

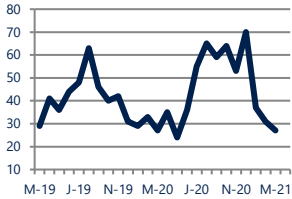


**Focus On: Marlboro and Morganville Housing Market**

March 2021

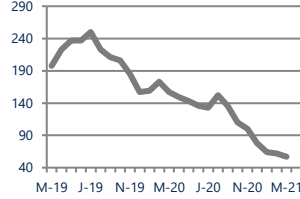
Zip Code(s): 07746 and 07751

**Units Sold**  
27



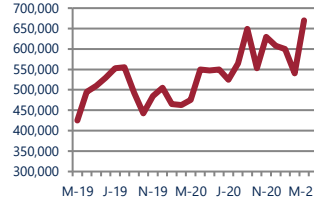
**No Change**  
Vs. Year Ago

**Active Inventory**  
57



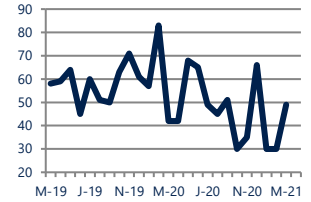
**Down -64%**  
Vs. Year Ago

**Median Sale Price**  
\$670,000



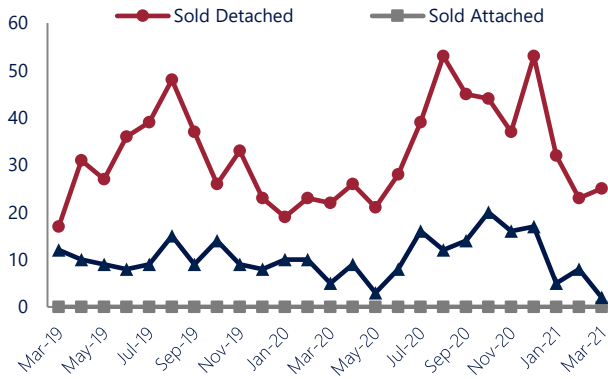
**Up**  
Vs. Year Ago

**Days On Market**  
49



**Up 17%**  
Vs. Year Ago

**Units Sold\***



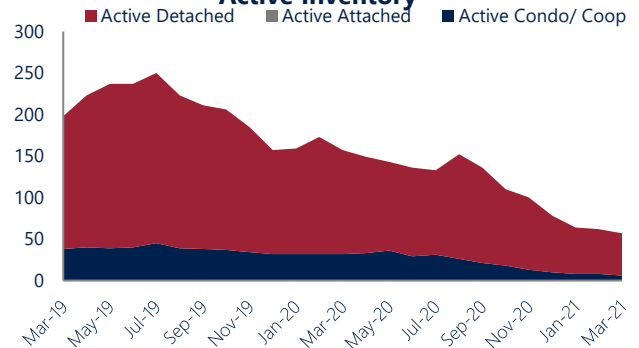
**Units Sold**

There was a decrease in total units sold in March, with 27 sold this month in Marlboro and Morganville, a decrease of 13%. This month's total units sold is similar compared to a year ago.

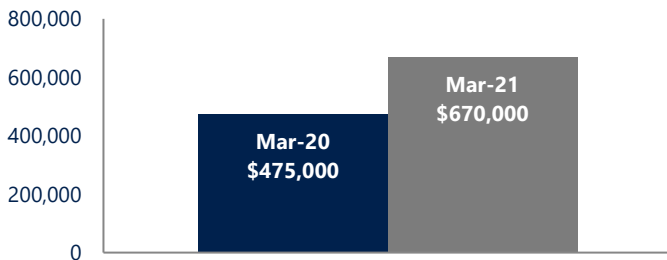
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 100 units or 64%. The total number of active inventory this March was 57 compared to 157 in March 2020. This month's total of 57 is lower than the previous month's total supply of available inventory of 62, a decrease of 8%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last March, the median sale price for Marlboro and Morganville Homes was \$475,000. This March, the median sale price was \$670,000, an increase of \$195,000 compared to last year. The current median sold price is higher than in February. 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.

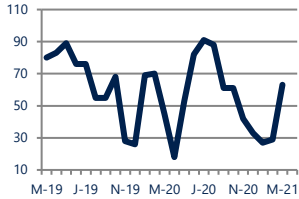




Zip Code(s): 07746 and 07751

**New Listings**

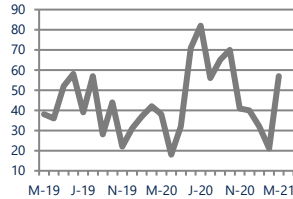
63



**Up 40%**  
Vs. Year Ago

**Current Contracts**

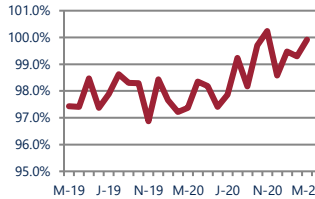
57



**Up 50%**  
Vs. Year Ago

**Sold Vs. List Price**

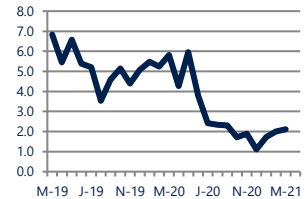
99.9%



**Up 2.6%**  
Vs. Year Ago

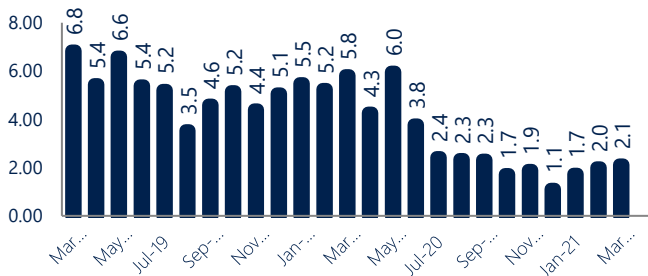
**Months of Supply**

2.1



**Down -64%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

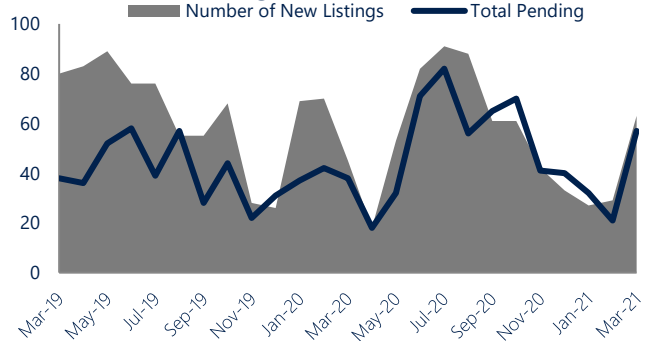
In March, there was 2.1 months of supply available in Marlboro and Morganville, compared to 5.8 in March 2020. That is a decrease of 64% versus a year ago.

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.

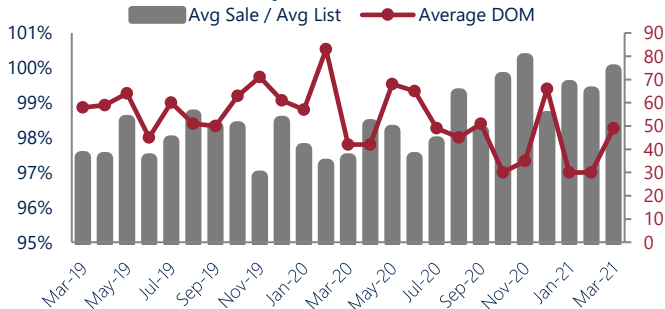
**New Listings & Current Contracts**

This month there were 63 homes newly listed for sale in Marlboro and Morganville compared to 45 in March 2020, an increase of 40%. There were 57 current contracts pending sale this March compared to 38 a year ago. The number of current contracts is 50% higher than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Marlboro and Morganville was 99.9% of the average list price, which is 2.6% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 49, higher than the average last year, which was 42, an increase of 17%.



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.

