

Florham Park

February 2018 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 9-F	TwnIntUn	2	2.1	661	\$365,164	\$339,164	\$350,000	103.19%	\$345,000	1.01
2	69 Beechwood Road	Colonial	4	3.0	223	\$549,900	\$389,950	\$385,000	98.73%	\$538,400	0.72
3	38 Park Street 25-F	TwnEndUn	2	2.1	37	\$429,900	\$399,900	\$390,000	97.52%	\$345,000	1.13
4	41 Townsend Drive	Ranch	3	3.0	33	\$679,900	\$679,900	\$640,000	94.13%	\$545,700	1.17
5	11 Smithfield Lane	Colonial	4	2.1	61	\$599,000	\$599,000	\$660,000	110.18%	\$704,300	0.94
6	107 Brooklake Road	Colonial	5	5.1	358	\$1,090,000	\$875,000	\$800,000	91.43%	\$870,000	0.92
7	108 Rockwood Road	Colonial	6	5.1	236	\$1,649,000	\$1,499,000	\$1,399,000	93.33%		
8	3 Orchard Road	Colonial	5	4.1	82	\$1,399,900	\$1,399,900	\$1,399,900	100.00%		
AVERAGE					211	\$845,346	\$772,727	\$752,988	98.57%		0.98

"ACTIVE" Listings in Florham Park

Number of Units: 21
Average List Price: \$1,044,233
Average Days on Market: 92

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 16
Average List Price: \$715,338
Average Days on Market: 42

Florham Park 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	107	211											163
List Price	\$789,286	\$772,727											\$780,454
Sales Price	\$762,500	\$752,988											\$757,427
Sales Price as a % of List Price	96.67%	98.57%											97.68%
Sales Price to Assessed Value	1.06	0.98											1.02
# Units Sold	7	8											15
Active Listings	20	21											21
Under Contracts	15	16											16

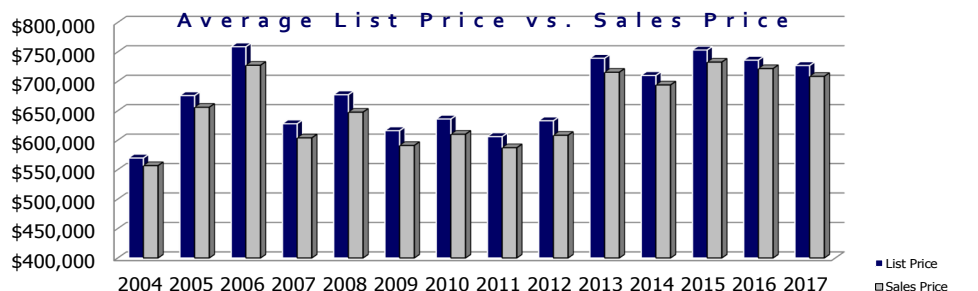
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	57	163	0.00%
Sales Price	\$624,900	\$757,427	21.21%
Sales Price to Assessed Value	1.01	1.02	0.82%



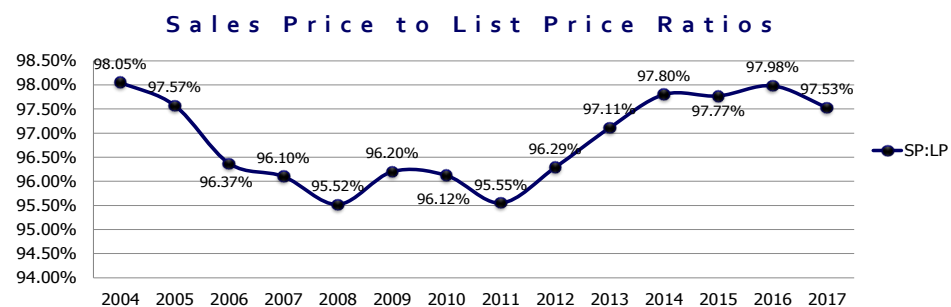
YTD	2017	2018	% Change
# Units Sold	10	15	50.00%
Active Listings	21	21	0.00%
Under Contracts	19	16	-15.79%

Florham Park Yearly Market Trends

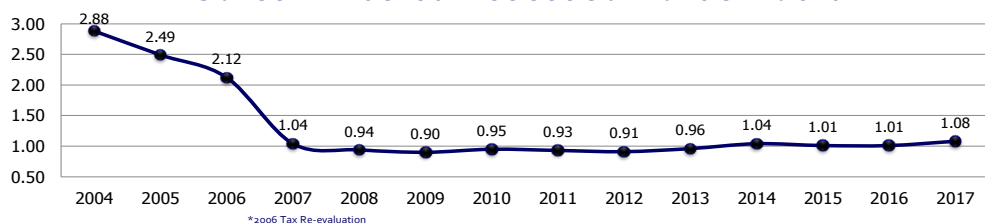


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929	\$726,783
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430	\$693,850	\$732,604	\$721,575	\$708,372

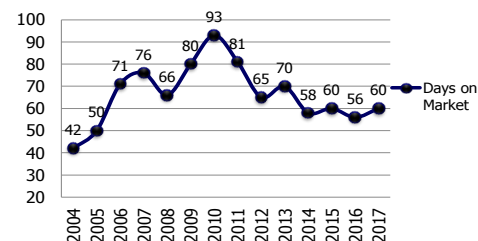
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

