

Florham Park

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	38 Park Street 17-A	TwnEndUn	2	2.1	36	\$420,000	\$420,000	\$408,000	97.14%	\$346,900	1.18
2	13 Leslie Avenue	SplitLev	4	2.0	137	\$659,999	\$549,500	\$500,000	90.99%	\$623,600	0.80
3	7-9 Indian Lane	Custom	3	3.0	156	\$799,000	\$679,000	\$657,000	96.76%	\$550,000	1.19
4	45 Briarwood Road	SplitLev	4	3.0	60	\$779,000	\$749,000	\$720,000	96.13%	\$630,100	1.14
5	22 W End Avenue	Colonial	3	2.1	41	\$749,900	\$725,000	\$737,500	101.72%	\$605,600	1.22
AVERAGE					86	\$681,580	\$624,500	\$604,500	96.55%		1.11

"ACTIVE" Listings in Florham Park

Number of Units: 28
Average List Price: \$1,021,368
Average Days on Market: 104

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 18
Average List Price: \$729,909
Average Days on Market: 107

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	46	61	86		60
List Price	\$633,250	\$646,950	\$743,444	\$738,843	\$892,189	\$658,744	\$739,383	\$955,980	\$586,750	\$676,238	\$624,500		\$737,091
Sales Price	\$624,250	\$627,500	\$706,889	\$704,271	\$869,706	\$655,111	\$718,250	\$936,260	\$591,500	\$648,750	\$604,500		\$717,694
Sales Price as a % of List Price	98.27%	96.99%	96.12%	97.51%	96.35%	99.23%	97.13%	97.79%	99.93%	96.79%	96.55%		97.54%
Sales Price to Assessed Value	1.00	1.08	1.05	1.03	1.07	1.09	1.10	1.27	1.11	1.07	1.11		1.09
# Units Sold	8	2	9	7	9	9	6	10	6	8	5		79
Active Listings	27	21	33	31	35	40	37	42	35	38	28		33
Under Contracts	8	19	17	15	16	14	16	14	15	14	18		15

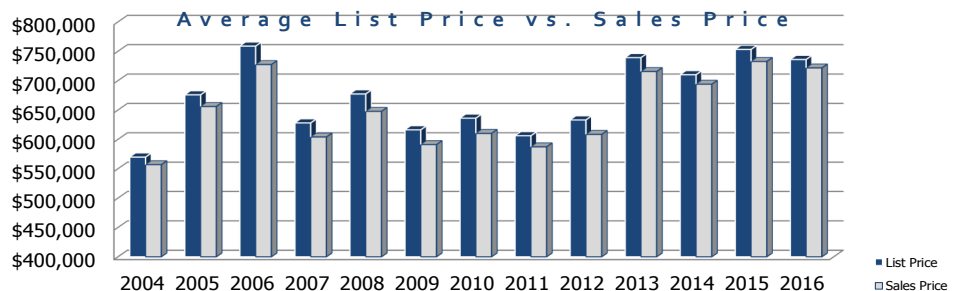
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	60	0.00%
Sales Price	\$722,909	\$717,694	-0.72%
Sales Price to Assessed Value	1.01	1.09	7.80%



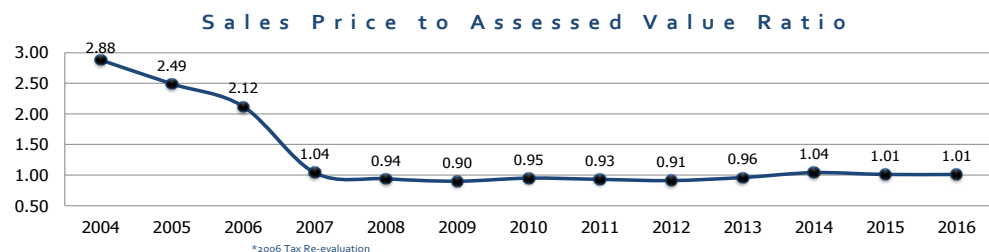
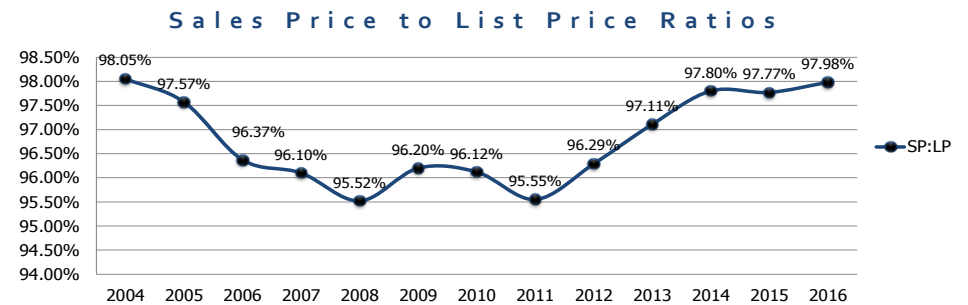
YTD	2016	2017	% Change
# Units Sold	109	79	-27.52%
Active Listings	27	28	3.70%
Under Contracts	12	18	50.00%

Florham Park Yearly Market Trends

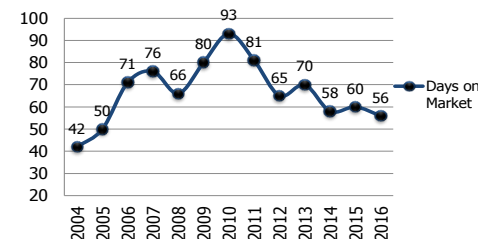


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430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

Florham Park Yearly Market Trends



Average Days on Market



Number of Units Sold

