



The Long & Foster Market Minute™

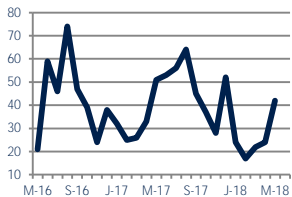
Focus On: Marlboro and Morganville Housing Market

May 2018

Zip Code(s): 07746 and 07751

Units Sold

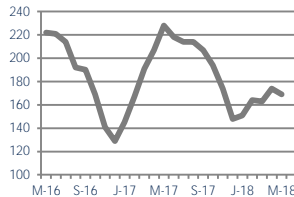
42



Down -18%
Vs. Year Ago

Active Inventory

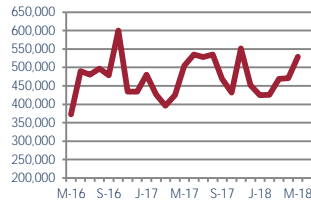
169



Down -26%
Vs. Year Ago

Median Sale Price

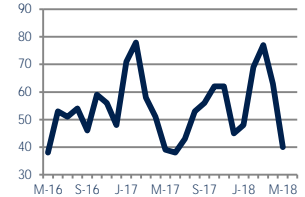
\$529,000



Up 5%
Vs. Year Ago

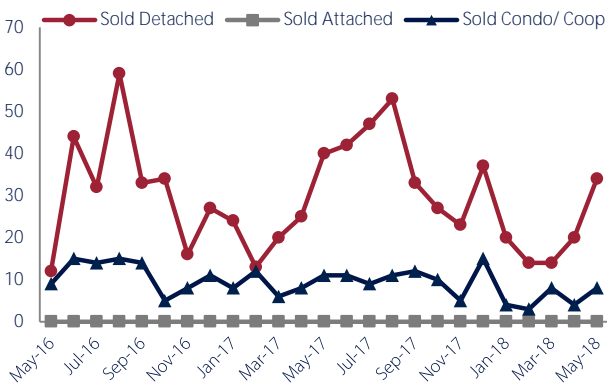
Days On Market

40



Up 3%
Vs. Year Ago

Units Sold*



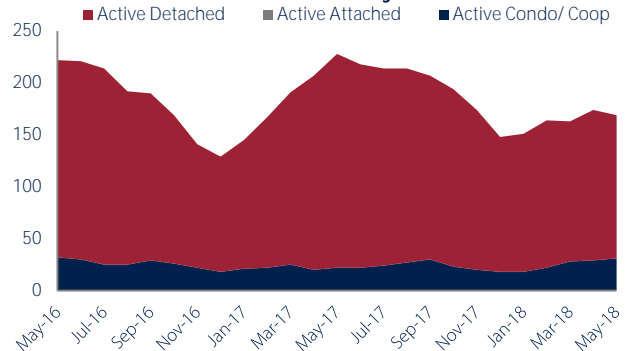
Units Sold

There was an increase in total units sold in May, with 42 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 59 units or 26%. The total number of active inventory this May was 169 compared to 228 in May 2017. This month's total of 169 is lower than the previous month's total supply of available inventory of 174, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Marlboro and Morganville Homes was \$505,000. This May, the median sale price was \$529,000, an increase of 5% or \$24,000 compared to last year. The current median sold price is 12% higher than in April.

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



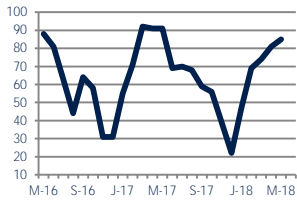
Focus On: Marlboro and Morganville Housing Market

May 2018

Zip Code(s): 07746 and 07751

New Listings

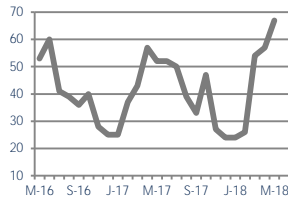
85



Down -7%
Vs. Year Ago

Current Contracts

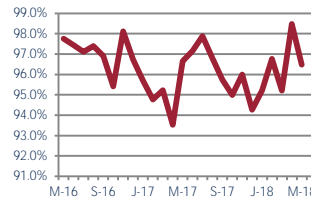
67



Up 29%
Vs. Year Ago

Sold Vs. List Price

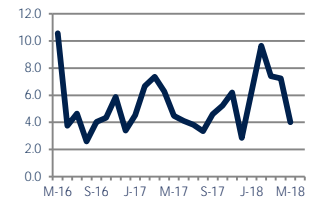
96.5%



No Change
Vs. Year Ago

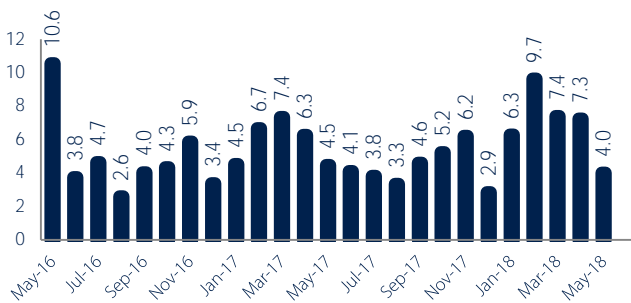
Months of Supply

4.0



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

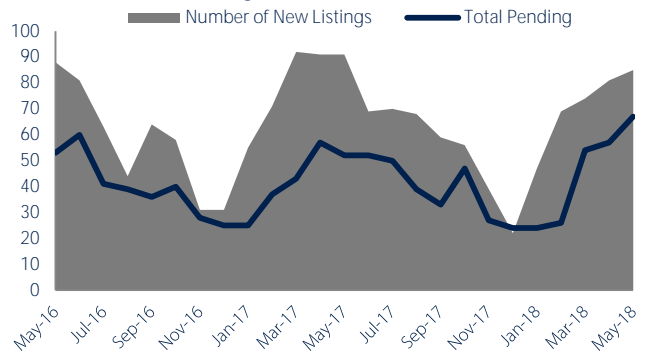
In May, there was 4.0 months of supply available in Marlboro and Morganville, compared to 4.5 in May 2017. That is a decrease of 10% versus a year ago.

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.

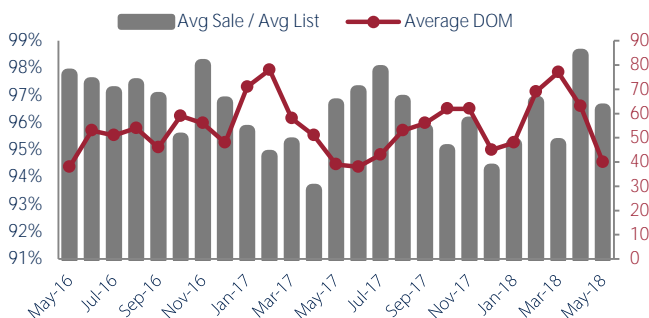
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Marlboro and Morganville compared to 91 in May 2017, a decrease of 7%. There were 67 current contracts pending sale this May compared to 52 a year ago. The number of current contracts is 29% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Marlboro and Morganville was 96.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 40, higher than the average last year, which was 39, an increase of 3%.



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