



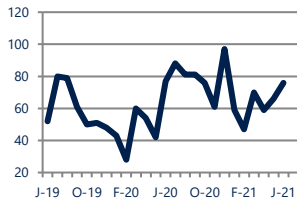
## Focus On: Medford and Lumberton Housing Market

June 2021

Zip Code(s): 08055 and 08048

### Units Sold

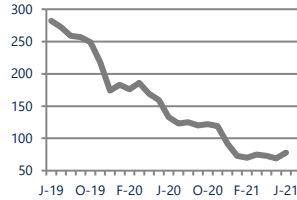
76



**Down -1%**  
Vs. Year Ago

### Active Inventory

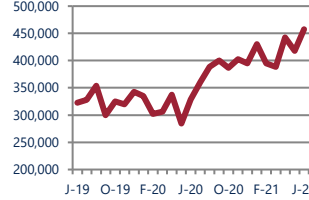
78



**Down -41%**  
Vs. Year Ago

### Median Sale Price

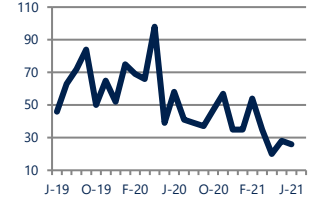
\$457,500



**Up**  
Vs. Year Ago

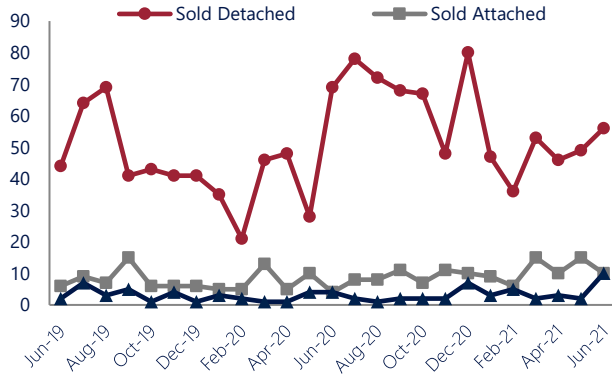
### Days On Market

26



**Down -55%**  
Vs. Year Ago

### Units Sold\*



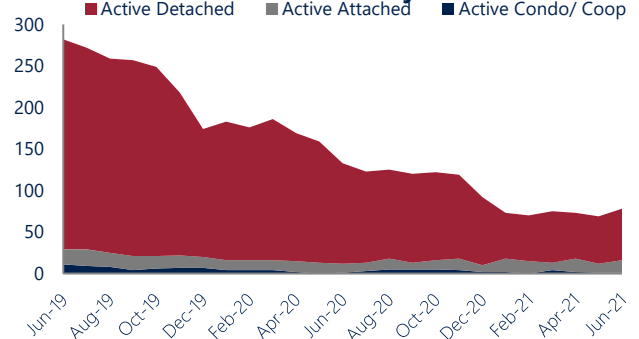
### Units Sold

There was an increase in total units sold in June, with 76 sold this month in Medford and Lumberton versus 66 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 1% versus June 2020.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 55 units or 41%. The total number of active inventory this June was 78 compared to 133 in June 2020. This month's total of 78 is higher than the previous month's total supply of available inventory of 69, an increase of 13%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Medford and Lumberton Homes was \$328,500. This June, the median sale price was \$457,500, an increase of \$129,000 compared to last year. The current median sold price is 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.

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.





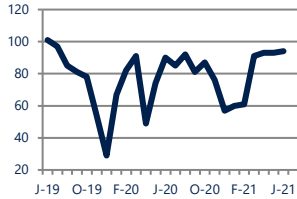
## Focus On: Medford and Lumberton Housing Market

June 2021

Zip Code(s): 08055 and 08048

### New Listings

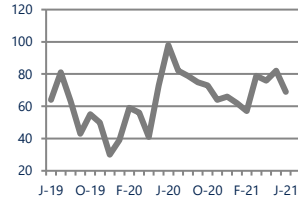
94



Up 4%  
Vs. Year Ago

### Current Contracts

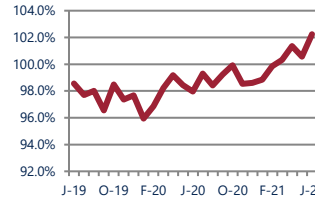
69



Down -30%  
Vs. Year Ago

### Sold Vs. List Price

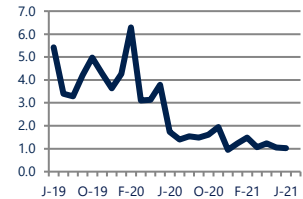
102.2%



Up 4.4%  
Vs. Year Ago

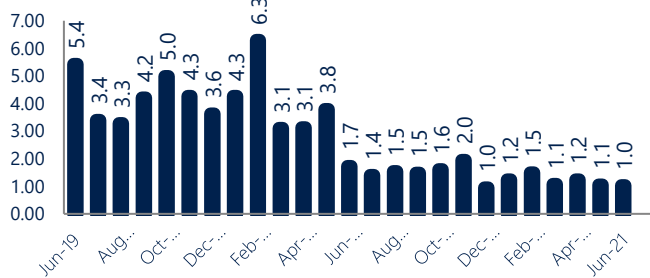
### Months of Supply

1.0



Down -40%  
Vs. Year Ago

### Months of Supply



### Months of Supply

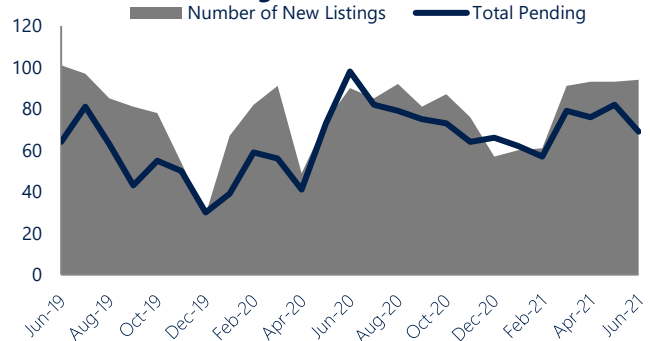
In June, there was 1.0 months of supply available in Medford and Lumberton, compared to 1.7 in June 2020. That is a decrease of 41% versus a year ago.

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.

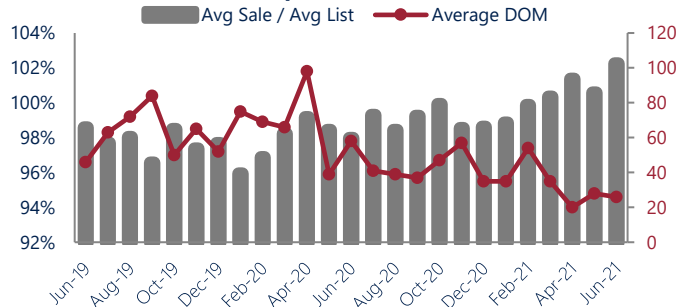
### New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Medford and Lumberton compared to 90 in June 2020, an increase of 4%. There were 69 current contracts pending sale this June compared to 98 a year ago. The number of current contracts is 30% 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 Medford and Lumberton was 102.2% of the average list price, which is 4.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 58, a decrease of 55%.

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