

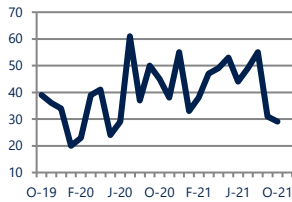


Focus On: Hampden and Medfield Housing Market

October 2021

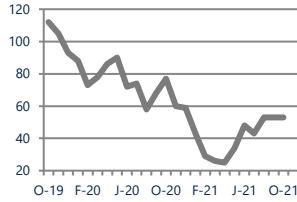
Zip Code(s): 21211

Units Sold 29



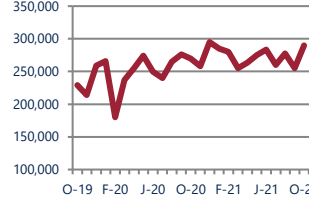
Down
Vs. Year Ago

Active Inventory 53



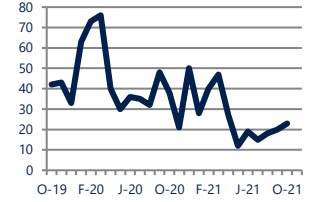
Down -31%
Vs. Year Ago

Median Sale Price \$290,000

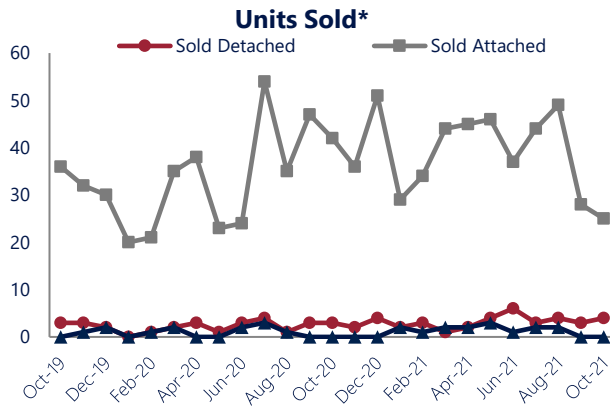


Up 7%
Vs. Year Ago

Days On Market 23

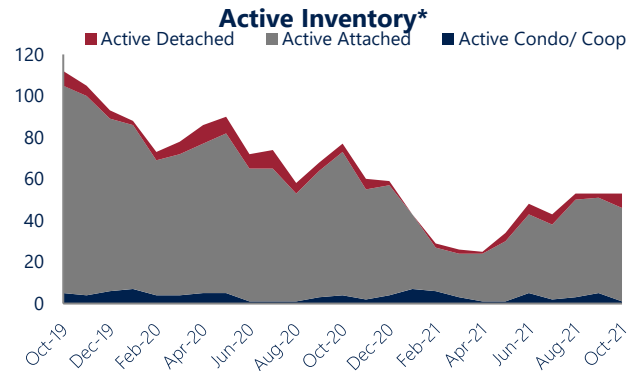


Down -39%
Vs. Year Ago



Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 29 sold this month in Hampden and Medfield. This month's total units sold was lower than at this time last year, a decrease from October 2020.



Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 31%. The total number of active inventory this October was 53 compared to 77 in October 2020. This month's supply remained stable as compared to last month.

Median Sale Price



Median Sale Price

Last October, the median sale price for Hampden and Medfield Homes was \$269,900. This October, the median sale price was \$290,000, an increase of 7% or \$20,100 compared to last year. The current median sold price is 14% higher than in September.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





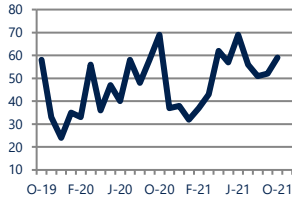
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October 2021

Zip Code(s): 21211

New Listings

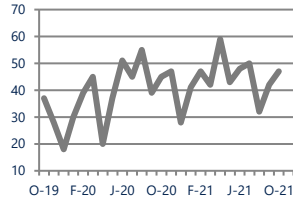
59



Down -14%
Vs. Year Ago

Current Contracts

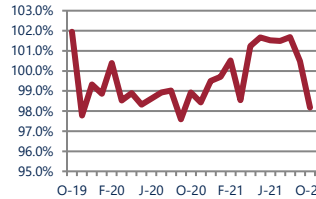
47



Up 4%
Vs. Year Ago

Sold Vs. List Price

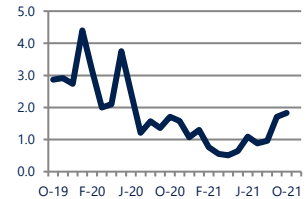
98.2%



Down -0.8%
Vs. Year Ago

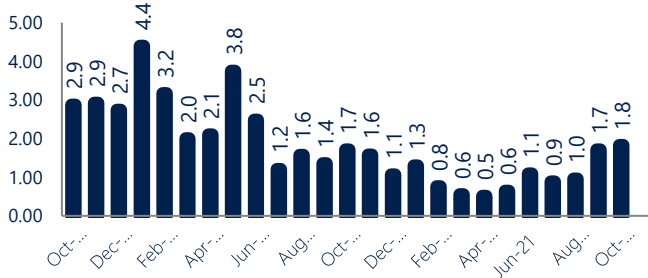
Months of Supply

1.8



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

In October, there was 1.8 months of supply available in Hampden and Medfield, compared to 1.7 in October 2020. That is an increase of 7% versus a year ago.

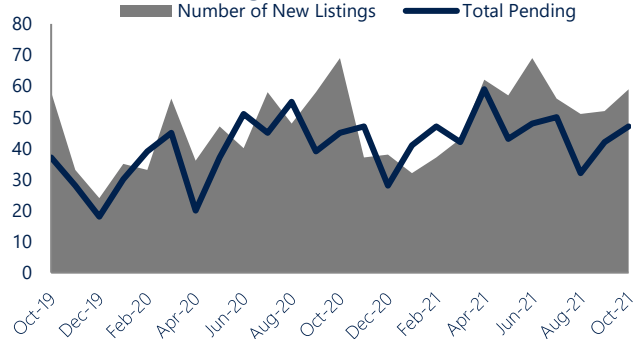
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

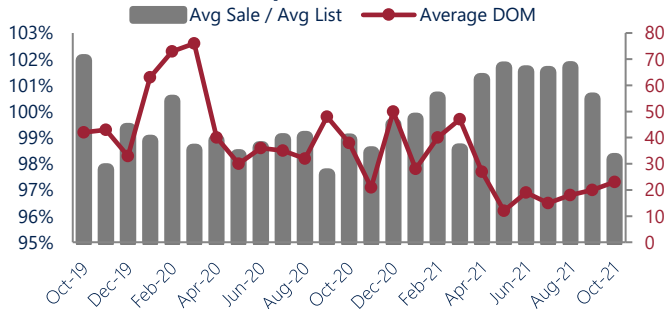
This month there were 59 homes newly listed for sale in Hampden and Medfield compared to 69 in October 2020, a decrease of 14%.

There were 47 current contracts pending sale this October compared to 45 a year ago. The number of current contracts is 4% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Hampden and Medfield was 98.2% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, lower than the average last year, which was 38, a decrease of 39%.



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