

# Florham Park

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	92 Brandywyne Drive	OneFloor	1	2.0	99	\$335,000	\$335,000	\$315,000	94.03%	\$300,000	1.05
2	30 Lynn Court	TwndEndUn	1	2.0	50	\$342,000	\$342,000	\$330,000	96.49%	\$300,000	1.10
3	32 Elmwood Road	SplitLev	3	1.1	41	\$489,000	\$475,000	\$460,000	96.84%	\$472,800	0.97
4	5 Spring Valley Drive	SplitLev	3	2.0	0	\$500,000	\$500,000	\$480,000	96.00%	\$527,600	0.91
5	10 Sarazen Court	TwndEndUn	3	2.1	19	\$585,000	\$585,000	\$590,000	100.85%	\$525,000	1.12
6	16 Quail Run	Contemp	5	3.0	115	\$899,000	\$825,000	\$815,000	98.79%	\$836,200	0.97
7	2 Cherokee Trail	Colonial	5	3.1	27	\$979,000	\$979,000	\$967,000	98.77%	\$955,500	1.01
8	36 Broadway	Colonial	5	4.0	93	\$1,150,000	\$1,150,000	\$1,130,000	98.26%		
9	21 Parker Court	Colonial	6	3.2	15	\$1,500,000	\$1,500,000	\$1,275,000	85.00%	\$996,900	1.28
AVERAGE					51	\$753,222	\$743,444	\$706,889	96.12%		1.05

## "ACTIVE" Listings in Florham Park

Number of Units: 33  
 Average List Price: \$1,092,727  
 Average Days on Market: 65

## "UNDER CONTRACT" Listings in Florham Park

Number of Units: 17  
 Average List Price: \$785,863  
 Average Days on Market: 73

# Florham Park 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	50	51										54
List Price	\$633,250	\$646,950	\$743,444										\$686,889
Sales Price	\$624,250	\$627,500	\$706,889										\$663,737
Sales Price as a % of List Price	98.27%	96.99%	96.12%										97.12%
Sales Price to Assessed Value	1.00	1.08	1.05										1.03
# Units Sold	8	2	9										19
Active Listings	27	21	33										27
Under Contracts	8	19	17										15

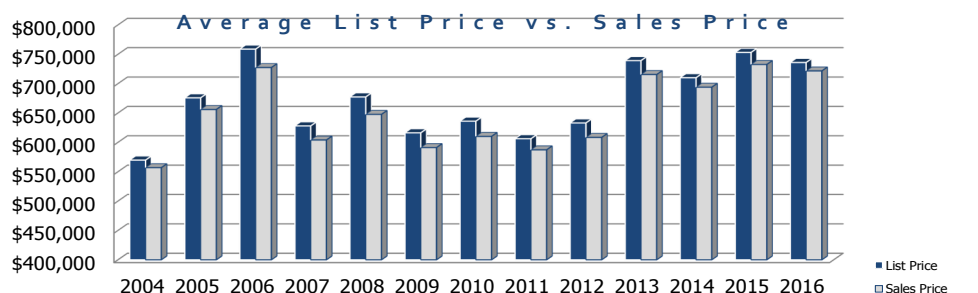
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	60	54	-10.54%
Sales Price	\$738,776	\$663,737	-10.16%
Assessed Value to Sales Price	0.97	1.03	0.00%



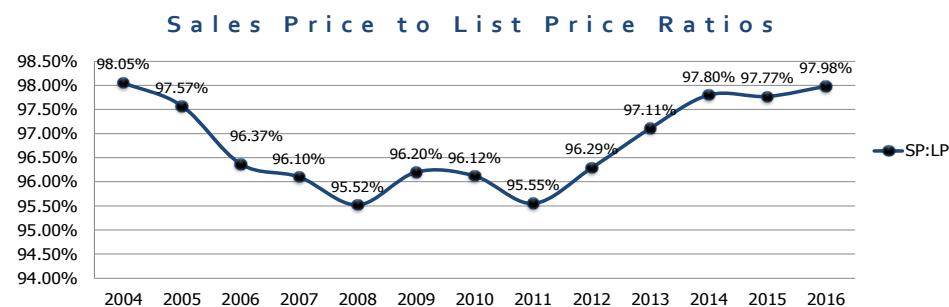
YTD	2016	2017	% Change
# Units Sold	29	19	-34.48%
Active Listings	30	33	10.00%
Under Contracts	28	17	-39.29%

### Florham Park Yearly Market Trends

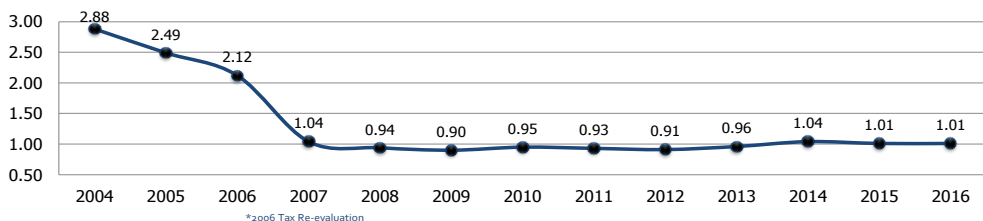


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430	\$693,850	\$732,604	\$721,575

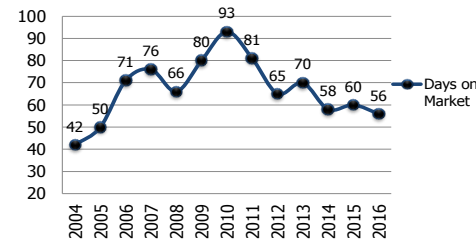
### Florham Park Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

