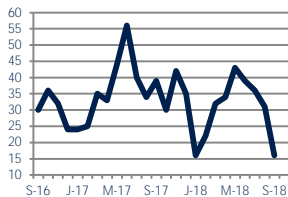


Zip Code(s): 21211

Units Sold

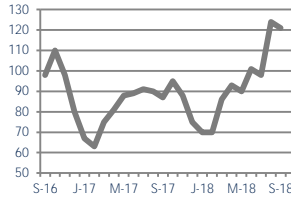
16



Down
Vs. Year Ago

Active Inventory

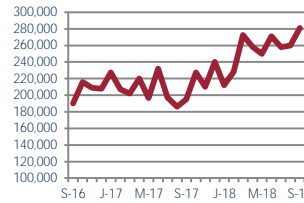
121



Up 39%
Vs. Year Ago

Median Sale Price

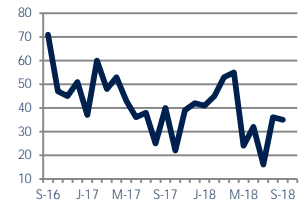
\$281,000



Up
Vs. Year Ago

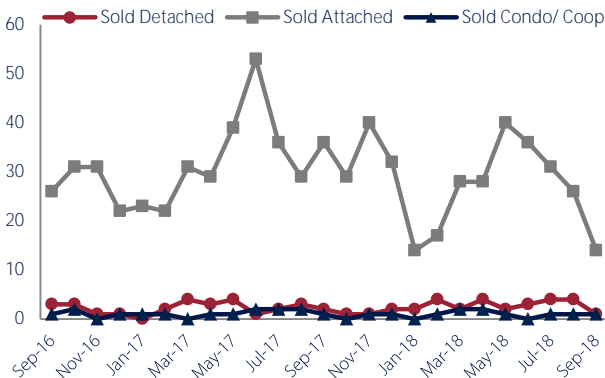
Days On Market

35



Down -13%
Vs. Year Ago

Units Sold*



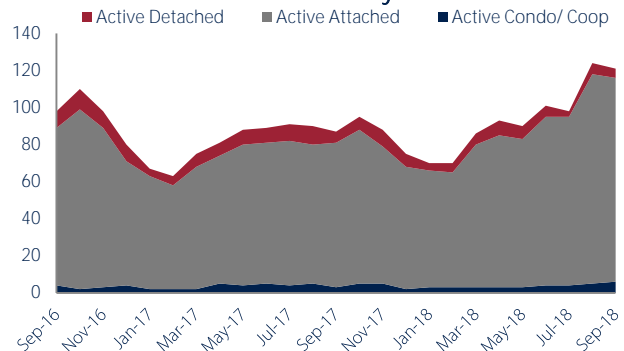
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 16 sold this month in Hampden and Medfield. This month's total units sold was lower than at this time last year, a decrease from September 2017.

Active Inventory

Versus last year, the total number of homes available this month is higher by 34 units or 39%. The total number of active inventory this September was 121 compared to 87 in September 2017. This month's total of 121 is lower than the previous month's total supply of available inventory of 124, a decrease of 2%.

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 September, the median sale price for Hampden and Medfield Homes was \$195,000. This September, the median sale price was \$281,000, an increase of \$86,000 compared to last year. The current median sold price is higher than in August. 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.

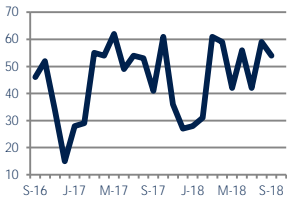
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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.

Zip Code(s): 21211

New Listings

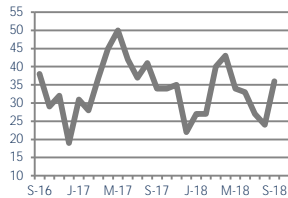
54



Up 32%
Vs. Year Ago

Current Contracts

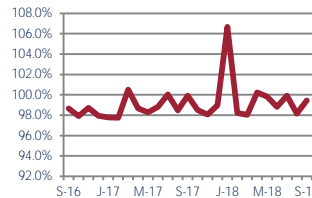
36



Up 6%
Vs. Year Ago

Sold Vs. List Price

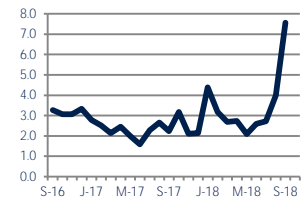
99.4%



No Change
Vs. Year Ago

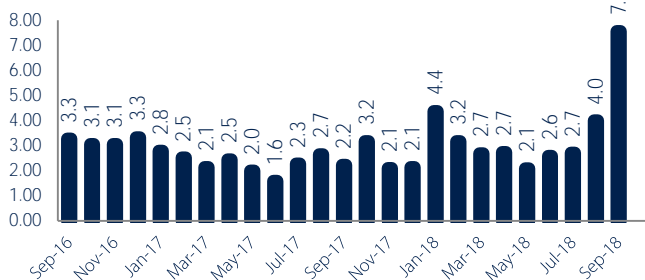
Months of Supply

7.6



Up 239%
Vs. Year Ago

Months Of Supply



Months of Supply

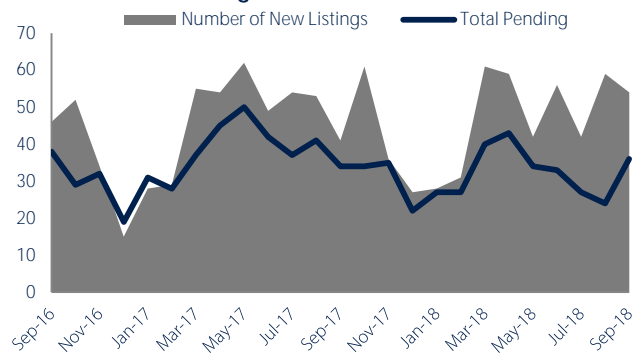
In September, there was 7.6 months of supply available in Hampden and Medfield, compared to 2.2 in September 2017. That is an increase of 239% versus a year ago.

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.

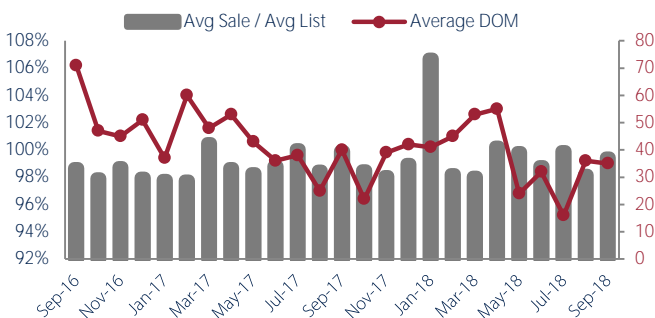
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Hampden and Medfield compared to 41 in September 2017, an increase of 32%. There were 36 current contracts pending sale this September compared to 34 a year ago. The number of current contracts is 6% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Hampden and Medfield was 99.4% 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 35, lower than the average last year, which was 40, a decrease of 13%.



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.

