

Florham Park

September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Brandywyne Drive	OneFloor	1	1.1	37	\$325,000	\$325,000	\$325,000	100.00%	\$300,000	1.08
2	38 Park Street 2-D	MultiFlr	2	1.1	27	\$400,000	\$400,000	\$367,000	91.75%	\$310,000	1.18
3	96 Brandywyne Drive	TwndEndUn	1	2.0	26	\$379,900	\$379,900	\$375,000	98.71%	\$306,000	1.23
4	41 Beechwood Road	SplitLev	3	1.0	38	\$399,000	\$399,000	\$411,000	103.01%	\$465,600	0.88
5	38 Beechwood Road	SplitLev	3	1.0	69	\$459,000	\$449,000	\$430,000	95.77%	\$392,700	1.09
6	77 Beechwood Road	SplitLev	3	1.1	8	\$465,000	\$465,000	\$455,000	97.85%	\$410,200	1.11
7	59 Briarwood Road	SplitLev	3	1.1	23	\$499,900	\$499,900	\$480,000	96.02%	\$517,300	0.93
8	1 Manker Drive	Colonial	4	1.1	278	\$556,500	\$453,400	\$488,725	107.79%	\$682,000	0.72
9	250 Ridgedale Avenue B-4	TwndEndUn	3	2.1	56	\$567,000	\$567,000	\$540,000	95.24%	\$439,000	1.23
10	115 Rockwood Road	Colonial	3	1.1	0	\$599,000	\$599,000	\$595,000	99.33%	\$558,600	1.07
11	118 Crescent Road	Bi-Level	4	2.0	46	\$689,900	\$675,000	\$650,000	96.30%	\$597,000	1.09
12	101 Riverside Drive	RanchExp	3	3.0	98	\$725,000	\$699,000	\$660,000	94.42%	\$638,200	1.03
13	17 Afton Drive	SplitLev	4	2.2	15	\$949,000	\$949,000	\$928,000	97.79%		
AVERAGE					55	\$539,554	\$527,708	\$515,748	98.00%		1.05

"ACTIVE" Listings in Florham Park

Number of Units: 39
Average List Price: \$1,095,798
Average Days on Market: 88

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 14
Average List Price: \$905,557
Average Days on Market: 54

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	67	55				67
List Price	\$789,286	\$772,727	\$621,831	\$848,557	\$606,760	\$678,264	\$874,843	\$912,250	\$527,708				\$713,928
Sales Price	\$762,500	\$752,988	\$609,291	\$820,571	\$604,170	\$674,071	\$869,500	\$880,000	\$515,748				\$698,966
Sales Price as a % of List Price	96.67%	98.57%	98.35%	97.82%	99.37%	99.37%	99.66%	96.23%	98.00%				98.27%
Sales Price to Assessed Value	1.06	0.98	1.13	1.13	1.07	1.10	1.05	1.16	1.05				1.09
# Units Sold	7	8	13	7	5	14	7	8	13				82
Active Listings	20	21	30	41	39	40	44	34	39				34
Under Contracts	15	16	10	9	20	16	13	19	14				15

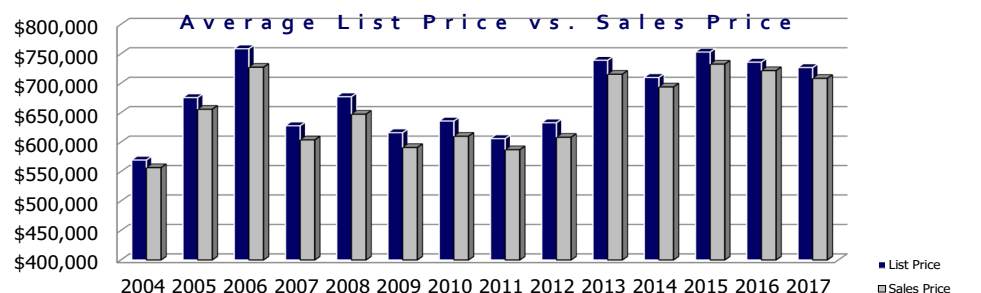
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	58	67	16.16%
Sales Price	\$734,627	\$698,966	-4.85%
Sales Price to Assessed Value	1.09	1.09	-0.31%



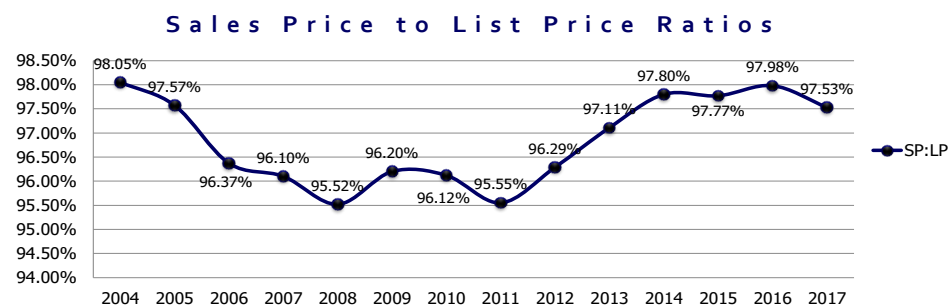
YTD	2017	2018	% Change
# Units Sold	66	82	24.24%
Active Listings	35	39	11.43%
Under Contracts	15	14	-6.67%

Florham Park Yearly Market Trends

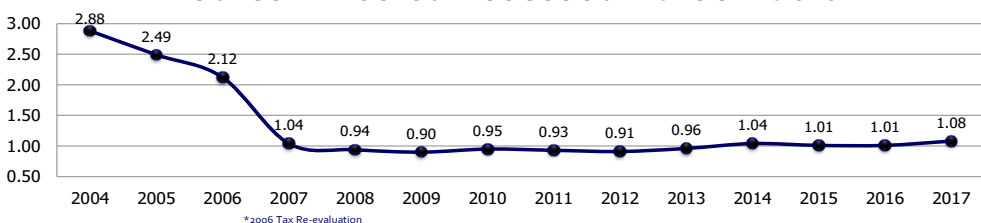


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929	\$726,783
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357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

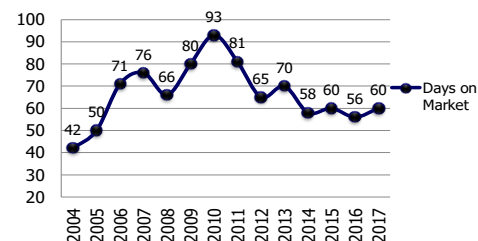
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

