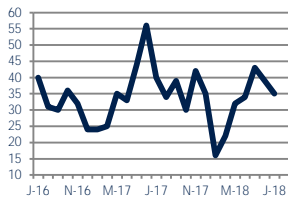




Zip Code(s): 21211

### Units Sold

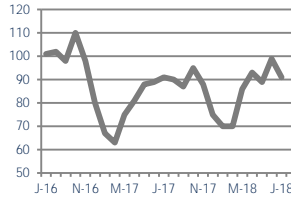
35



Down -13%  
Vs. Year Ago

### Active Inventory

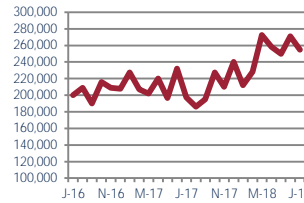
91



No Change  
Vs. Year Ago

### Median Sale Price

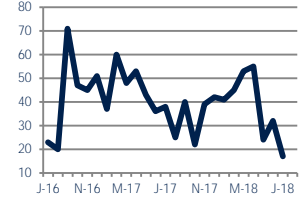
\$255,000



Up  
Vs. Year Ago

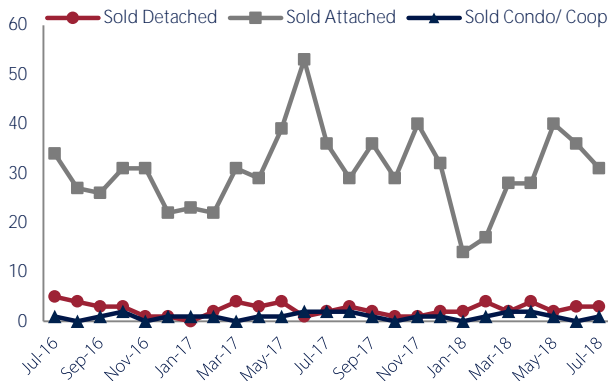
### Days On Market

17



Down  
Vs. Year Ago

### Units Sold\*



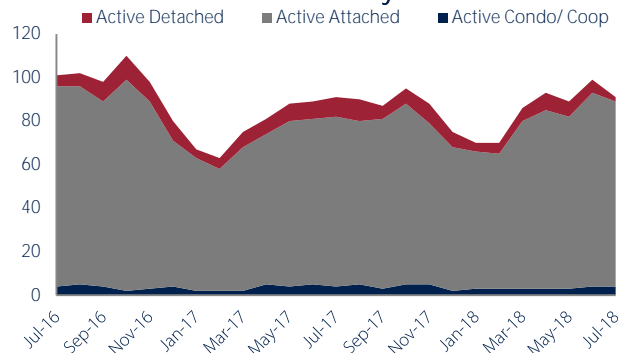
### Units Sold

There was a decrease in total units sold in July, with 35 sold this month in Hampden and Medfield versus 39 last month, a decrease of 10%. This month's total units sold was lower than at this time last year, a decrease of 13% versus July 2017.

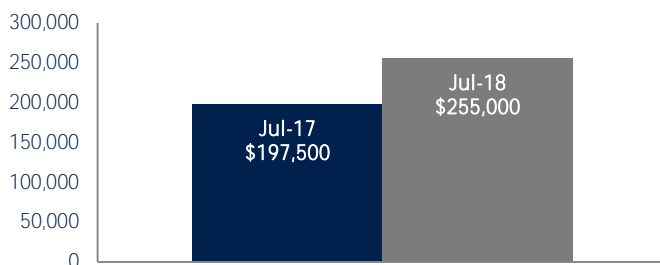
### Active Inventory

The total number of homes available this month is 91 units, which is similar compared to a year ago. This month's total of 91 is lower than the previous month's total supply of available inventory of 99, a decrease of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Hampden and Medfield Homes was \$197,500. This July, the median sale price was \$255,000, an increase of \$57,500 compared to last year. The current median sold price is lower than in June.

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.



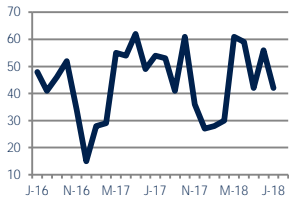
## Focus On: Hampden and Medfield Housing Market

July 2018

Zip Code(s): 21211

### New Listings

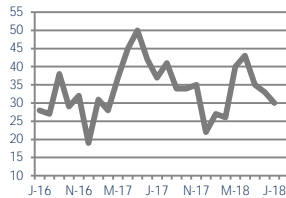
42



Down -22%  
Vs. Year Ago

### Current Contracts

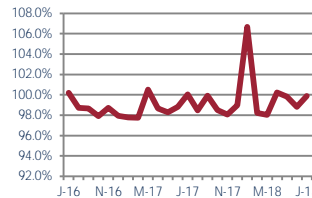
30



Down -19%  
Vs. Year Ago

### Sold Vs. List Price

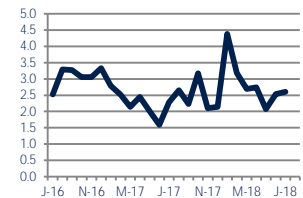
99.9%



No Change  
Vs. Year Ago

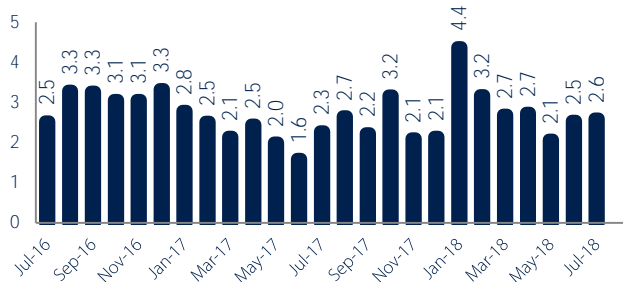
### Months of Supply

2.6



Up 14%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

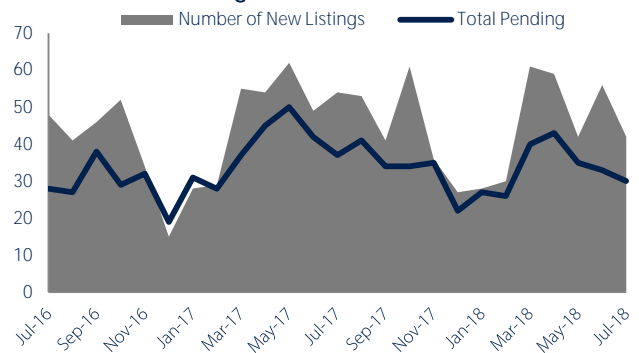
In July, there was 2.6 months of supply available in Hampden and Medfield, compared to 2.3 in July 2017. That is an increase of 14% versus a year ago.

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.

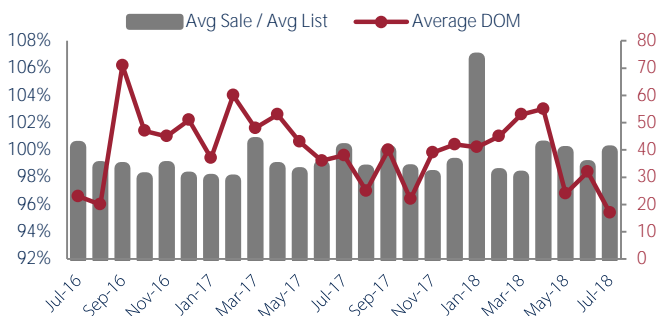
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Hampden and Medfield compared to 54 in July 2017, a decrease of 22%. There were 30 current contracts pending sale this July compared to 37 a year ago. The number of current contracts is 19% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Hampden and Medfield was 99.9% 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 17, lower than the average last year, which was 38. This decrease was impacted by the limited number of sales.



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