

Florham Park

December 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 19-B	TwnIntUn	2	1.1	16	\$359,900	\$359,900	\$349,000	96.97%	\$310,000	1.13
2	38 Park Street 13-B	TwnEndUn	2	2.1	9	\$375,000	\$375,000	\$370,000	98.67%	\$345,000	1.07
3	250 Ridgedale Avenue R-5	TwnIntUn	3	2.1	138	\$489,000	\$459,000	\$435,000	94.77%	\$439,000	0.99
4	250 Ridgedale Avenue Y-2	TwnEndUn	2	2.1	30	\$449,000	\$449,000	\$450,000	100.22%	\$419,000	1.07
5	250 Ridgedale Avenue F-4	TwnIntUn	3	2.1	29	\$529,000	\$500,000	\$475,000	95.00%	\$439,000	1.08
6	147 Rockwood Road	SplitLev	3	1.1	10	\$525,000	\$525,000	\$532,000	101.33%	\$594,500	0.89
7	69 Roosevelt Boulevard	Colonial	4	2.1	46	\$639,000	\$639,000	\$570,000	89.20%	\$661,500	0.86
8	11 Pheasant Way	Colonial	5	3.0	174	\$969,000	\$869,900	\$845,000	97.14%	\$900,400	0.94
9	19 Lincoln Avenue	Colonial	5	4.1	111	\$1,549,900	\$1,549,900	\$1,612,900	104.06%		
AVERAGE					63	\$653,867	\$636,300	\$626,544	97.49%		1.01

"ACTIVE" Listings in Florham Park

Number of Units: 21
Average List Price: \$961,264
Average Days on Market: 98

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 13
Average List Price: \$738,413
Average Days on Market: 128

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	63	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	\$636,300	\$726,783
Sales Price	\$624,250	\$627,500	\$706,889	\$704,271	\$869,706	\$655,111	\$718,250	\$936,260	\$591,500	\$648,750	\$604,500	\$626,544	\$708,372
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%	97.49%	97.53%
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	1.01	1.08
# Units Sold	8	2	9	7	9	9	6	10	6	8	5	9	88
Active Listings	27	21	33	31	35	40	37	42	35	38	28	21	32
Under Contracts	8	19	17	15	16	14	16	14	15	14	18	13	15

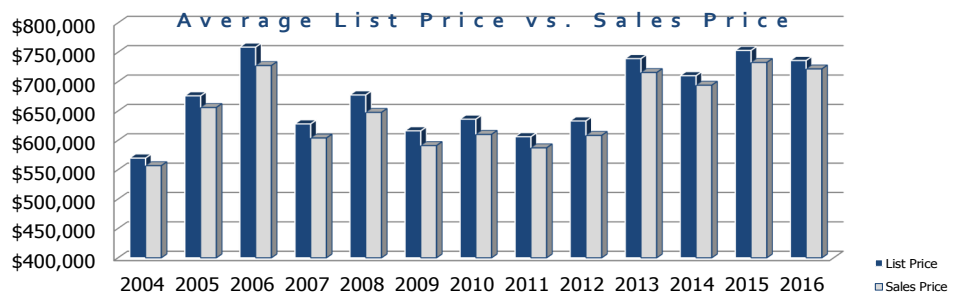
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	56	60	0.00%
Sales Price	\$721,575	\$708,372	-1.83%
Sales Price to Assessed Value	1.01	1.08	7.16%



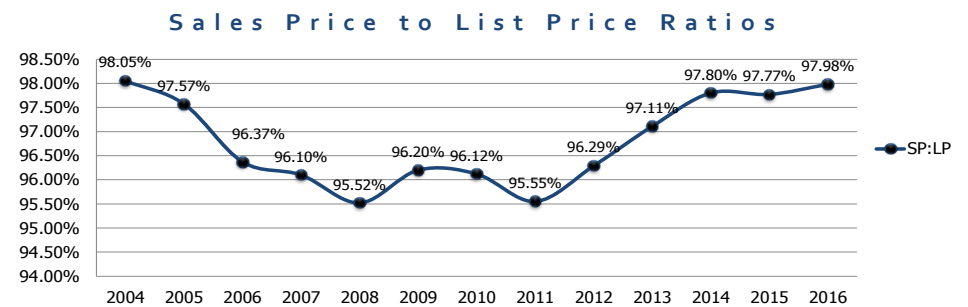
YTD	2016	2017	% Change
# Units Sold	115	88	-23.48%
Active Listings	22	21	-4.55%
Under Contracts	12	13	8.33%

Florham Park Yearly Market Trends

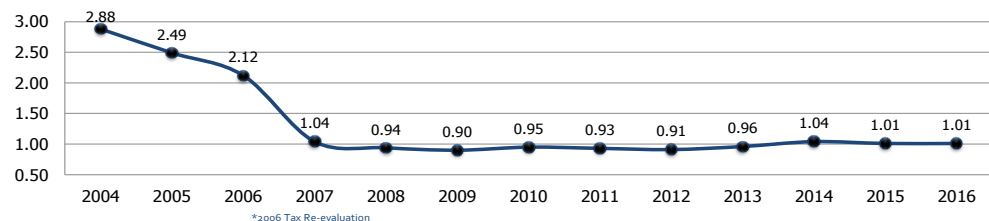


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430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

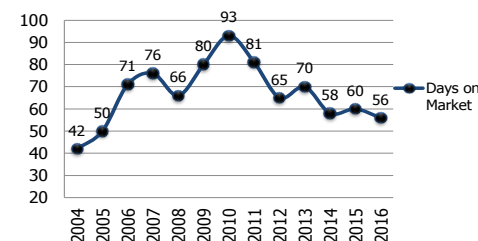
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

