

Florham Park

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Midwood Drive	Ranch	4	2.1	9	\$589,000	\$589,000	\$625,000	106.11%	\$611,600	1.02
2	119 Braidburn Road	Colonial	4	2.1	51	\$779,000	\$747,000	\$732,500	98.06%	\$747,700	0.98
3	85 Lincoln Avenue	RanchExp	3	2.1	8	\$739,000	\$739,000	\$750,000	101.49%	\$633,300	1.18
4	1 Vultee Drive	RanchExp	5	3.0	57	\$839,000	\$799,000	\$770,000	96.37%	\$778,200	0.99
5	25 Keyes Street	Colonial	4	4.2	204	\$1,075,000	\$999,999	\$975,000	97.50%	\$927,800	1.05
6	36 Puddingstone Way	Colonial	5	3.1	62	\$1,079,000	\$1,049,900	\$998,000	95.06%	\$910,500	1.10
7	7 Cherokee Trail	Tudor	6	3.2	16	\$1,199,999	\$1,199,999	\$1,236,000	103.00%	\$1,199,100	1.03
AVERAGE					58	\$900,000	\$874,843	\$869,500	99.66%		1.05

"ACTIVE" Listings in Florham Park

Number of Units: 44
Average List Price: \$915,625
Average Days on Market: 88

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 13
Average List Price: \$846,085
Average Days on Market: 71

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	48	45	37	58						69
List Price	\$789,286	\$772,727	\$621,831	\$848,557	\$606,760	\$678,264	\$874,843						\$727,605
Sales Price	\$762,500	\$752,988	\$609,291	\$820,571	\$604,170	\$674,071	\$869,500						\$714,271
Sales Price as a % of List Price	96.67%	98.57%	98.35%	97.82%	99.37%	99.37%	99.66%						98.59%
Sales Price to Assessed Value	1.06	0.98	1.13	1.13	1.07	1.10	1.05						1.09
# Units Sold	7	8	13	7	5	14	7						61
Active Listings	20	21	30	41	39	40	44						34
Under Contracts	15	16	10	9	20	16	13						14

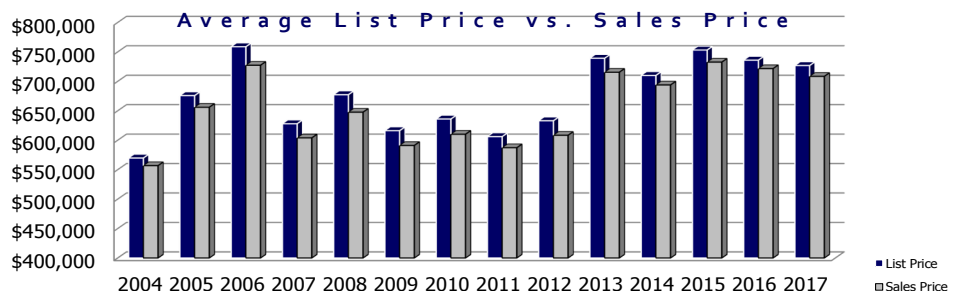
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	54	69	0.00%
Sales Price	\$711,475	\$714,271	0.39%
Sales Price to Assessed Value	1.06	1.09	2.57%



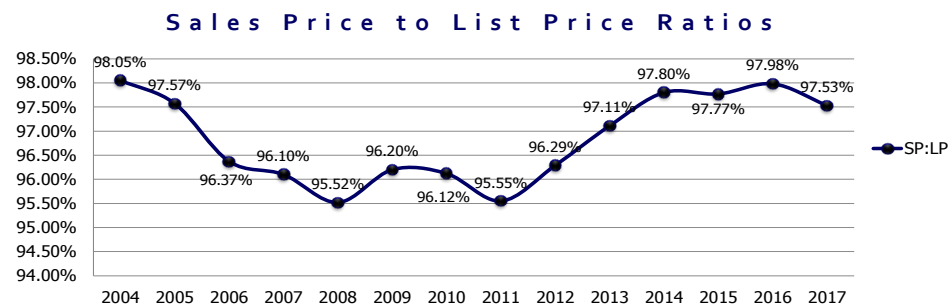
YTD	2017	2018	% Change
# Units Sold	50	61	22.00%
Active Listings	37	44	18.92%
Under Contracts	16	13	-18.75%

Florham Park Yearly Market Trends

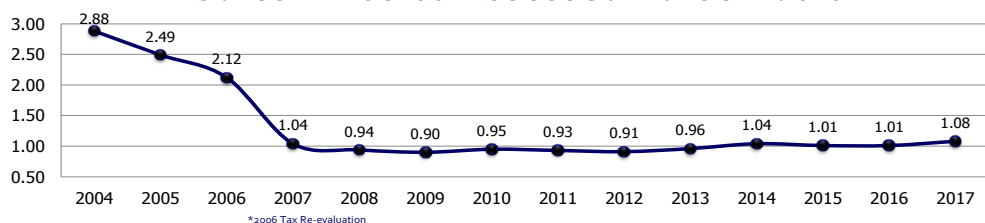


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929	\$726,783
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357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

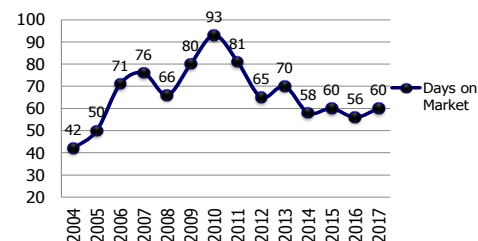
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

