

Florham Park

August 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 A-2	TwnEndUn	2	2.1	91	\$485,000	\$469,900	\$460,000	97.89%	\$419,000	1.10
2	250 Ridgedale Avenue I-5	MultiFlr	3	2.1	11	\$579,000	\$569,000	\$561,500	98.68%	\$439,000	1.28
3	27 Kenneth Court	SplitLev	3	1.1	54	\$675,000	\$655,000	\$620,000	94.66%	\$580,500	1.07
4	4 Penna Court	TwnEndUn	2	2.2	155	\$839,000	\$819,900	\$802,500	97.88%	\$675,000	1.19
5	5 Trevino Court	TwnEndUn	3	3.2	110	\$899,000	\$845,000	\$838,600	99.24%	\$850,000	0.99
6	16 Northridge Drive	TwnEndUn	4	3.1	102	\$1,199,999	\$1,099,000	\$999,000	90.90%	\$777,200	1.29
7	8 Townsend Drive	Colonial	4	3.1	16	\$1,029,000	\$1,029,000	\$1,030,000	100.10%	\$548,200	1.88
8	16 Vultee Drive	Colonial	4	3.1	84	\$1,150,000	\$1,135,000	\$1,086,000	95.68%		
9	20 Indian Lane	Colonial	4	4.1	18	\$1,299,000	\$1,299,000	\$1,375,000	105.85%	\$1,015,400	1.35
10	34 E Madison Avenue	Custom	5	4.1	196	\$1,639,000	\$1,639,000	\$1,590,000	97.01%		
AVERAGE					84	\$979,400	\$955,980	\$936,260	97.79%		1.27

"ACTIVE" Listings in Florham Park

Number of Units: 42
Average List Price: \$942,296
Average Days on Market: 79

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 14
Average List Price: \$724,640
Average Days on Market: 96

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	84					59
List Price	\$633,250	\$646,950	\$743,444	\$738,843	\$892,189	\$658,744	\$739,383	\$955,980					\$769,622
Sales Price	\$624,250	\$627,500	\$706,889	\$704,271	\$869,706	\$655,111	\$718,250	\$936,260					\$748,939
Sales Price as a % of List Price	98.27%	96.99%	96.12%	97.51%	96.35%	99.23%	97.13%	97.79%					97.48%
Sales Price to Assessed Value	1.00	1.08	1.05	1.03	1.07	1.09	1.10	1.27					1.09
# Units Sold	8	2	9	7	9	9	6	10					60
Active Listings	27	21	33	31	35	40	37	42					33
Under Contracts	8	19	17	15	16	14	16	14					15

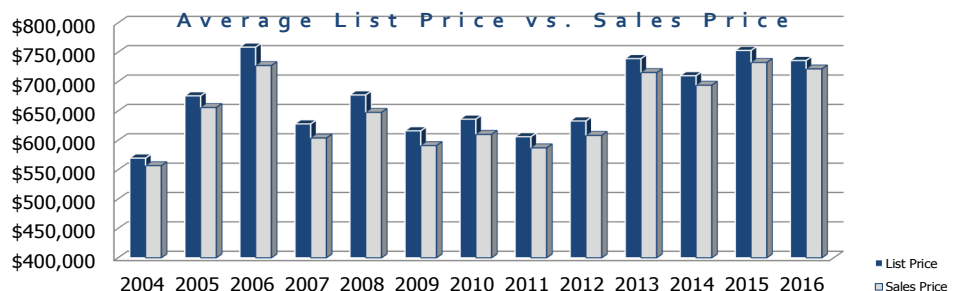
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	59	59	0.00%
Sales Price	\$738,845	\$748,939	1.37%
Sales Price to Assessed Value	1.01	1.09	8.45%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

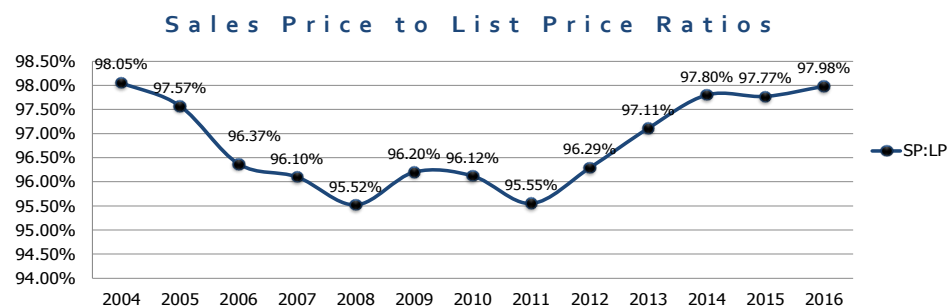
YTD	2016	2017	% Change
# Units Sold	83	60	-27.71%
Active Listings	34	42	23.53%
Under Contracts	18	14	-22.22%

Florham Park Yearly Market Trends

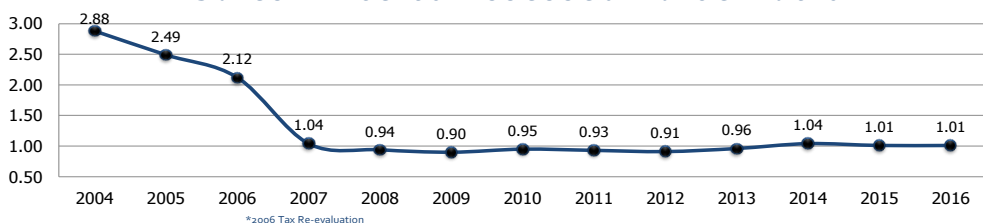


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430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

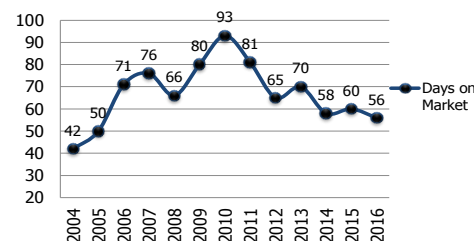
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

