



The Long & Foster Market Minute™

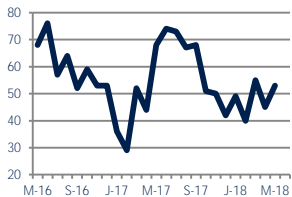
Focus On: Medford and Lumberton Housing Market

May 2018

Zip Code(s): 08055 and 08048

Units Sold

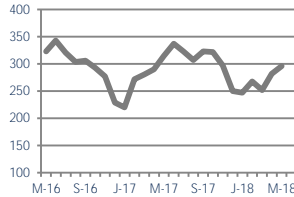
53



Down -22%
Vs. Year Ago

Active Inventory

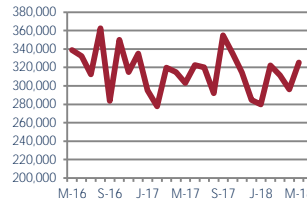
296



Down -6%
Vs. Year Ago

Median Sale Price

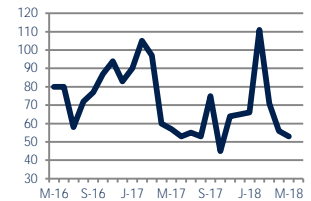
\$325,400



Up 7%
Vs. Year Ago

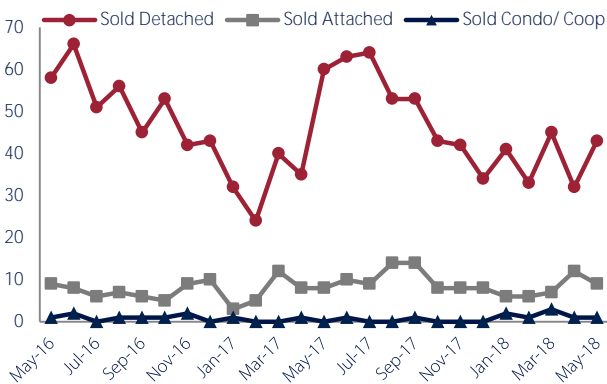
Days On Market

53



Down -7%
Vs. Year Ago

Units Sold*



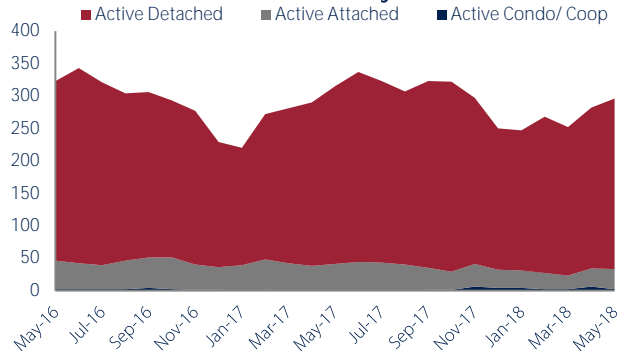
Units Sold

There was an increase in total units sold in May, with 53 sold this month in Medford and Lumberton versus 45 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 22% versus May 2017.

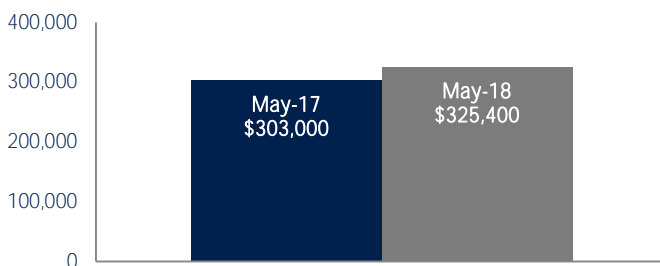
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 6%. The total number of active inventory this May was 296 compared to 315 in May 2017. This month's total of 296 is higher than the previous month's total supply of available inventory of 282, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Medford and Lumberton Homes was \$303,000. This May, the median sale price was \$325,400, an increase of 7% or \$22,400 compared to last year. The current median sold price is 10% higher 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.

Medford and Lumberton are defined as properties listed in zip code/s 08055 and 08048.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



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INTERNATIONAL REAL ESTATE



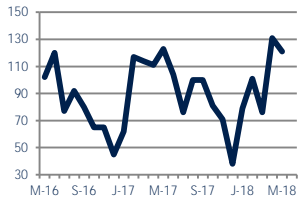
Focus On: Medford and Lumberton Housing Market

May 2018

Zip Code(s): 08055 and 08048

New Listings

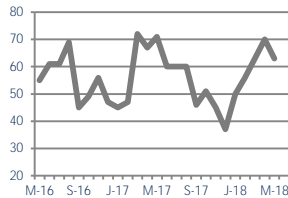
121



Down -2%
Vs. Year Ago

Current Contracts

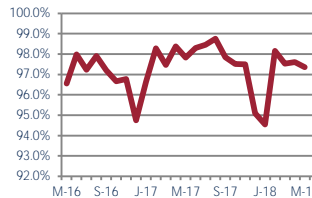
63



Down -11%
Vs. Year Ago

Sold Vs. List Price

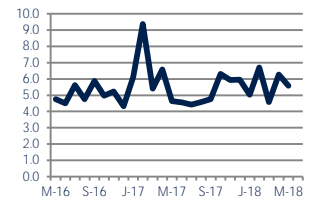
97.4%



No Change
Vs. Year Ago

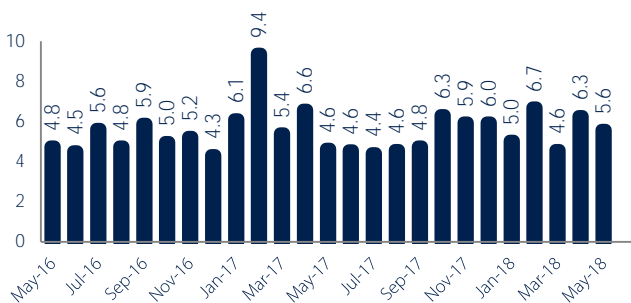
Months of Supply

5.6



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

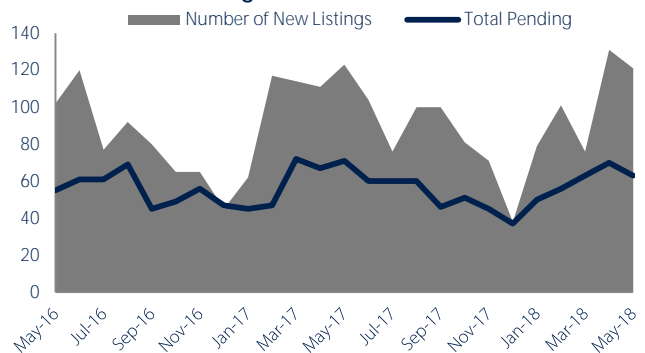
In May, there was 5.6 months of supply available in Medford and Lumberton, compared to 4.6 in May 2017. That is an increase of 21% versus a year ago.

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.

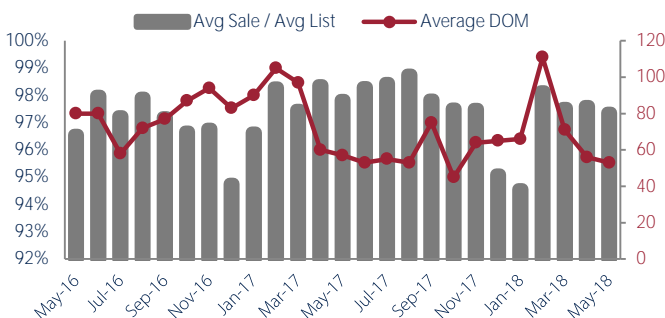
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Medford and Lumberton compared to 123 in May 2017, a decrease of 2%. There were 63 current contracts pending sale this May compared to 71 a year ago. The number of current contracts is 11% 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 Medford and Lumberton was 97.4% 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 53, lower than the average last year, which was 57, a decrease of 7%.



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