



# Mendham Boro

## October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Hampshire Drive	TwnIntUn	2	1.1	21	\$359,000	\$359,000	\$350,000	97.49%	\$302,900	1.16
2	7 Hampton Road	Colonial	4	2.0	11	\$549,000	\$549,000	\$549,000	100.00%	\$431,200	1.27
3	25 Ironia Road	SplitLev	4	2.1	26	\$625,000	\$625,000	\$615,000	98.40%	\$600,800	1.02
4	18 Orchard Street	Colonial	4	2.1	5	\$649,000	\$649,000	\$660,000	101.69%		
5	5 Townsend Road	Custom	3	3.1	26	\$779,000	\$749,000	\$735,000	98.13%	\$719,100	1.02
6	61 Dean Road	Colonial	4	3.1	9	\$949,000	\$949,000	\$910,000	95.89%	\$883,800	1.03
7	54 W Main Street	Colonial	5	4.2	19	\$1,025,000	\$1,025,000	\$1,035,000	100.98%	\$1,063,300	0.97
8	6 Cromwell Lane	Custom	4	4.2	53	\$1,699,000	\$1,699,000	\$1,690,000	99.47%	\$1,592,700	1.06
9	201 Pleasant Valley Road	Custom	5	4.2	297	\$2,195,000	\$1,995,000	\$1,857,500	93.11%	\$1,704,200	1.09
AVERAGE					52	\$981,000	\$955,444	\$933,500	98.35%		1.08

### *"Active"* Listings in Mendham Boro

Number of Units: 40  
Average List Price: \$1,199,418  
Average Days on Market: 111

### *"Under Contract"* Listings in Mendham Boro

Number of Units: 14  
Average List Price: \$1,056,021  
Average Days on Market: 64

# Mendham Boro 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	148	152	179	24	79	52	58	19	61	52			64
List Price	\$467,475	\$625,225	\$524,250	\$620,975	\$573,843	\$708,070	\$754,520	\$656,855	\$524,744	\$955,444			\$678,209
Sales Price	\$461,000	\$601,250	\$507,500	\$618,975	\$534,643	\$677,480	\$714,527	\$646,900	\$512,056	\$933,500			\$654,680
SP:LP%	98.70%	96.13%	96.50%	99.85%	93.62%	96.29%	96.79%	99.38%	97.49%	98.35%			108.03%
SP to AV	1.09	1.12	2.00	1.13	1.04	1.05	1.08	1.14	1.07	1.08			4.00
# Units Sold	4	4	2	4	7	10	15	11	9	9			75
3 Mo Rate of Ab	3.90	6.94	3.73	9.81	9.01	7.00	3.80	3.27	3.17	4.24			5.49
Active Listings	20	38	34	35	31	44	36	35	42	40			36
Under Contracts	7	7	13	10	20	20	20	19	15	14			15

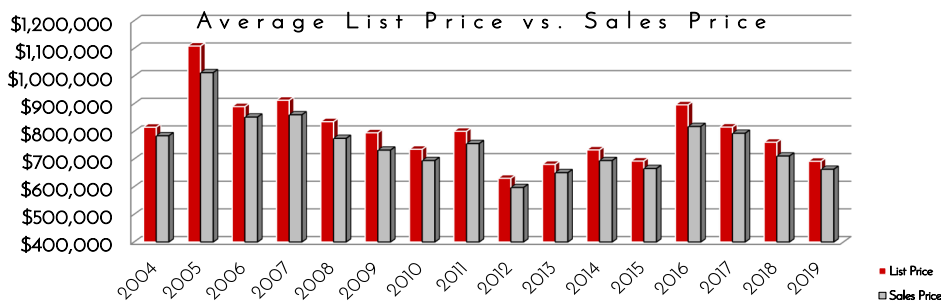
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	73	64	-11.72%
Sales Price	\$679,326	\$654,680	-3.63%
LP:SP	96.52%	97.30%	0.81%
SP:AV	1.05	1.08	3.24%

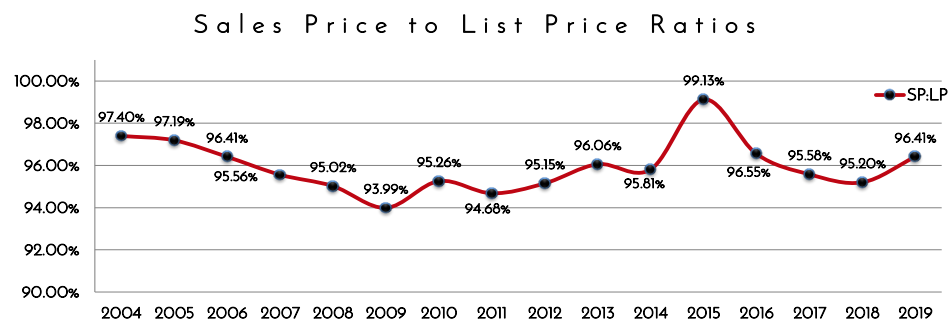


YTD	2019	2020	% Change
# Units Sold	74	75	1.35%
Rate of Ab 3 Mo	4.96	4.24	-14.52%
Actives	39	40	2.56%
Under Contracts	13	14	7.69%

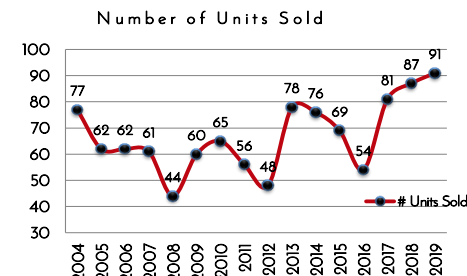
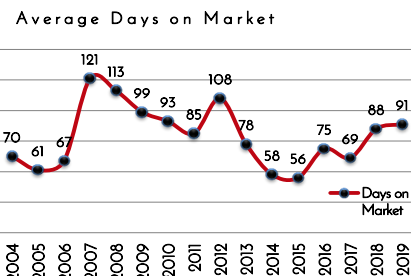
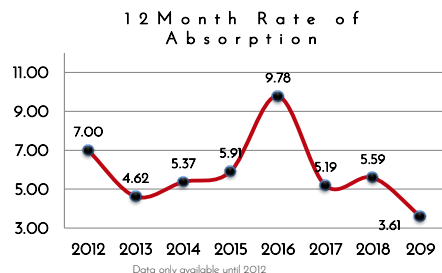
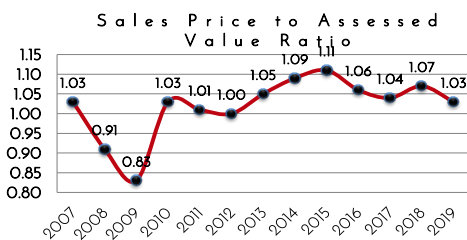
## Mendham Boro Yearly Market Trends



## Mendham Boro Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$851,998	\$1,108,616	\$889,496	\$912,543	\$835,048	\$794,903	\$735,242	\$800,194	\$630,313	\$680,687	\$732,895	\$692,602	\$896,018	\$815,556	\$760,795	\$691,972
SP	\$784,155	\$1,012,361	\$851,838	\$860,008	\$774,709	\$732,290	\$694,559	\$755,819	\$597,026	\$650,635	\$694,574	\$665,833	\$817,852	\$817,852	\$710,974	\$663,025



Tax Re-Evaluation in 2006

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.