

Florham Park

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Lynn Court	TwndEndUn	1	1.1	161	\$340,000	\$329,000	\$317,000	96.35%	\$300,000	1.06
2	80 Brandywyne Drive	OneFloor	1	2.0	7	\$345,000	\$345,000	\$338,000	97.97%	\$300,000	1.13
3	106 Beechwood Road	SplitLev	3	1.0	11	\$390,000	\$390,000	\$378,000	96.92%	\$454,900	0.83
4	61 Beechwood Road	CapeCod	3	1.0	14	\$449,000	\$449,000	\$454,777	101.29%	\$463,700	0.98
5	115 Beechwood Road	SplitLev	3	1.0	12	\$490,000	\$490,000	\$495,500	101.12%	\$474,400	1.04
6	250 Ridgedale Ave C-6	TwndIntUn	2	2.1	11	\$489,000	\$489,000	\$500,000	102.25%	\$419,000	1.19
7	2 Briarwood Road	Ranch	3	2.0	0	\$540,000	\$540,000	\$540,000	100.00%	\$441,000	1.22
8	72 Ridgedale Avenue	Ranch	3	3.0	0	\$589,000	\$589,000	\$580,000	98.47%	\$458,700	1.26
9	1 Baldwin Road	SplitLev	3	2.0	8	\$659,000	\$659,000	\$650,000	98.63%	\$597,800	1.09
10	2 Woodcrest Road	SplitLev	4	2.1	1	\$749,900	\$749,900	\$722,500	96.35%	\$621,800	1.16
11	3 Todd Court	TwndEndUn	2	3.2	25	\$755,000	\$755,000	\$725,000	96.03%	\$715,000	1.01
12	4 Trevino Court	TwndEndUn	2	3.2	42	\$899,900	\$899,900	\$870,000	96.68%	\$699,500	1.24
13	8 Washington Street	Colonial	5	5.0	11	\$1,399,000	\$1,399,000	\$1,350,000	96.50%	\$952,300	1.42
AVERAGE					23	\$622,677	\$621,831	\$609,291	98.35%		1.13

"ACTIVE" Listings in Florham Park

Number of Units: 30
Average List Price: \$1,034,833
Average Days on Market: 89

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 10
Average List Price: \$739,480
Average Days on Market: 36

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	23										98
List Price	\$789,286	\$772,727	\$621,831										\$706,808
Sales Price	\$762,500	\$752,988	\$609,291										\$688,649
Sales Price as a % of List Price	96.67%	98.57%	98.35%										97.99%
Sales Price to Assessed Value	1.06	0.98	1.13										1.08
# Units Sold	7	8	13										28
Active Listings	20	21	30										24
Under Contracts	15	16	10										14

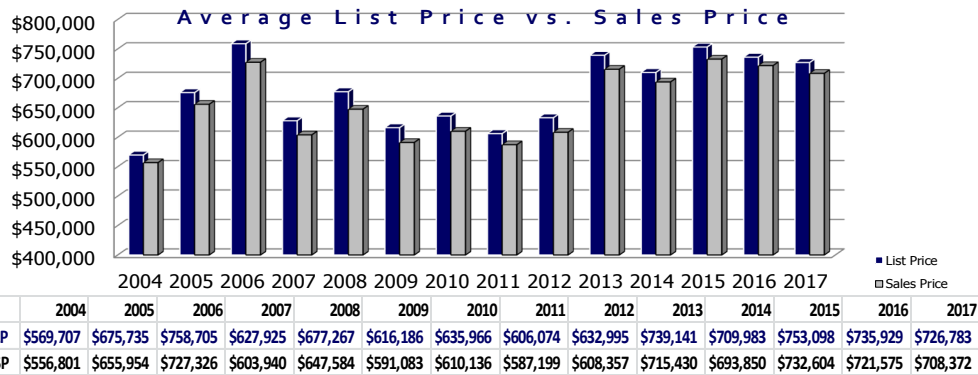
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	54	98	0.00%
Sales Price	\$663,737	\$688,649	3.75%
Sales Price to Assessed Value	1.03	1.08	4.29%

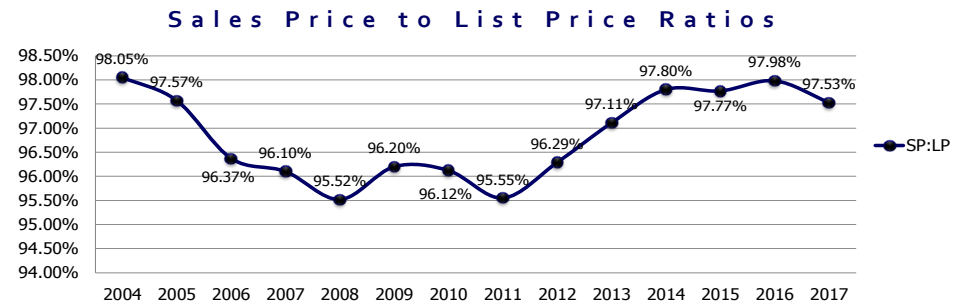


YTD	2017	2018	% Change
# Units Sold	19	28	47.37%
Active Listings	33	30	-9.09%
Under Contracts	17	10	-41.18%

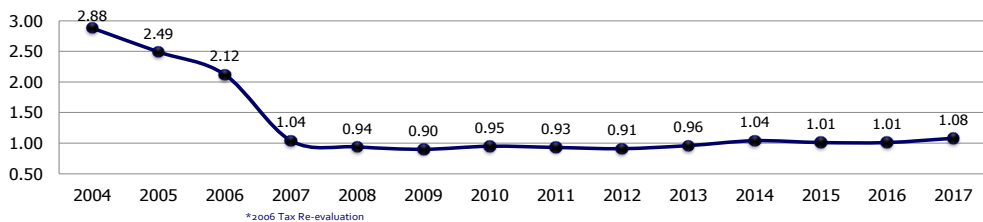
Florham Park Yearly Market Trends



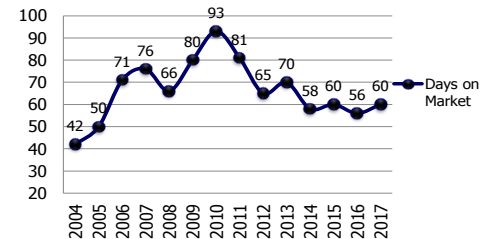
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

