

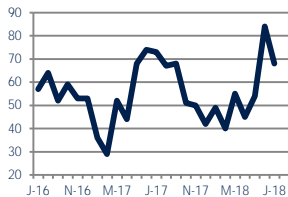
## Focus On: Medford and Lumberton Housing Market

July 2018

Zip Code(s): 08055 and 08048

### Units Sold

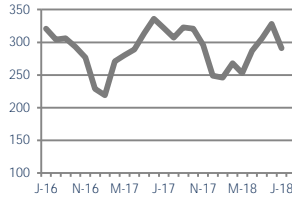
68



Down -7%  
Vs. Year Ago

### Active Inventory

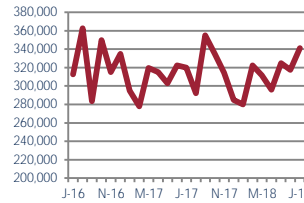
291



Down -10%  
Vs. Year Ago

### Median Sale Price

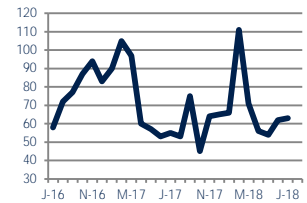
\$341,000



Up 7%  
Vs. Year Ago

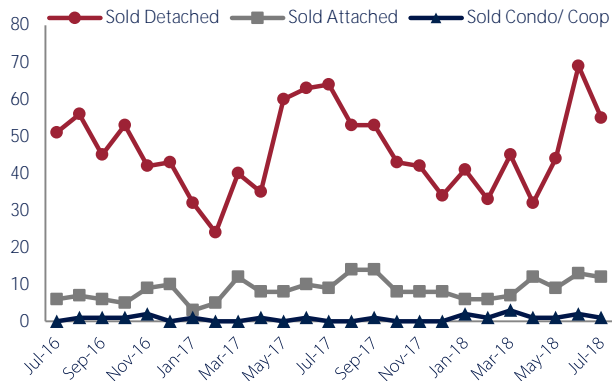
### Days On Market

63



Up 15%  
Vs. Year Ago

### Units Sold\*



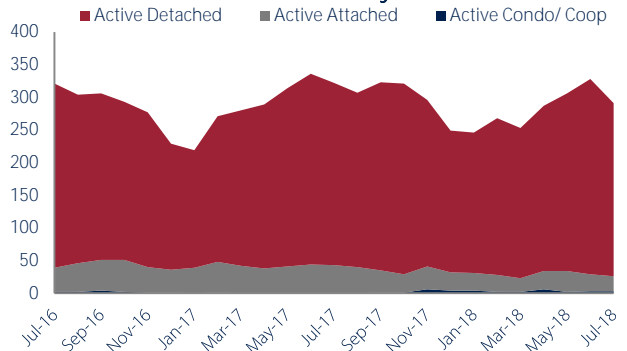
### Units Sold

There was a decrease in total units sold in July, with 68 sold this month in Medford and Lumberton versus 84 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 31 units or 10%. The total number of active inventory this July was 291 compared to 322 in July 2017. This month's total of 291 is lower than the previous month's total supply of available inventory of 328, a decrease of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price for Medford and Lumberton Homes was \$320,000. This July, the median sale price was \$341,000, an increase of 7% or \$21,000 compared to last year. The current median sold price is 7% higher than in June.

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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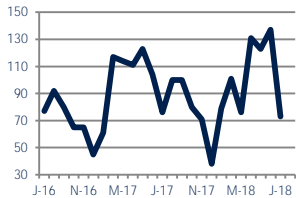
## Focus On: Medford and Lumberton Housing Market

July 2018

Zip Code(s): 08055 and 08048

### New Listings

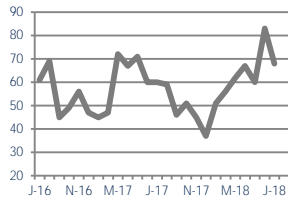
73



Down -4%  
Vs. Year Ago

### Current Contracts

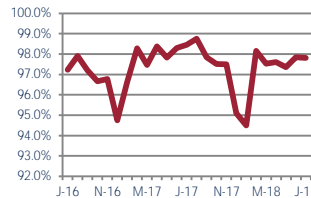
68



Up 13%  
Vs. Year Ago

### Sold Vs. List Price

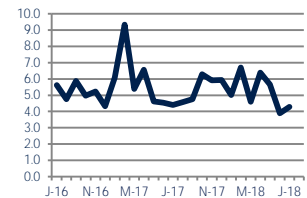
97.8%



Down -0.7%  
Vs. Year Ago

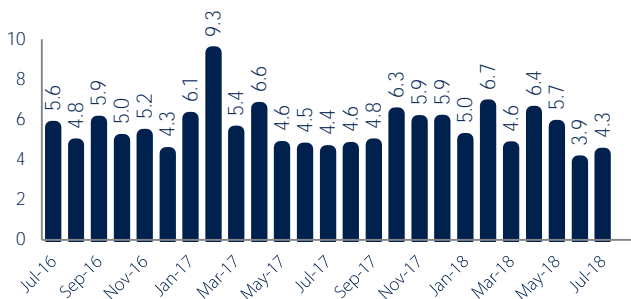
### Months of Supply

4.3



Down -3%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

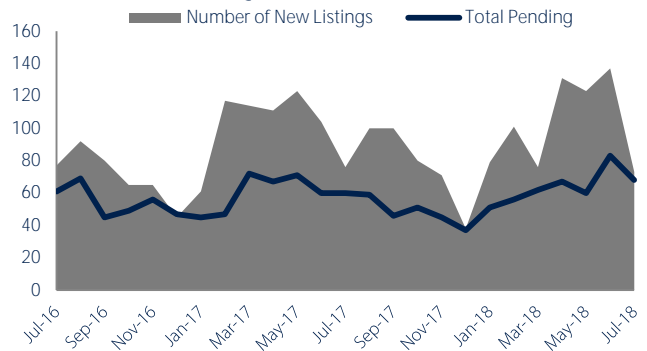
In July, there was 4.3 months of supply available in Medford and Lumberton, compared to 4.4 in July 2017. That is a decrease of 3% versus a year ago.

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.

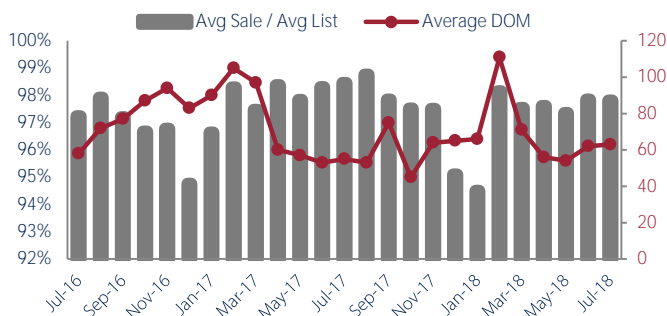
### New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Medford and Lumberton compared to 76 in July 2017, a decrease of 4%. There were 68 current contracts pending sale this July compared to 60 a year ago. The number of current contracts is 13% higher than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Medford and Lumberton was 97.8% of the average list price, which is 0.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 63, higher than the average last year, which was 55, an increase of 15%.



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