



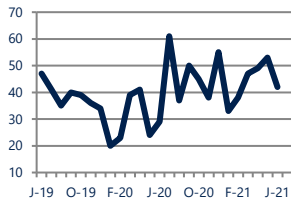
Focus On: Hampden and Medfield Housing Market

June 2021

Zip Code(s): 21211

Units Sold

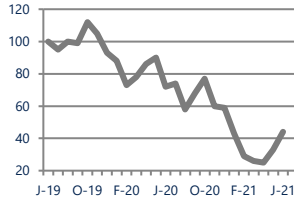
42



Up
Vs. Year Ago

Active Inventory

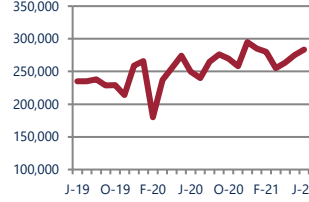
44



Down -39%
Vs. Year Ago

Median Sale Price

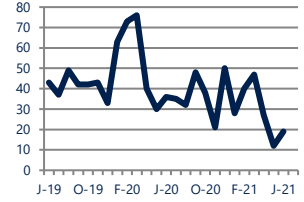
\$283,750



Up 14%
Vs. Year Ago

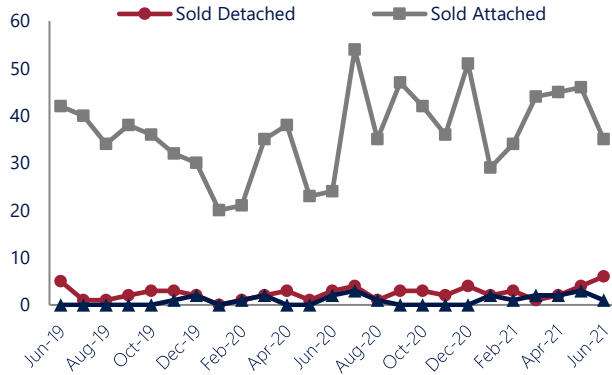
Days On Market

19



Down -47%
Vs. Year Ago

Units Sold*



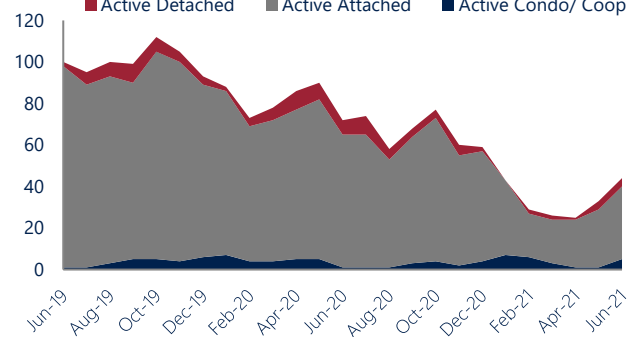
Units Sold

There was a decrease in total units sold in June, with 42 sold this month in Hampden and Medfield. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 39%. The total number of active inventory this June was 44 compared to 72 in June 2020. This month's total of 44 is higher than the previous month's total supply of available inventory of 33, an increase of 33%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Hampden and Medfield Homes was \$249,900. This June, the median sale price was \$283,750, an increase of 14% or \$33,850 compared to last year. The current median sold price is 3% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Hampden and Medfield are defined as properties listed in zip code/s 21211.

*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.





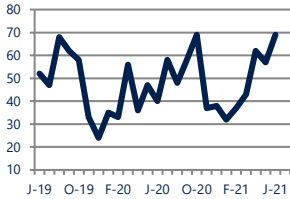
Focus On: Hampden and Medfield Housing Market

June 2021

Zip Code(s): 21211

New Listings

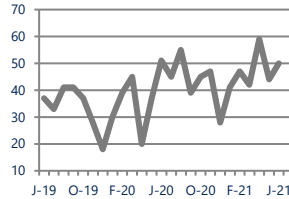
69



Up 73%
Vs. Year Ago

Current Contracts

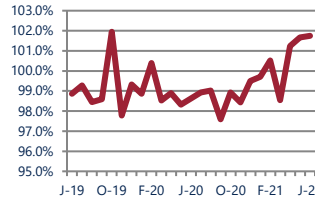
50



Down -2%
Vs. Year Ago

Sold Vs. List Price

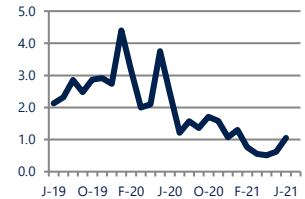
101.8%



Up 3.2%
Vs. Year Ago

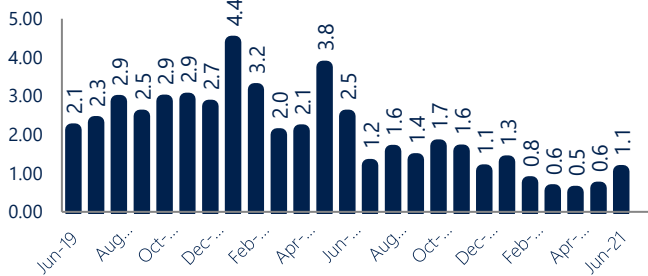
Months of Supply

1.1



Down -58%
Vs. Year Ago

Months Of Supply



Months of Supply

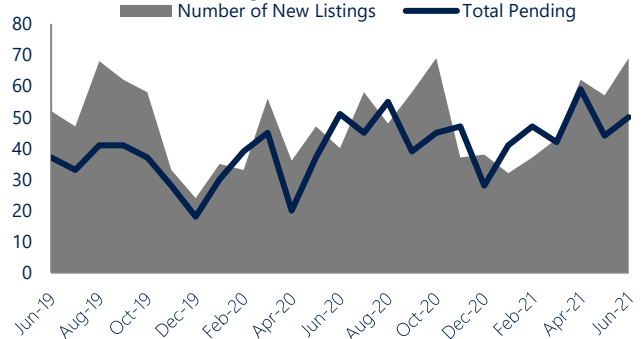
In June, there was 1.0 months of supply available in Hampden and Medfield, compared to 2.5 in June 2020. That is a decrease of 58% versus a year ago.

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.

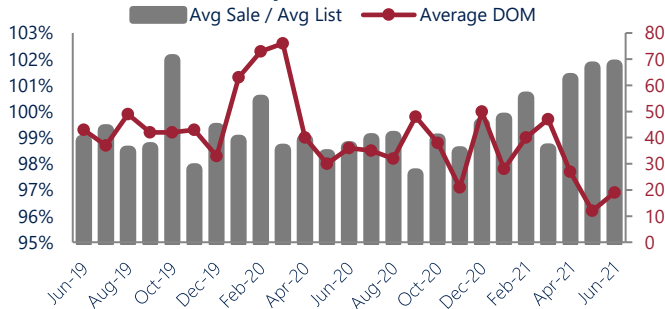
New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Hampden and Medfield compared to 40 in June 2020, an increase of 73%. There were 50 current contracts pending sale this June compared to 51 a year ago. The number of current contracts is 2% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Hampden and Medfield was 101.8% of the average list price, which is 3.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 36, a decrease of 47%.



Hampden and Medfield are defined as properties listed in zip code/s 21211.

*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.

