

Florham Park

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	135 Braidburn Road	CapeCod	5	2.1	21	\$799,900	\$799,900	\$799,900	100.00%	\$752,400	1.06
2	1 Townsend Drive	Colonial	5	4.1	51	\$1,350,000	\$1,299,000	\$1,100,000	84.68%		
AVERAGE					36	\$1,074,950	\$1,049,450	\$949,950	92.34%		1.06

"ACTIVE" Listings in Florham Park

Number of Units: 28
Average List Price: \$1,020,432
Average Days on Market: 120

"UNDER CONTRACT" Listings in Florham Park

Number of Units: 17
Average List Price: \$994,866
Average Days on Market: 62

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	53	43	36	64
List Price	\$789,286	\$772,727	\$621,831	\$848,557	\$606,760	\$678,264	\$874,843	\$912,250	\$527,708	\$724,133	\$689,600	\$1,049,450	\$720,356
Sales Price	\$762,500	\$752,988	\$609,291	\$820,571	\$604,170	\$674,071	\$869,500	\$880,000	\$515,748	\$699,467	\$690,000	\$949,950	\$703,810
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%	96.70%	99.65%	92.34%	98.12%
Sales Price to Assessed Value	1.06	0.98	1.13	1.13	1.07	1.10	1.05	1.16	1.05	1.11	1.06	1.06	1.09
# Units Sold	7	8	13	7	5	14	7	8	13	6	5	2	95
Active Listings	20	21	30	41	39	40	44	34	39	41	38	28	35
Under Contracts	15	16	10	9	20	16	13	19	14	10	12	17	14

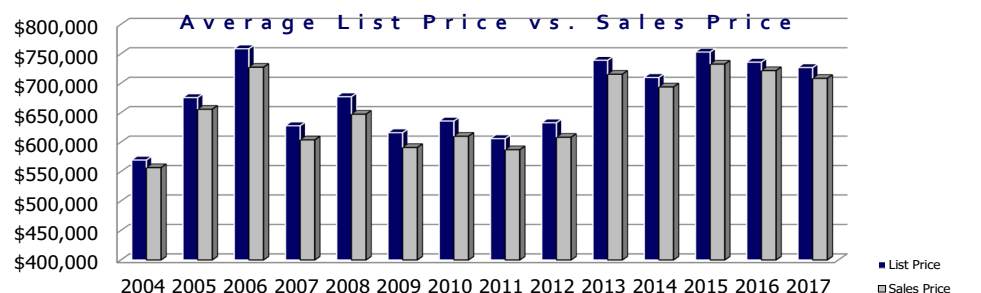
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	60	64	6.81%
Sales Price	\$708,372	\$703,810	-0.64%
Sales Price to Assessed Value	1.0818	1.0883	0.60%



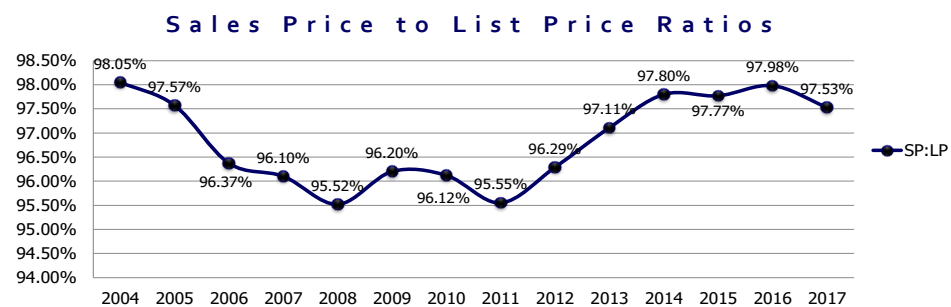
YTD	2017	2018	% Change
# Units Sold	88	95	7.95%
Active Listings	21	28	33.33%
Under Contracts	13	17	30.77%

Florham Park Yearly Market Trends

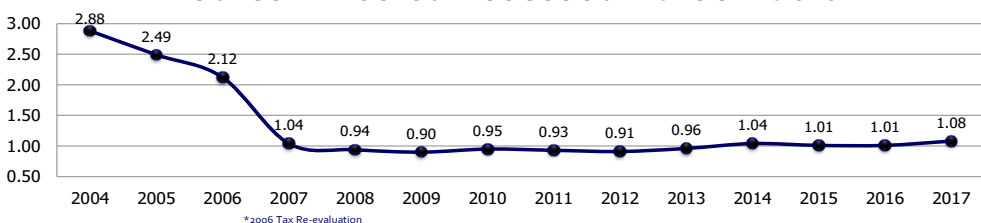


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929	\$726,783
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357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

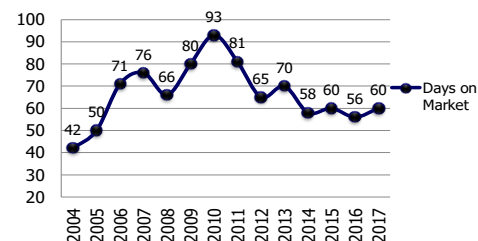
Florham Park Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

