

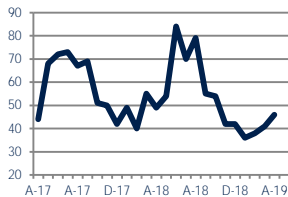
Focus On: Medford and Lumberton Housing Market

April 2019

Zip Code(s): 08055 and 08048

Units Sold

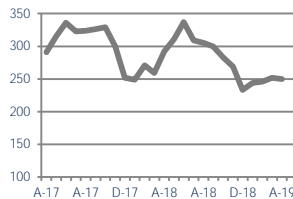
46



Down -6%
Vs. Year Ago

Active Inventory

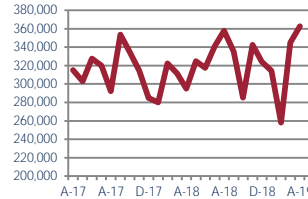
250



Down -14%
Vs. Year Ago

Median Sale Price

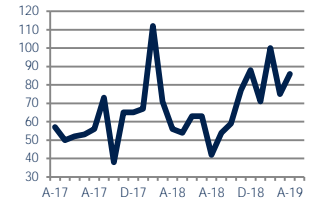
\$362,500



Up 23%
Vs. Year Ago

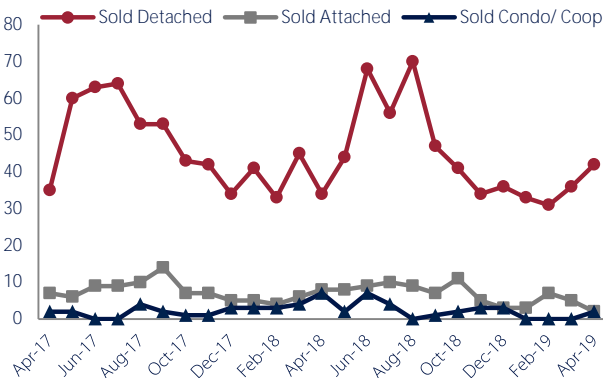
Days On Market

86



Up 54%
Vs. Year Ago

Units Sold*



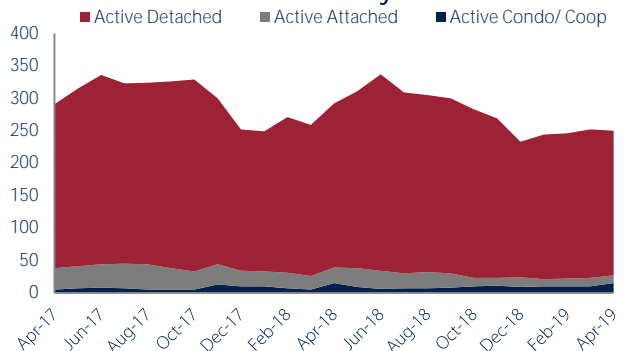
Units Sold

There was an increase in total units sold in April, with 46 sold this month in Medford and Lumberton versus 41 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2018.

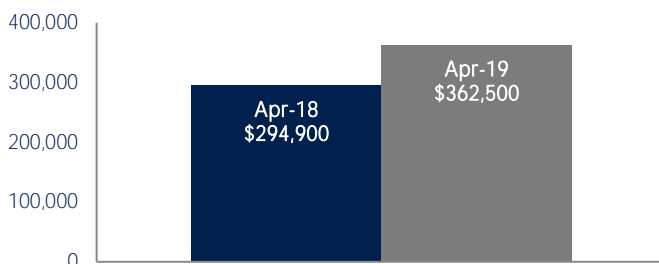
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 14%. The total number of active inventory this April was 250 compared to 292 in April 2018. This month's total of 250 is lower than the previous month's total supply of available inventory of 252, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Medford and Lumberton Homes was \$294,900. This April, the median sale price was \$362,500, an increase of 23% or \$67,600 compared to last year. The current median sold price is 5% higher than in March.

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 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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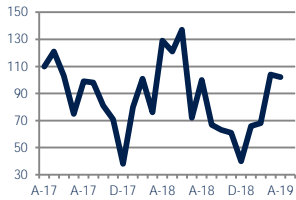
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April 2019

Zip Code(s): 08055 and 08048

New Listings

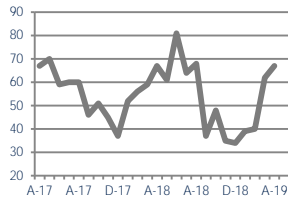
102



Down -21%
Vs. Year Ago

Current Contracts

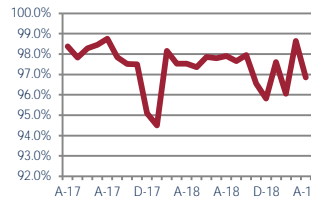
67



No Change
Vs. Year Ago

Sold Vs. List Price

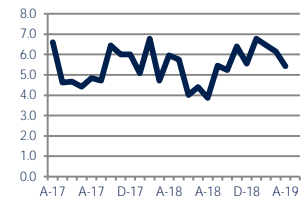
96.9%



Down -0.7%
Vs. Year Ago

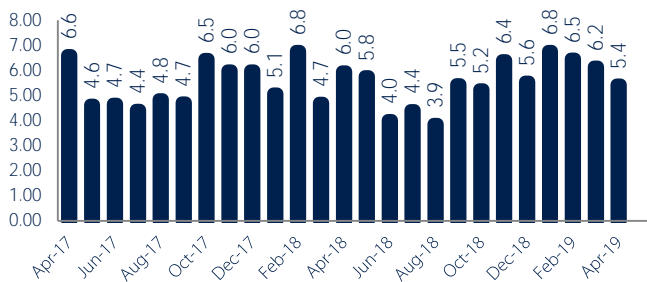
Months of Supply

5.4



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

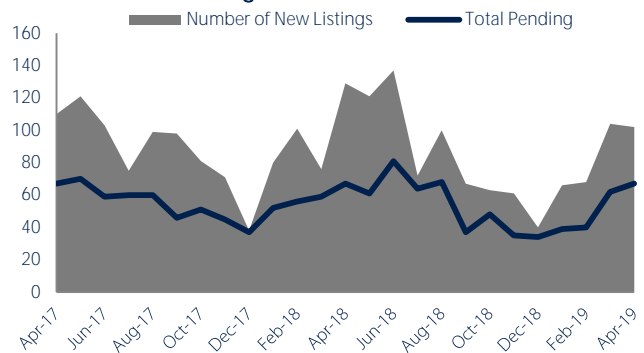
In April, there was 5.4 months of supply available in Medford and Lumberton, compared to 6.0 in April 2018. That is a decrease of 9% versus a year ago.

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.

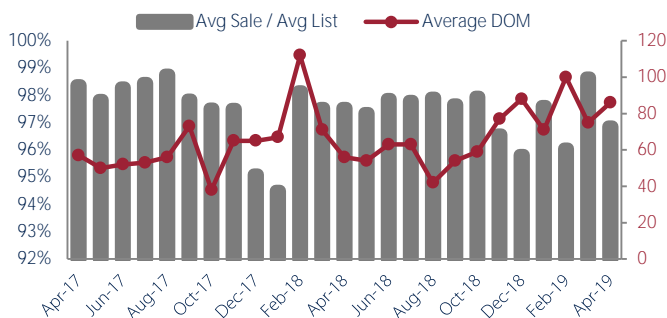
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Medford and Lumberton compared to 129 in April 2018, a decrease of 21%. There were 67 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 8% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Medford and Lumberton was 96.9% 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 86, higher than the average last year, which was 56, an increase of 54%.



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