. The number of current contracts is 1% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Medford and Lumberton was 97.6% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 60, a decrease of 7%.



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