



# The Long & Foster Market Minute™

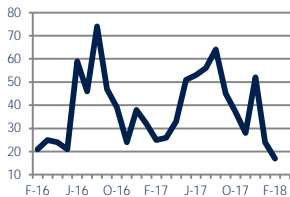
Focus On: Marlboro and Morganville Housing Market

February 2018

Zip Code(s): 07746 and 07751

## Units Sold

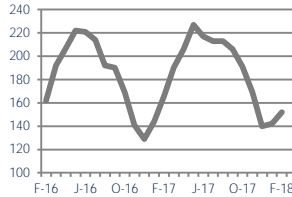
17



Down -32%  
Vs. Year Ago

## Active Inventory

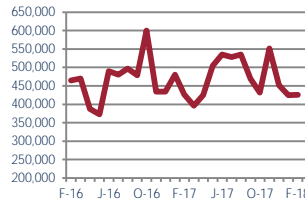
152



Down -8%  
Vs. Year Ago

## Median Sale Price

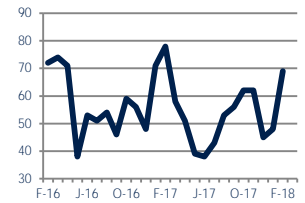
\$426,000



No Change  
Vs. Year Ago

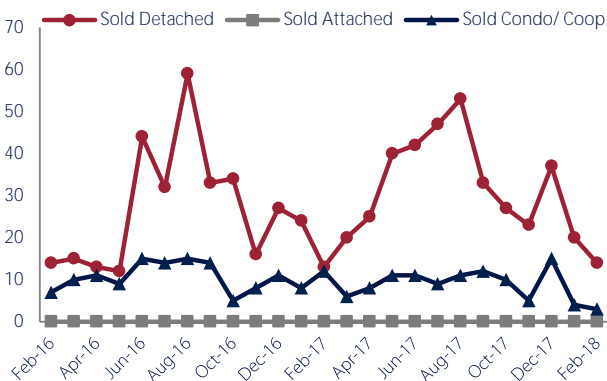
## Days On Market

69



Down -12%  
Vs. Year Ago

## Units Sold\*



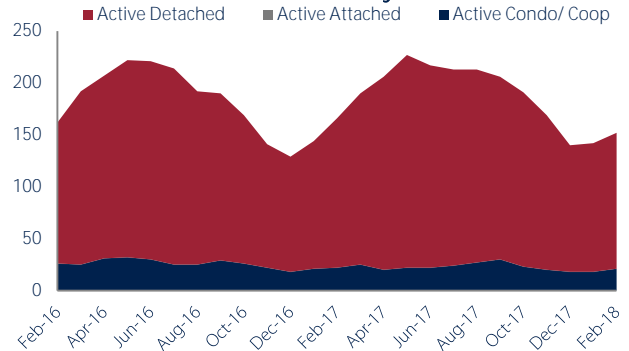
## Units Sold

There was a decrease in total units sold in February, with 17 sold this month in Marlboro and Morganville versus 24 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 32% versus February 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 8%. The total number of active inventory this February was 152 compared to 166 in February 2017. This month's total of 152 is higher than the previous month's total supply of available inventory of 142, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Marlboro and Morganville Homes was \$426,500. This February, the median sale price was approximately the same at \$426,000. The current median sold price is also similar to the median price in January.

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

Marlboro and Morganville are defined as properties listed in zip code/s 07746 and 07751.

\*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 MOMLS 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 MOMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

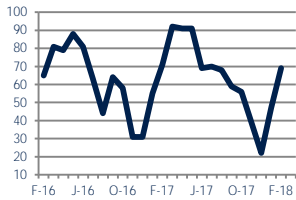




Zip Code(s): 07746 and 07751

### New Listings

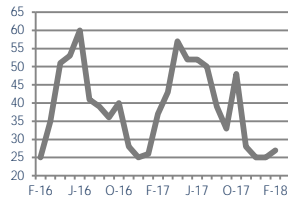
69



Down -3%  
Vs. Year Ago

### Current Contracts

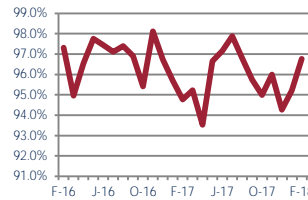
27



Down -27%  
Vs. Year Ago

### Sold Vs. List Price

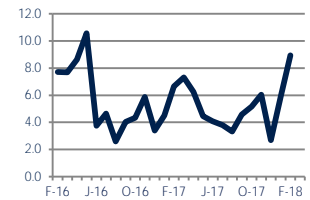
96.8%



Up 2.1%  
Vs. Year Ago

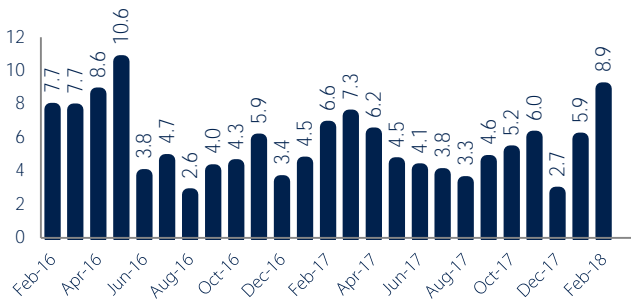
### Months of Supply

8.9



Up 35%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

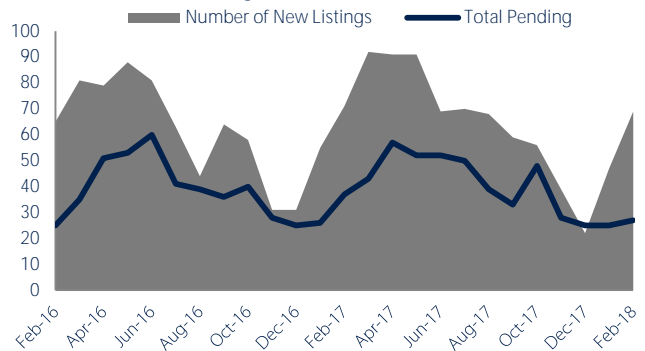
In February, there was 8.9 months of supply available in Marlboro and Morganville, compared to 6.6 in February 2017. That is an increase of 35% versus a year ago.

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.

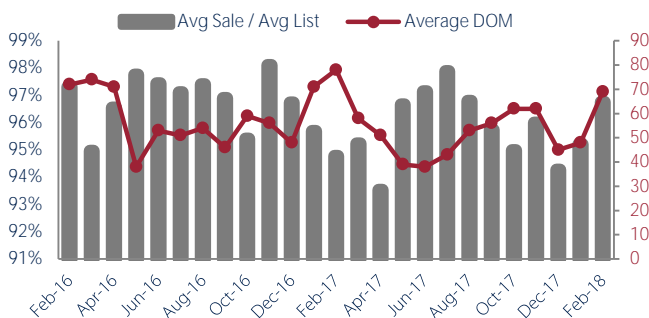
### New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Marlboro and Morganville compared to 71 in February 2017, a decrease of 3%. There were 27 current contracts pending sale this February compared to 37 a year ago. The number of current contracts is 27% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Marlboro and Morganville was 96.8% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 69, lower than the average last year, which was 78, a decrease of 12%.



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