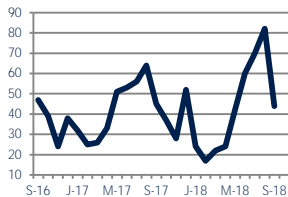


Zip Code(s): 07746 and 07751

### Units Sold

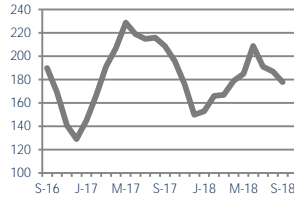
44



Down -2%  
Vs. Year Ago

### Active Inventory

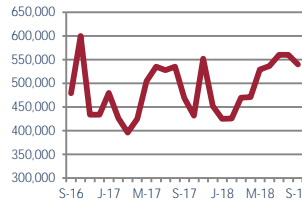
178



Down -15%  
Vs. Year Ago

### Median Sale Price

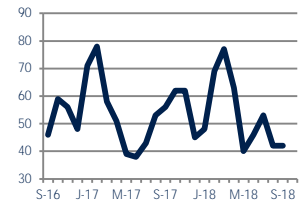
\$540,000



Up 15%  
Vs. Year Ago

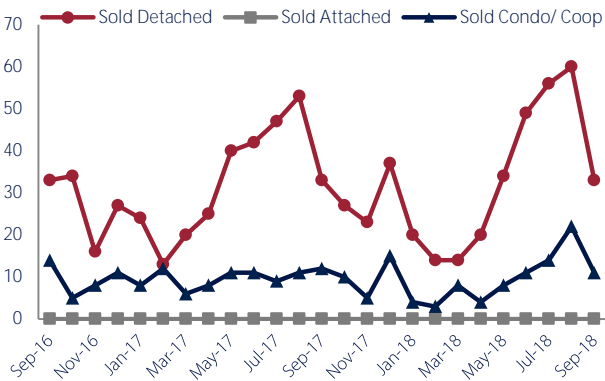
### Days On Market

42



Down -25%  
Vs. Year Ago

### Units Sold\*



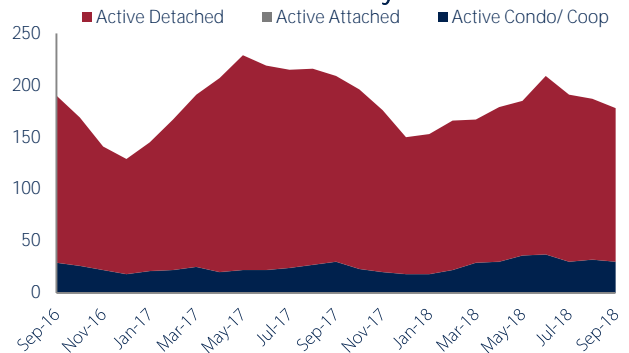
### Units Sold

There was a decrease in total units sold in September, with 44 sold this month in Marlboro and Morganville. 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 31 units or 15%. The total number of active inventory this September was 178 compared to 209 in September 2017. This month's total of 178 is lower than the previous month's total supply of available inventory of 187, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Marlboro and Morganville Homes was \$469,000. This September, the median sale price was \$540,000, an increase of 15% or \$71,000 compared to last year. The current median sold price is 4% 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.



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\*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.

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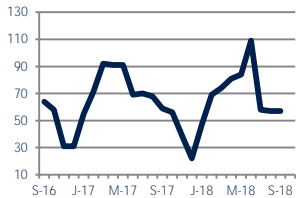




Zip Code(s): 07746 and 07751

### New Listings

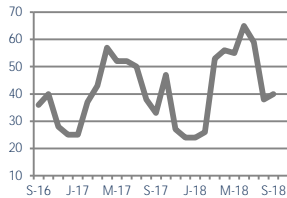
57



Down -3%  
Vs. Year Ago

### Current Contracts

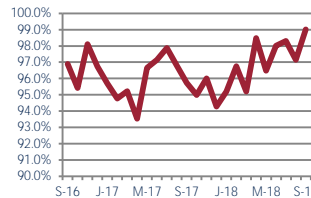
40



Up 21%  
Vs. Year Ago

### Sold Vs. List Price

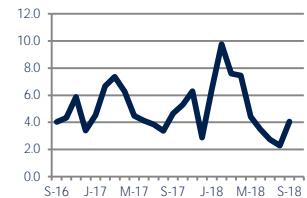
99.0%



Up 3.4%  
Vs. Year Ago

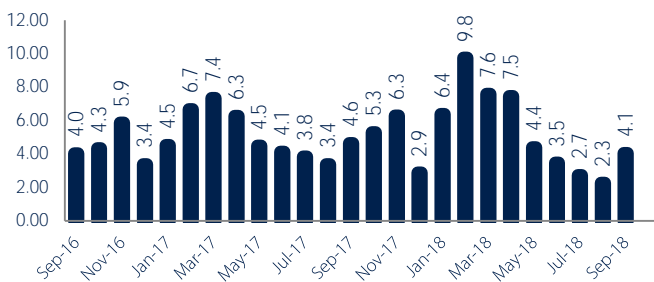
### Months of Supply

4.1



Down -13%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In September, there was 4.0 months of supply available in Marlboro and Morganville, compared to 4.6 in September 2017. That is a decrease of 13% versus a year ago.

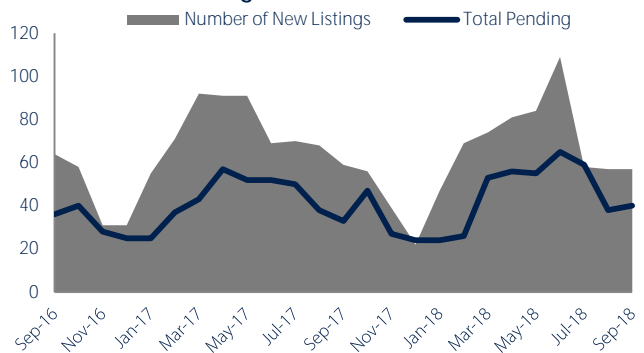
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

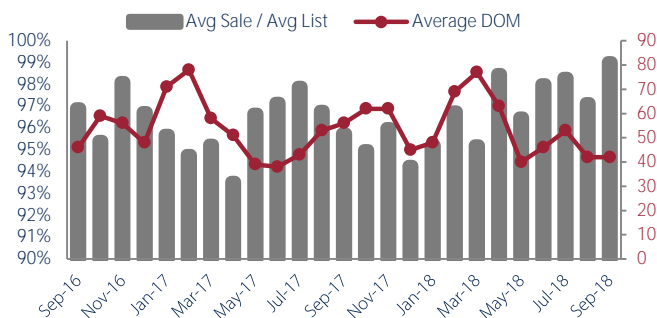
This month there were 57 homes newly listed for sale in Marlboro and Morganville compared to 59 in September 2017, a decrease of 3%.

There were 40 current contracts pending sale this September compared to 33 a year ago. The number of current contracts is 21% higher 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 Marlboro and Morganville was 99.0% of the average list price, which is 3.3% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 56, a decrease of 25%.



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