



The Long & Foster Market Minute™

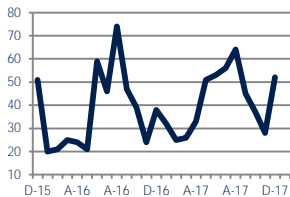
Focus On: Marlboro and Morganville Housing Market

December 2017

Zip Code(s): 07746 and 07751

Units Sold

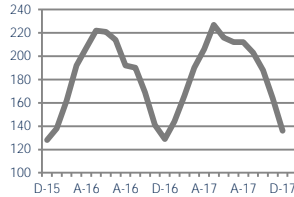
52



Up
Vs. Year Ago

Active Inventory

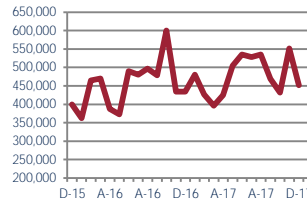
136



Up 5%
Vs. Year Ago

Median Sale Price

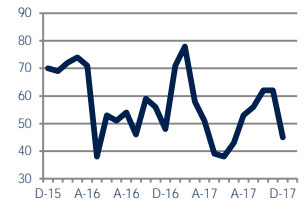
\$452,000



Up 4%
Vs. Year Ago

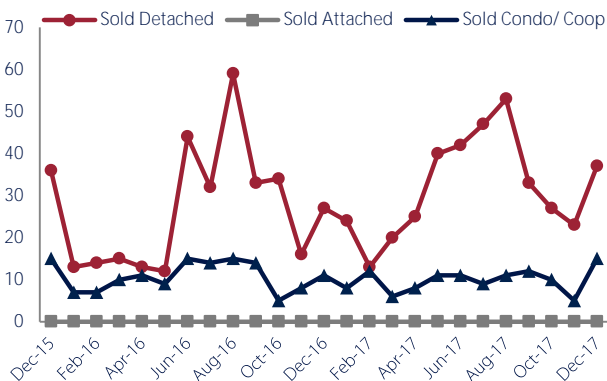
Days On Market

45



Down -6%
Vs. Year Ago

Units Sold*



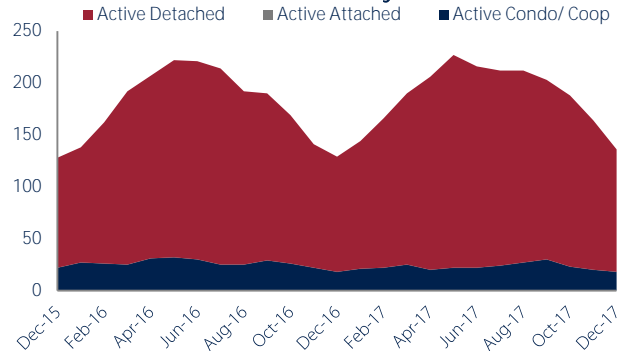
Units Sold

There was an increase in total units sold in December, with 52 sold this month in Marlboro and Morganville. 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 higher by 7 units or 5%. The total number of active inventory this December was 136 compared to 129 in December 2016. This month's total of 136 is lower than the previous month's total supply of available inventory of 164, a decrease of 17%.

Active Inventory*



Median Sale Price

Last December, the median sale price for Marlboro and Morganville Homes was \$433,950. This December, the median sale price was \$452,000, an increase of 4% or \$18,050 compared to last year. The current median sold price is 18% lower than in November.

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

Median Sale Price



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





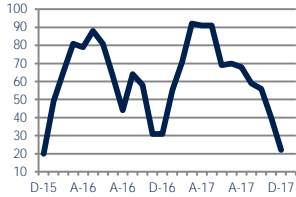
Focus On: Marlboro and Morganville Housing Market

December 2017

Zip Code(s): 07746 and 07751

New Listings

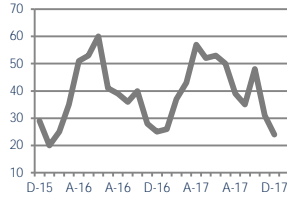
22



Down -29%
Vs. Year Ago

Current Contracts

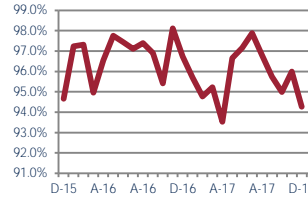
24



Down -4%
Vs. Year Ago

Sold Vs. List Price

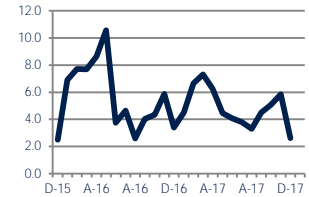
94.3%



Down -2.5%
Vs. Year Ago

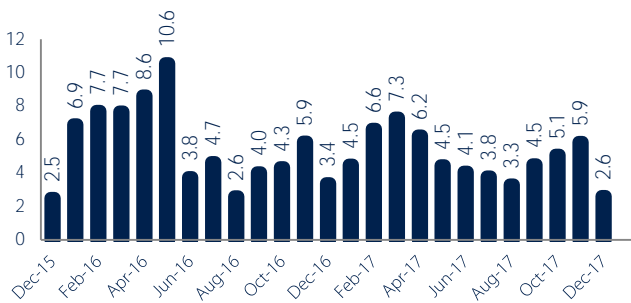
Months of Supply

2.6



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

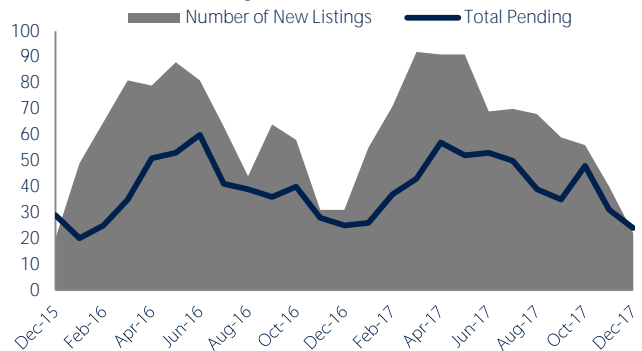
In December, there was 2.6 months of supply available in Marlboro and Morganville, compared to 3.4 in December 2016. That is a decrease of 23% versus a year ago.

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.

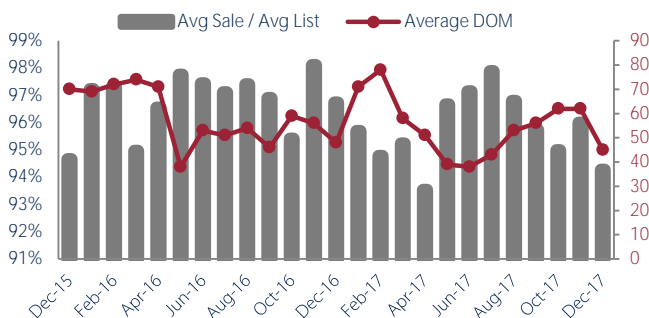
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Marlboro and Morganville compared to 31 in December 2016, a decrease of 29%. There were 24 current contracts pending sale this December compared to 25 a year ago. The number of current contracts is 4% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Marlboro and Morganville was 94.3% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 48, a decrease of 6%.



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