



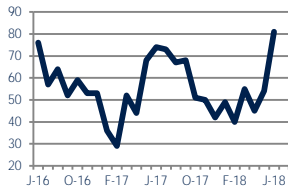
# The Long & Foster Market Minute™

## Focus On: Medford and Lumberton Housing Market

June 2018

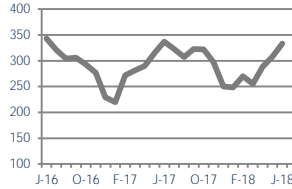
Zip Code(s): 08055 and 08048

**Units Sold**  
81



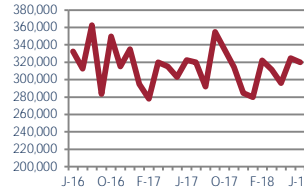
**Up 9%**  
Vs. Year Ago

**Active Inventory**  
333



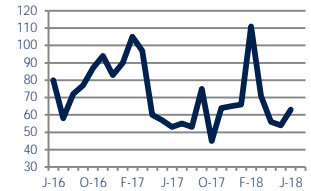
**Down -1%**  
Vs. Year Ago

**Median Sale Price**  
\$319,900



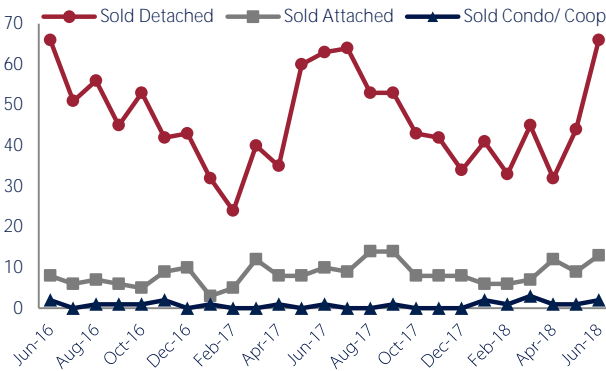
**Down -1%**  
Vs. Year Ago

**Days On Market**  
63



**Up 19%**  
Vs. Year Ago

### Units Sold\*



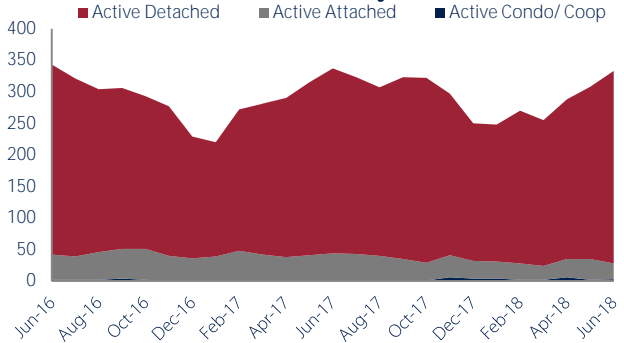
### Units Sold

There was an increase in total units sold in June, with 81 sold this month in Medford and Lumberton. This month's total units sold was higher than at this time last year.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 1%. The total number of active inventory this June was 333 compared to 337 in June 2017. This month's total of 333 is higher than the previous month's total supply of available inventory of 308, an increase of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Medford and Lumberton Homes was \$322,500. This June, the median sale price was \$319,900, a decrease of 1% or \$2,600 compared to last year. The current median sold price is 1% lower 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.

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.



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE





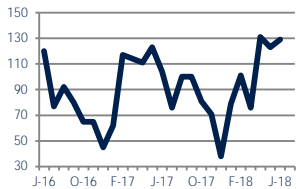
## Focus On: Medford and Lumberton Housing Market

June 2018

Zip Code(s): 08055 and 08048

### New Listings

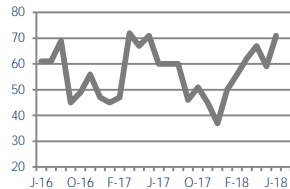
129



Up 24%  
Vs. Year Ago

### Current Contracts

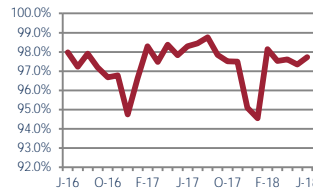
71



Up 18%  
Vs. Year Ago

### Sold Vs. List Price

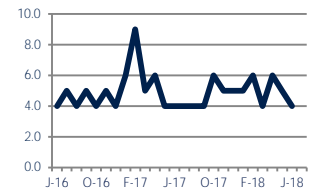
97.7%



Down -0.6%  
Vs. Year Ago

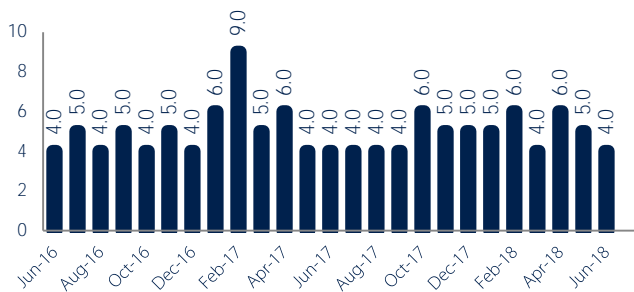
### Months of Supply

4.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

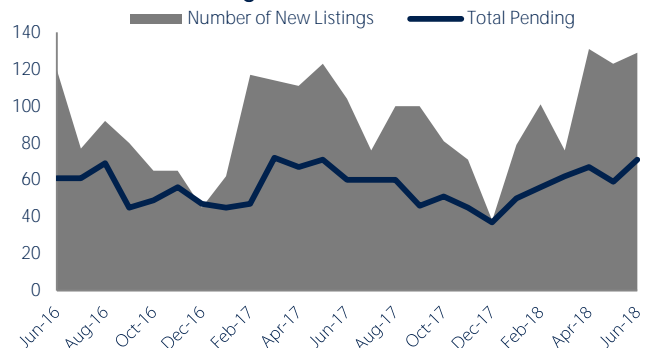
In June, there was 4.1 months of supply available in Medford and Lumberton, compared to 4.6 in June 2017. That is a decrease of 10% versus a year ago.

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.

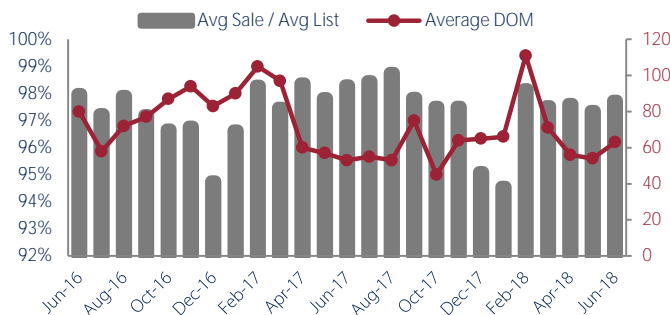
### New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Medford and Lumberton compared to 104 in June 2017, an increase of 24%. There were 71 current contracts pending sale this June compared to 60 a year ago. The number of current contracts is 18% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Medford and Lumberton was 97.7% of the average list price, which is 0.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 53, an increase of 19%.



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