

Florham Park

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	250 Ridgedale Avenue C-4	TwnEndUn	3	2.1	61	\$529,000	\$529,000	\$500,000	94.52%	\$439,000	1.14
2	12 Rever Drive	Ranch	3	2.0	23	\$549,900	\$549,900	\$518,000	94.20%	\$617,400	0.84
3	9 Midwood Drive	SplitLev	5	3.1	45	\$709,000	\$659,000	\$645,000	97.88%	\$585,000	1.10
4	10 Myrtle Avenue	Colonial	4	2.1	14	\$699,900	\$699,900	\$722,500	103.23%	\$693,100	1.04
5	6 Penna Court	TwnEndUn	3	4.2	150	\$999,000	\$949,500	\$954,000	100.47%	\$795,000	1.20
6	15 Northridge Drive	TwnEndUn	4	3.1	68	\$1,049,000	\$1,049,000	\$970,000	92.47%	\$748,200	1.30
AVERAGE					60	\$755,967	\$739,383	\$718,250	97.13%		1.10

"ACTIVE" Listings in Florham Park

Number of Units: 37
Average List Price: \$1,007,289
Average Days on Market: 70

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 16
Average List Price: \$873,773
Average Days on Market: 111

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	87	52	25	60						54
List Price	\$633,250	\$646,950	\$743,444	\$738,843	\$892,189	\$658,744	\$739,383						\$732,350
Sales Price	\$624,250	\$627,500	\$706,889	\$704,271	\$869,706	\$655,111	\$718,250						\$711,475
Sales Price as a % of List Price	98.27%	96.99%	96.12%	97.51%	96.35%	99.23%	97.13%						97.42%
Sales Price to Assessed Value	1.00	1.08	1.05	1.03	1.07	1.09	1.10						1.06
# Units Sold	8	2	9	7	9	9	6						50
Active Listings	27	21	33	31	35	40	37						32
Under Contracts	8	19	17	15	16	14	16						15

Flashback! YTD 2016 vs YTD 2017

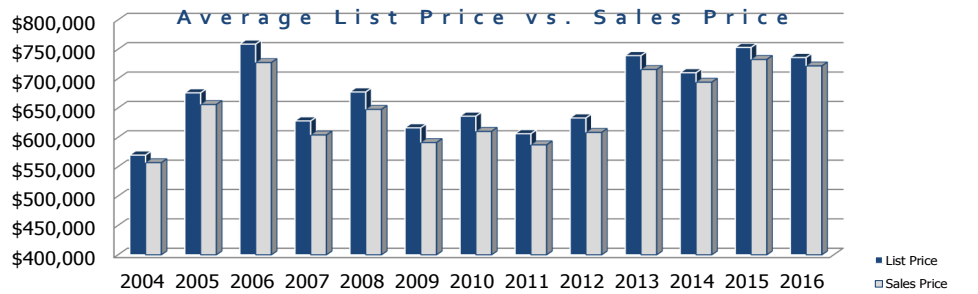
YTD	2016	2017	% Change
Days on Market	60	54	-10.57%
Sales Price	\$743,594	\$711,475	-4.32%
Sales Price to Assessed Value	1.00	1.06	5.86%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

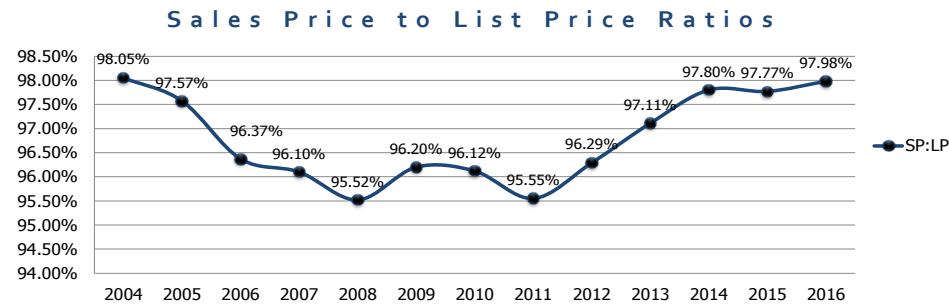
YTD	2016	2017	% Change
# Units Sold	76	50	-34.21%
Active Listings	36	37	2.78%
Under Contracts	13	16	23.08%

Florham Park Yearly Market Trends

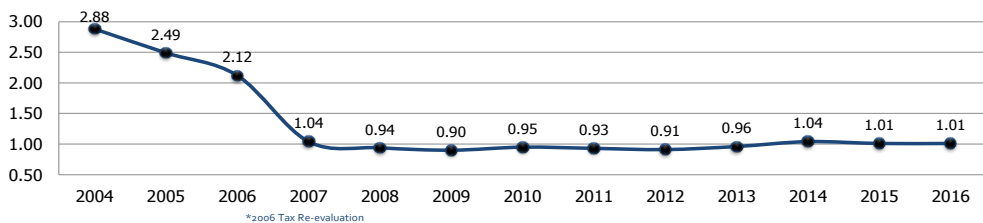


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430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

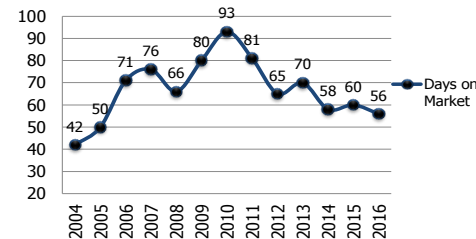
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

