

THE LONG & FOSTER MARKET MINUTE™

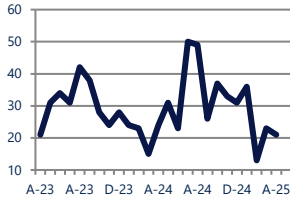
FOCUS ON: **MARLBORO AND MORGANVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): **07746 and 07751**

Units Sold

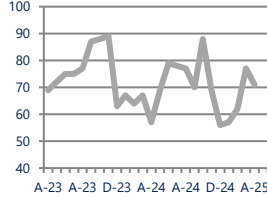
21



Down -13%
Vs. Year Ago

Active Inventory

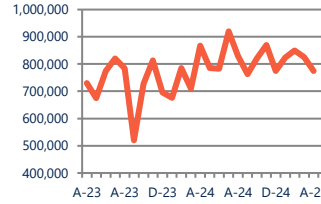
71



Up 25%
Vs. Year Ago

Median Sale Price

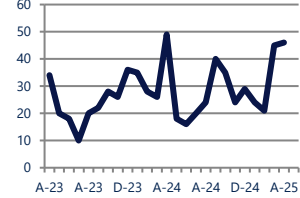
\$775,000



Down -11%
Vs. Year Ago

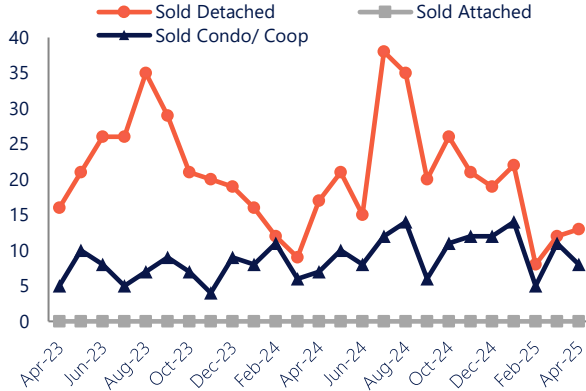
Days On Market

46



Down -6%
Vs. Year Ago

Units Sold*



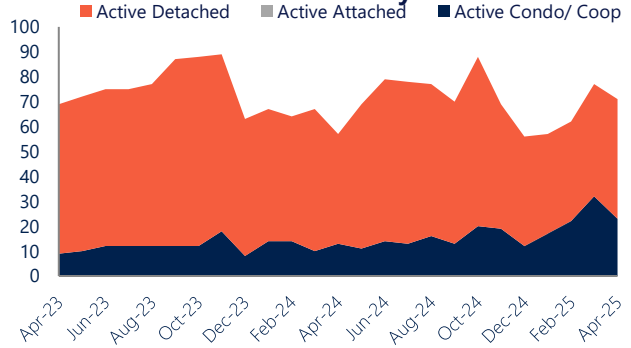
Units Sold

There was a decrease in total units sold in April, with 21 sold this month in Marlboro and Morganville versus 23 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

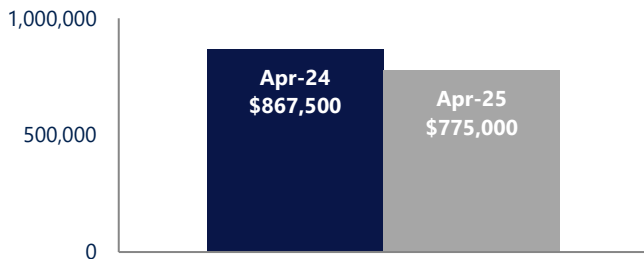
Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 25%. The total number of active inventory this April was 71 compared to 57 in April 2024. This month's total of 71 is lower than the previous month's total supply of available inventory of 77, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Marlboro and Morganville Homes was \$867,500. This April, the median sale price was \$775,000, a decrease of 11% or \$92,500 compared to last year. The current median sold price is 6% lower than in March.

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.

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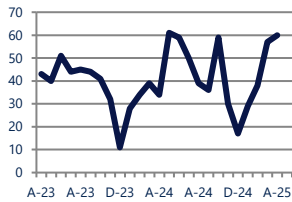
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APRIL 2025

Zip Code(s): 07746 and 07751

New Listings

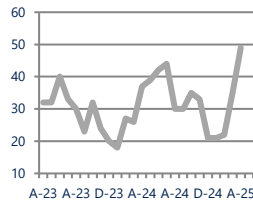
60



Up 76%
Vs. Year Ago

Current Contracts

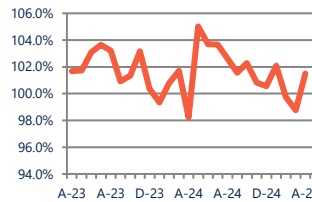
49



Up 32%
Vs. Year Ago

Sold Vs. List Price

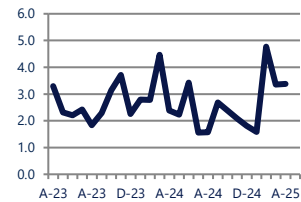
101.5%



Up 3.3%
Vs. Year Ago

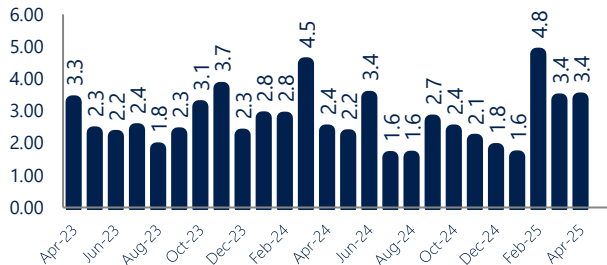
Months of Supply

3.4



Up 42%
Vs. Year Ago

Months Of Supply



Months of Supply

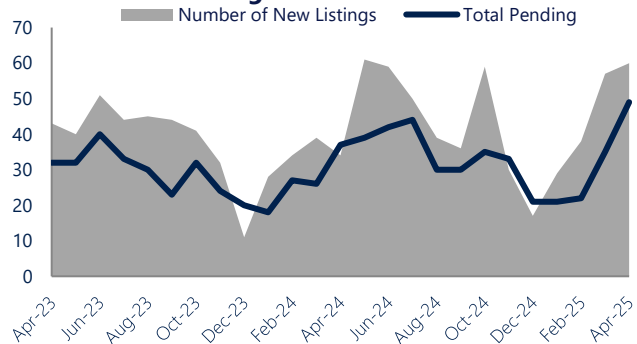
In April, there was 3.4 months of supply available in Marlboro and Morganville, compared to 2.4 in April 2024. That is an increase of 42% versus a year ago.

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.

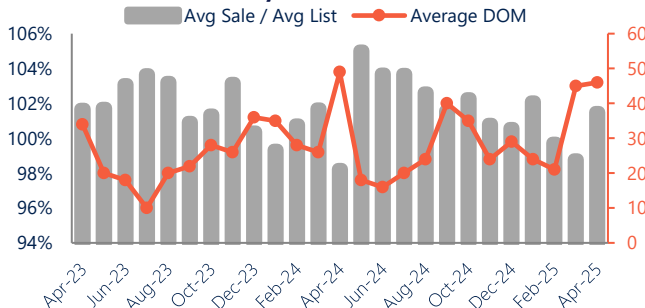
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Marlboro and Morganville compared to 34 in April 2024, an increase of 76%. There were 49 current contracts pending sale this April compared to 37 a year ago. The number of current contracts is 32% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Marlboro and Morganville was 101.5% 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 46, lower than the average last year, which was 49, a decrease of 6%.

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