

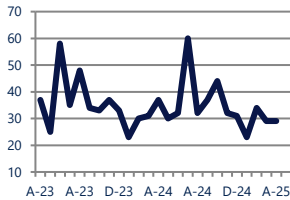
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MEDFORD AND LUMBERTON HOUSING MARKET**

APRIL 2025

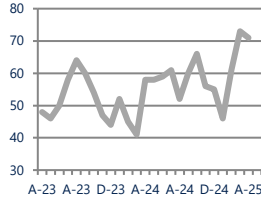
Zip Code(s): 08055 and 08048

Units Sold
29



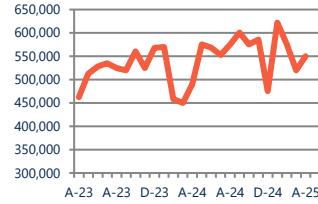
Down -22%
Vs. Year Ago

Active Inventory
71



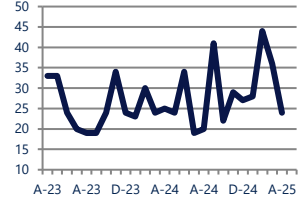
Up 22%
Vs. Year Ago

Median Sale Price
\$550,000



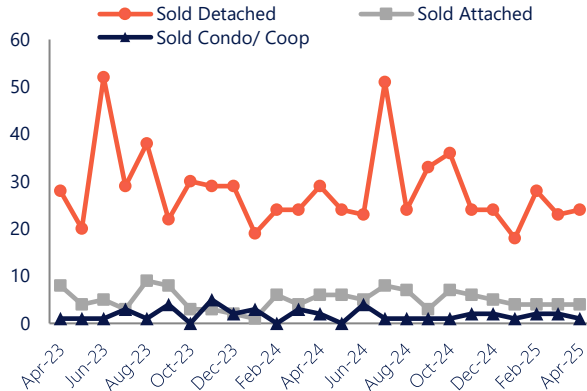
Up 12%
Vs. Year Ago

Days On Market
24



Down -4%
Vs. Year Ago

Units Sold*



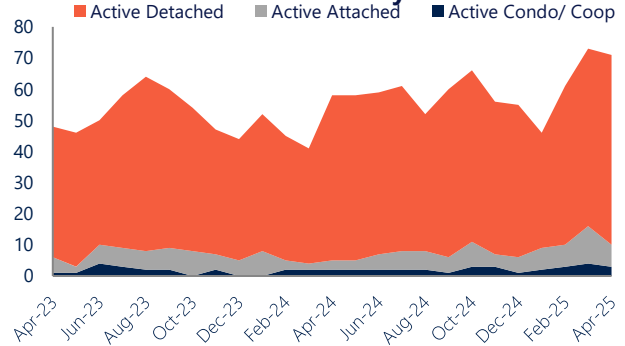
Units Sold

The number of units sold remained stable in April, with 29 sold this month in Medford and Lumberton. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2024.

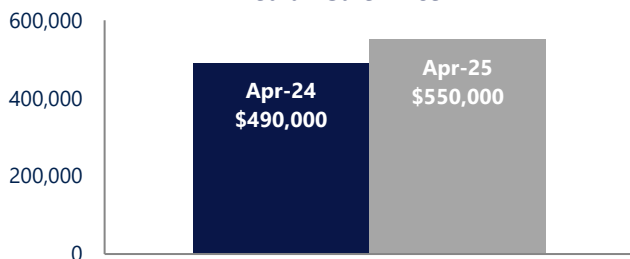
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 22%. The total number of active inventory this April was 71 compared to 58 in April 2024. This month's total of 71 is lower than the previous month's total supply of available inventory of 73, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Medford and Lumberton Homes was \$490,000. This April, the median sale price was \$550,000, an increase of 12% or \$60,000 compared to last year. The current median sold price is 6% 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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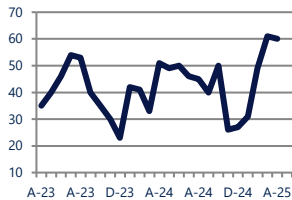
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APRIL 2025

Zip Code(s): 08055 and 08048

New Listings

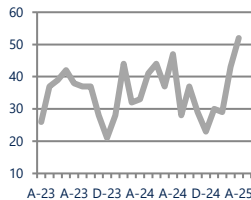
60



Up 18%
Vs. Year Ago

Current Contracts

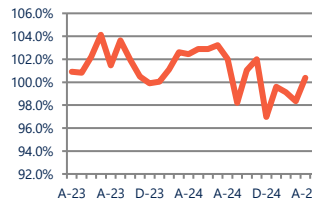
52



Up 58%
Vs. Year Ago

Sold Vs. List Price

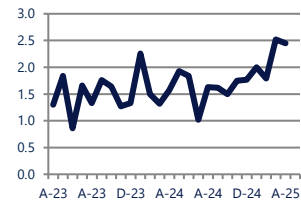
100.4%



Down -2%
Vs. Year Ago

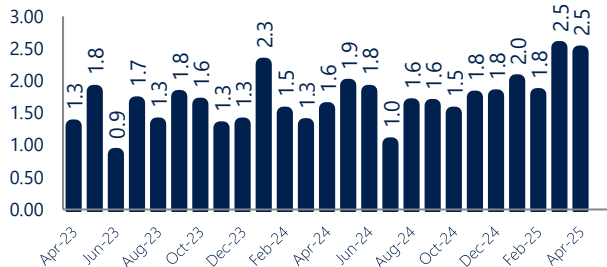
Months of Supply

2.5



Up 56%
Vs. Year Ago

Months Of Supply



Months of Supply

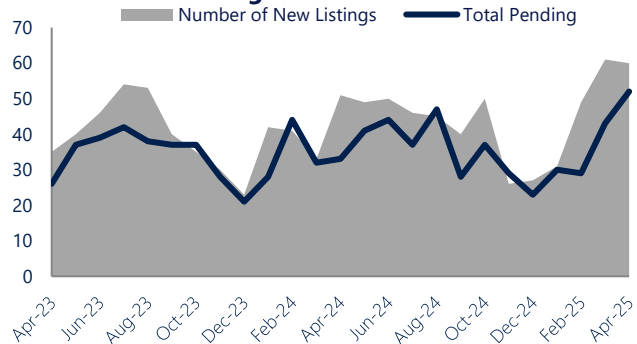
In April, there was 2.4 months of supply available in Medford and Lumberton, compared to 1.6 in April 2024. That is an increase of 56% versus a year ago.

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.

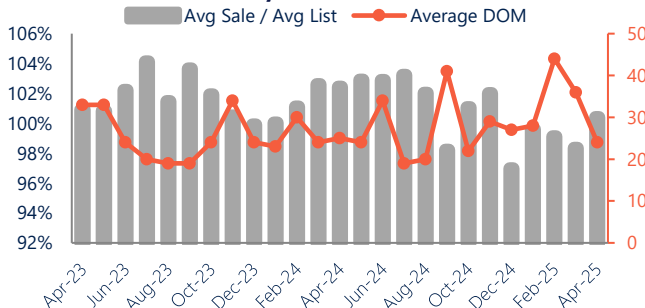
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Medford and Lumberton compared to 51 in April 2024, an increase of 18%. There were 52 current contracts pending sale this April compared to 33 a year ago. The number of current contracts is 58% higher than last April.

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 100.4% of the average list price, which is 2.0% lower 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 25, a decrease of 4%.

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