

# Florham Park

## January 2019 Market Snapshot

| Units   | Address             | Style     | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP  | Total Assessment | SP:AV |
|---------|---------------------|-----------|--------|-------|-----|------------------|-------------|-------------|--------|------------------|-------|
| 1       | 37 Brandywine Drive | TwndEndUn | 1      | 1.1   | 8   | \$325,000        | \$325,000   | \$315,000   | 96.92% | \$300,000        | 1.05  |
| 2       | 309 Brooklake Road  | Ranch     | 3      | 2.0   | 124 | \$428,000        | \$375,000   | \$374,000   | 99.73% | \$495,800        | 0.75  |
| 3       | 4 Keyes Street      | CapeCod   | 4      | 2.0   | 7   | \$519,000        | \$519,000   | \$512,500   | 98.75% | \$575,800        | 0.89  |
| 4       | 73 Townsend Drive   | SplitLev  | 4      | 3.0   | 117 | \$799,900        | \$799,900   | \$740,000   | 92.51% | \$698,100        | 1.06  |
| 5       | 30 Lincoln Avenue   | Colonial  | 5      | 3.1   | 15  | \$765,900        | \$765,900   | \$754,000   | 98.45% | \$591,600        | 1.27  |
| 6       | 52 Village Road     | Colonial  | 4      | 3.1   | 35  | \$815,000        | \$815,000   | \$770,000   | 94.48% | \$750,000        | 1.03  |
| 7       | 31 Murphy Circle    | Colonial  | 4      | 2.1   | 18  | \$869,000        | \$869,000   | \$850,000   | 97.81% | \$778,700        | 1.09  |
| 8       | 6 Myrtle Avenue     | Custom    | 5      | 4.1   | 1   | \$998,000        | \$998,000   | \$925,000   | 92.69% | \$759,300        | 1.22  |
| 9       | 165 Briarwood Road  | Colonial  | 5      | 4.1   | 161 | \$1,299,900      | \$1,200,000 | \$1,190,000 | 99.17% |                  |       |
| 10      | 6 Keyes Street      | Colonial  | 5      | 4.1   | 75  | \$1,399,900      | \$1,349,900 | \$1,315,000 | 97.41% | \$1,071,200      | 1.23  |
| 11      | 5 Hillside Avenue   | Colonial  | 4      | 4.2   | 78  | \$1,495,000      | \$1,455,000 | \$1,385,000 | 95.19% | \$1,206,800      | 1.15  |
| AVERAGE |                     |           |        |       | 58  | \$883,145        | \$861,064   | \$830,045   | 96.65% |                  | 1.07  |

### "Active" Listings in Florham Park

Number of Units: 32  
 Average List Price: \$1,021,934  
 Average Days on Market: 63

### "Under Contract" Listings in Florham Park

Number of Units: 13  
 Average List Price: \$1,029,377  
 Average Days on Market: 104

# Florham Park 2019 Year to Date Market Trends

| YTD             | January   | February | March | April | May | June | July | August | September | October | November | December | YTD AVG   |
|-----------------|-----------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market  | 58        |          |       |       |     |      |      |        |           |         |          |          | 58        |
| List Price      | \$861,064 |          |       |       |     |      |      |        |           |         |          |          | \$861,064 |
| Sales Price     | \$830,045 |          |       |       |     |      |      |        |           |         |          |          | \$830,045 |
| SP:LP%          | 96.65%    |          |       |       |     |      |      |        |           |         |          |          | 96.65%    |
| SP to AV        | 1.07      |          |       |       |     |      |      |        |           |         |          |          | 1.07      |
| # Units Sold    | 11        |          |       |       |     |      |      |        |           |         |          |          | 11        |
| 3 Mo Rate of Ab | 5.47      |          |       |       |     |      |      |        |           |         |          |          | 5.47      |
| Active Listings | 32        |          |       |       |     |      |      |        |           |         |          |          | 32        |
| Under Contracts | 13        |          |       |       |     |      |      |        |           |         |          |          | 13        |

## Flashback! YTD 2018 vs YTD 2019

| YTD         | 2018      | 2019      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 107       | 58        | -45.71%  |
| Sales Price | \$762,500 | \$830,045 | 8.86%    |
| LP:SP       | 96.67%    | 96.65%    | -0.02%   |
| SP:AV       | 1.06      | 1.07      | 0.86%    |

Prominent  
Properties

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INTERNATIONAL REALTY

| YTD             | 2018 | 2019 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 7    | 11   | 57.14%   |
| Rate of Ab 3 Mo | 3.00 | 5.47 | 82.33%   |
| Actives         | 20   | 32   | 60.00%   |
| Under Contracts | 15   | 13   | -13.33%  |

## Florham Park Yearly Market Trends

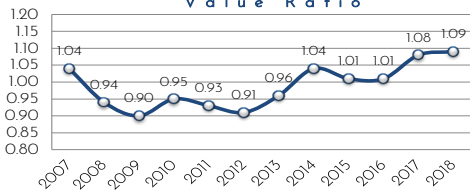


|    | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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 | \$720,356 |
| 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 | \$703,810 |

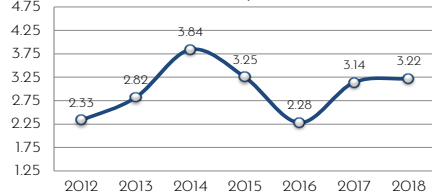
## Florham Park Yearly Market Trends



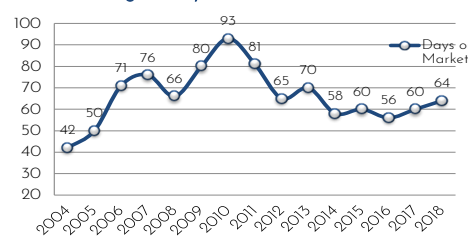
### Sales Price to Assessed Value Ratio



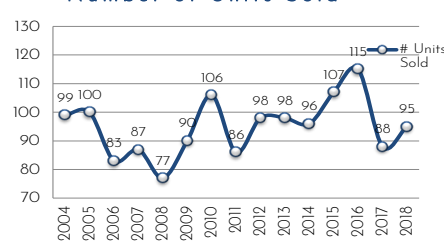
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



\*2006 Tax Re-evaluation

Data only available until 2012