

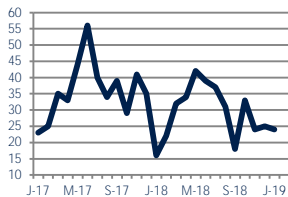
## Focus On: Hampden and Medfield Housing Market

January 2019

Zip Code(s): 21211

### Units Sold

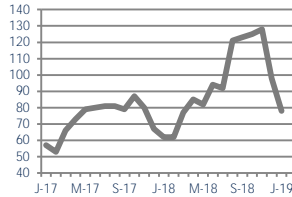
24



Up  
Vs. Year Ago

### Active Inventory

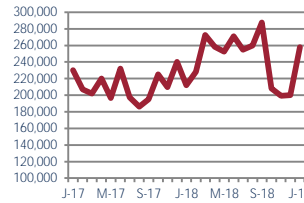
78



Up 26%  
Vs. Year Ago

### Median Sale Price

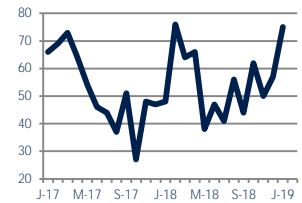
\$258,000



Up  
Vs. Year Ago

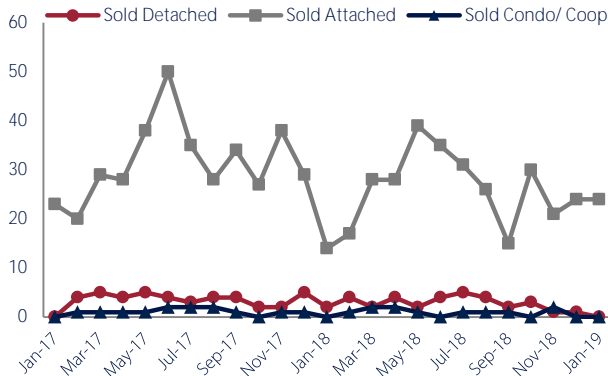
### Days On Market

75



Up  
Vs. Year Ago

### Units Sold\*



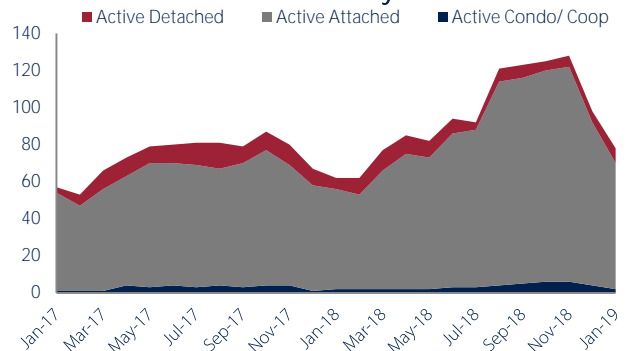
### Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 24 sold this month in Hampden and Medfield. This month's total units sold was higher than at this time last year, an increase from January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 26%. The total number of active inventory this January was 78 compared to 62 in January 2018. This month's total of 78 is lower than the previous month's total supply of available inventory of 98, a decrease of 20%.

### 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 January, the median sale price for Hampden and Medfield Homes was \$212,000. This January, the median sale price was \$258,000, an increase of \$46,000 compared to last year. The current median sold price is higher than in December.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



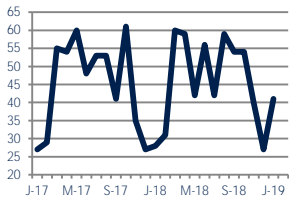
## Focus On: Hampden and Medfield Housing Market

January 2019

Zip Code(s): 21211

### New Listings

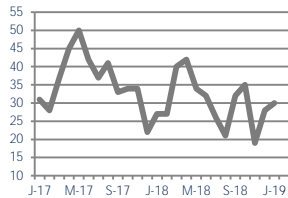
41



Up 46%  
Vs. Year Ago

### Current Contracts

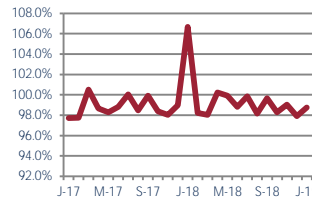
30



Up 11%  
Vs. Year Ago

### Sold Vs. List Price

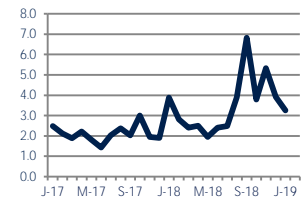
98.7%



Down  
Vs. Year Ago

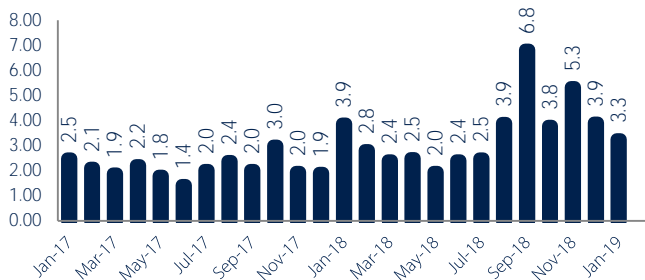
### Months of Supply

3.3



Down -16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

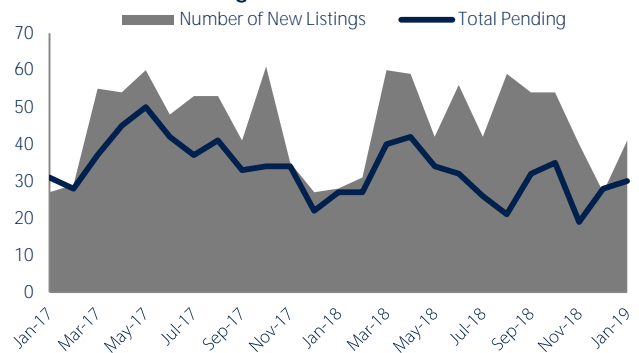
In January, there was 3.3 months of supply available in Hampden and Medfield, compared to 3.9 in January 2018. That is a decrease of 16% versus a year ago.

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.

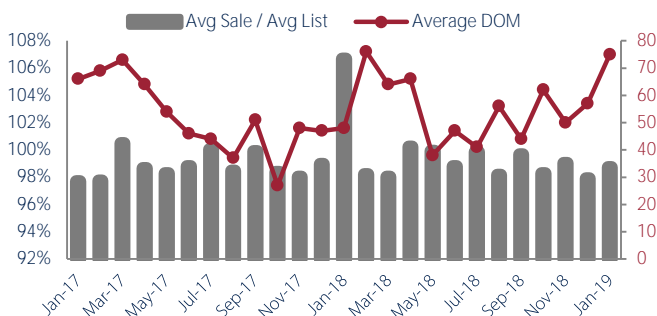
### New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Hampden and Medfield compared to 28 in January 2018, an increase of 46%. There were 30 current contracts pending sale this January compared to 27 a year ago. The number of current contracts is 11% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Hampden and Medfield was 98.7% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 75, higher than the average last year, which was 48. This increase was impacted by the limited number of sales.



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.

