



# The Long & Foster Market Minute™

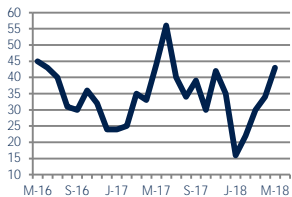
Focus On: Hampden and Medfield Housing Market

May 2018

Zip Code(s): 21211

## Units Sold

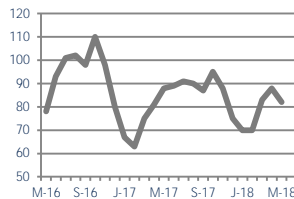
43



Down -2%  
Vs. Year Ago

## Active Inventory

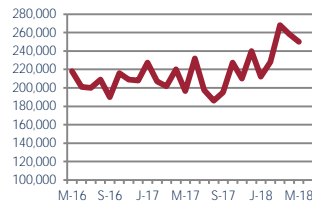
82



Down -7%  
Vs. Year Ago

## Median Sale Price

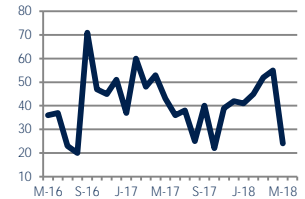
\$250,000



Up 27%  
Vs. Year Ago

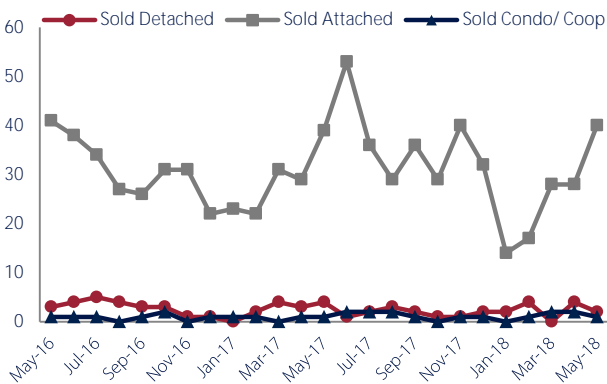
## Days On Market

24



Down -44%  
Vs. Year Ago

### Units Sold\*



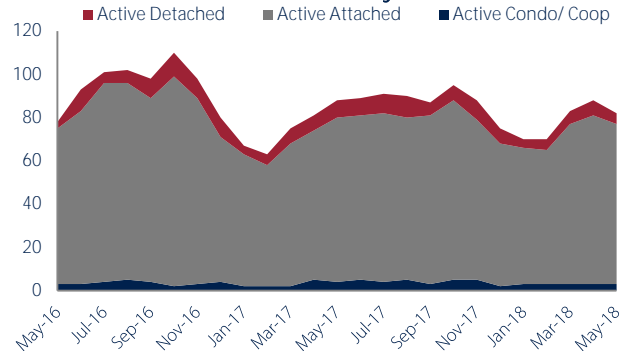
## Units Sold

There was an increase in total units sold in May, with 43 sold this month in Hampden and Medfield versus 34 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 2% versus May 2017.

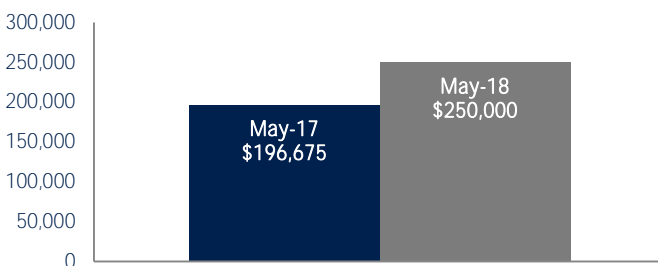
## Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 7%. The total number of active inventory this May was 82 compared to 88 in May 2017. This month's total of 82 is lower than the previous month's total supply of available inventory of 88, a decrease of 7%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Hampden and Medfield Homes was \$196,675. This May, the median sale price was \$250,000, an increase of \$53,325 compared to last year. The current median sold price is lower than in April.

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.



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INTERNATIONAL REAL ESTATE



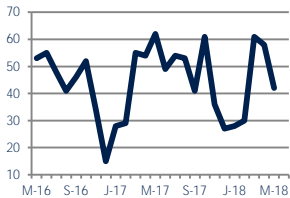
## Focus On: Hampden and Medfield Housing Market

May 2018

Zip Code(s): 21211

### New Listings

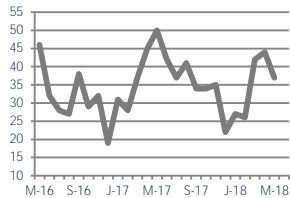
42



Down -32%  
Vs. Year Ago

### Current Contracts

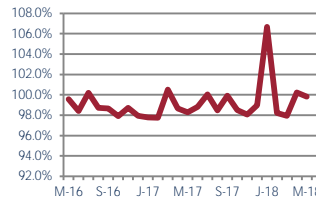
37



Down -26%  
Vs. Year Ago

### Sold Vs. List Price

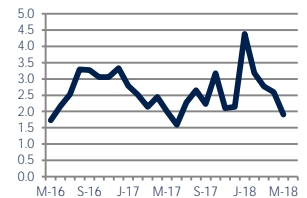
99.8%



Up 1.6%  
Vs. Year Ago

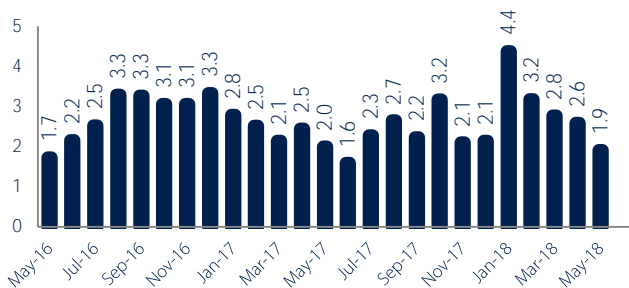
### Months of Supply

1.9



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

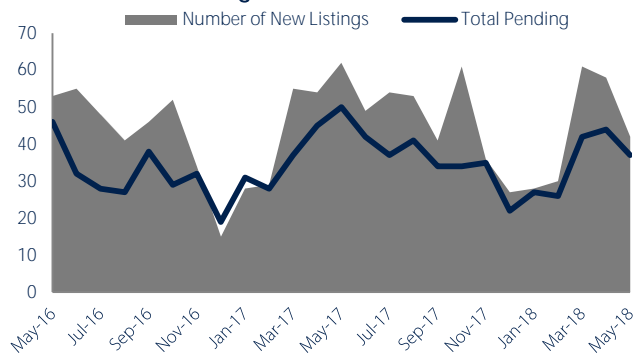
In May, there was 1.9 months of supply available in Hampden and Medfield. The amount of supply is similar compared to a year ago.

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.

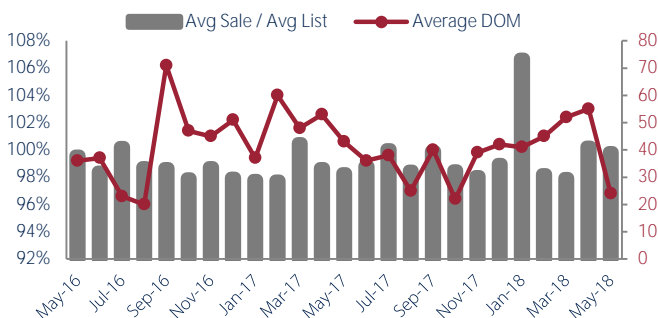
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Hampden and Medfield compared to 62 in May 2017, a decrease of 32%. There were 37 current contracts pending sale this May compared to 50 a year ago. The number of current contracts is 26% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Hampden and Medfield was 99.8% of the average list price, which is 1.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 43, a decrease of 44%.



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