



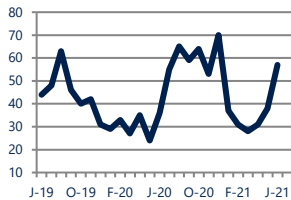
Focus On: Marlboro and Morganville Housing Market

June 2021

Zip Code(s): 07746 and 07751

Units Sold

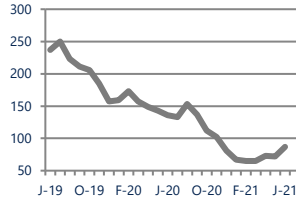
57



Up
Vs. Year Ago

Active Inventory

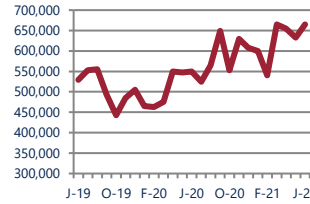
87



Down -36%
Vs. Year Ago

Median Sale Price

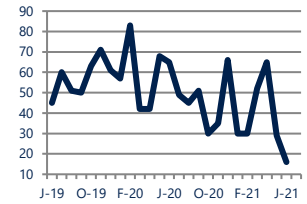
\$665,000



Up 21%
Vs. Year Ago

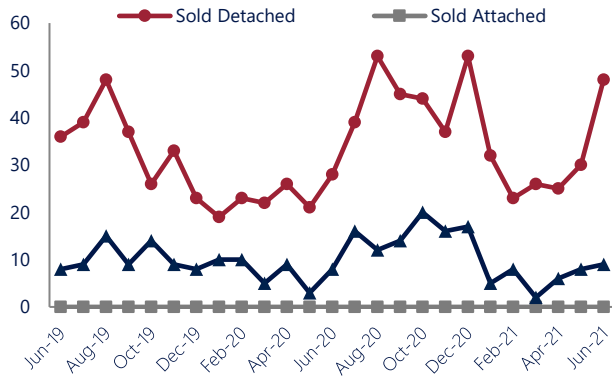
Days On Market

16



Down -75%
Vs. Year Ago

Units Sold*



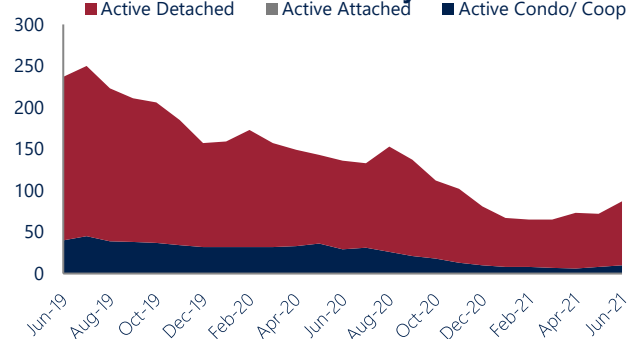
Units Sold

There was an increase in total units sold in June, with 57 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 lower by 49 units or 36%. The total number of active inventory this June was 87 compared to 136 in June 2020. This month's total of 87 is higher than the previous month's total supply of available inventory of 72, an increase of 21%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Marlboro and Morganville Homes was \$550,000. This June, the median sale price was \$665,000, an increase of 21% or \$115,000 compared to last year. The current median sold price is 5% higher than in May.

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.





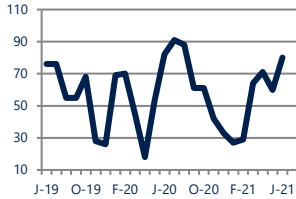
Focus On: Marlboro and Morganville Housing Market

June 2021

Zip Code(s): 07746 and 07751

New Listings

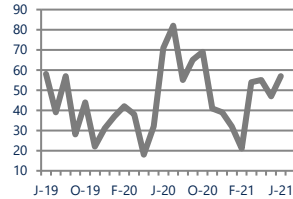
80



Down -2%
Vs. Year Ago

Current Contracts

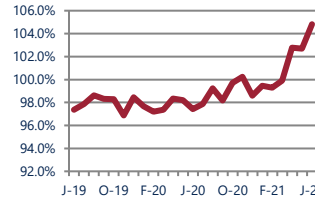
57



Down -20%
Vs. Year Ago

Sold Vs. List Price

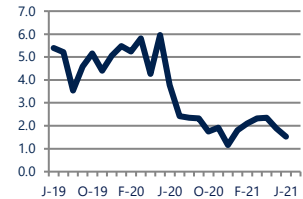
104.8%



Up
Vs. Year Ago

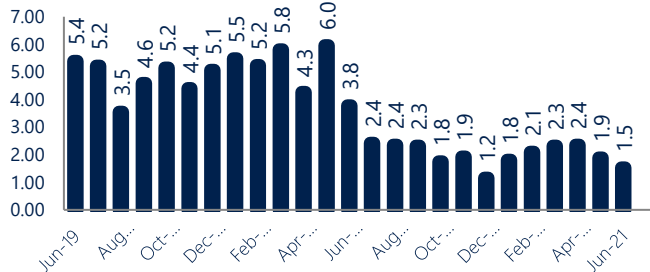
Months of Supply

1.5



Down -60%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

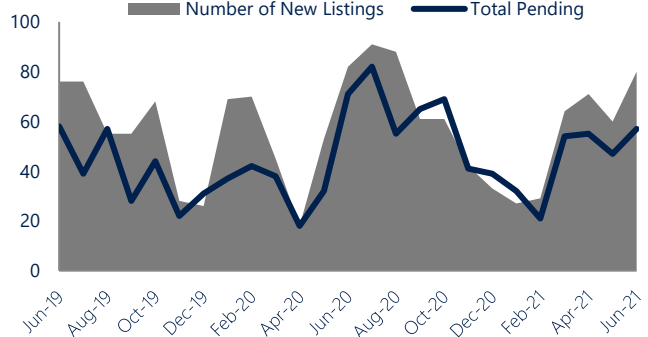
This month there were 80 homes newly listed for sale in Marlboro and Morganville compared to 82 in June 2020, a decrease of 2%. There were 57 current contracts pending sale this June compared to 71 a year ago. The number of current contracts is 20% lower than last June.

Months of Supply

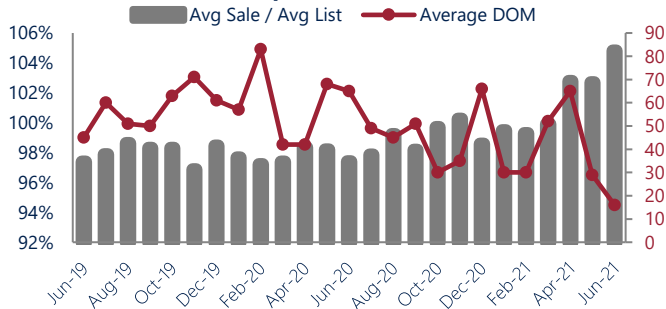
In June, there was 1.5 months of supply available in Marlboro and Morganville, compared to 3.8 in June 2020. That is a decrease of 60% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Marlboro and Morganville was 104.8% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 65, a decrease of 75%.

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