

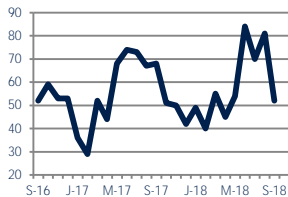
Focus On: Medford and Lumberton Housing Market

September 2018

Zip Code(s): 08055 and 08048

Units Sold

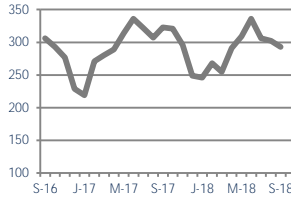
52



Down -24%
Vs. Year Ago

Active Inventory

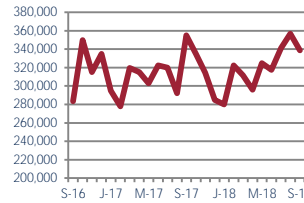
293



Down -9%
Vs. Year Ago

Median Sale Price

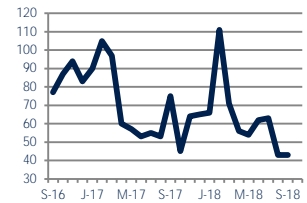
\$338,750



Down -5%
Vs. Year Ago

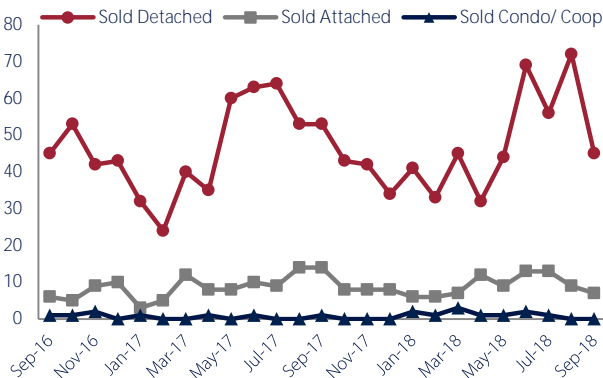
Days On Market

43



Down -43%
Vs. Year Ago

Units Sold*



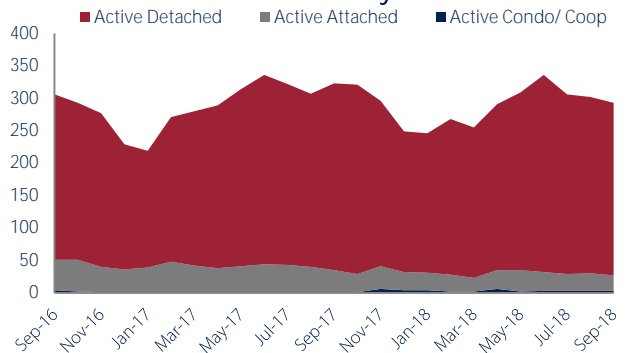
Units Sold

There was a decrease in total units sold in September, with 52 sold this month in Medford and Lumberton. This month's total units sold was lower than at this time last year.

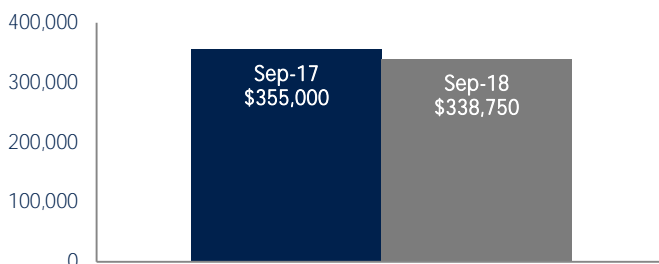
Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 9%. The total number of active inventory this September was 293 compared to 323 in September 2017. This month's total of 293 is lower than the previous month's total supply of available inventory of 302, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Medford and Lumberton Homes was \$355,000. This September, the median sale price was \$338,750, a decrease of 5% or \$16,250 compared to last year. The current median sold price is 5% lower than in August.

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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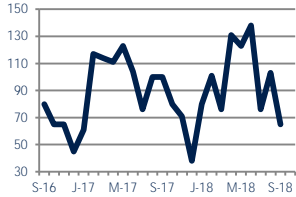
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September 2018

Zip Code(s): 08055 and 08048

New Listings

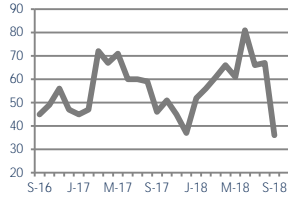
65



Down -35%
Vs. Year Ago

Current Contracts

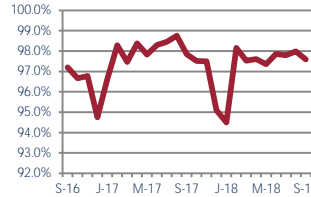
36



Down -22%
Vs. Year Ago

Sold Vs. List Price

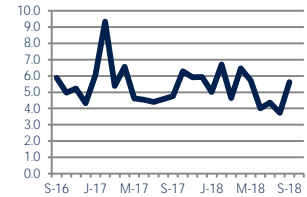
97.6%



No Change
Vs. Year Ago

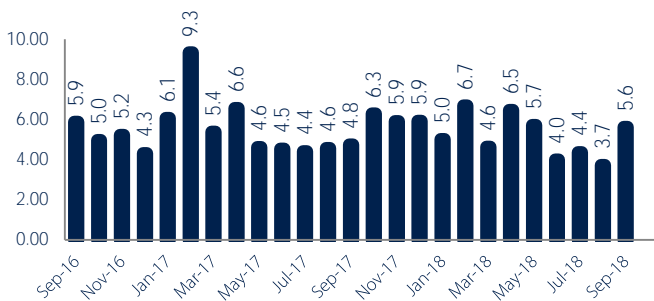
Months of Supply

5.6



Up 19%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 5.6 months of supply available in Medford and Lumberton, compared to 4.8 in September 2017. That is an increase of 19% versus a year ago.

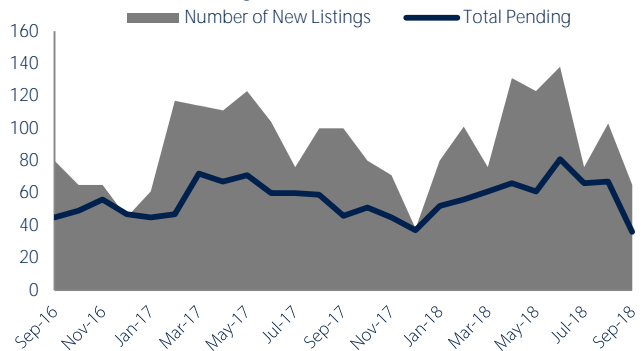
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

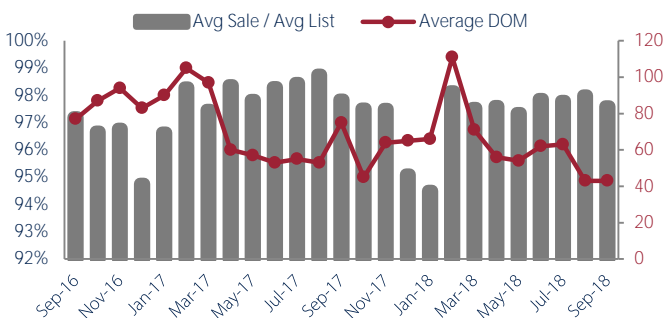
This month there were 65 homes newly listed for sale in Medford and Lumberton compared to 100 in September 2017, a decrease of 35%.

There were 36 current contracts pending sale this September compared to 46 a year ago. The number of current contracts is 22% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Medford and Lumberton was 97.6% 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 43, lower than the average last year, which was 75, a decrease of 43%.



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