



# Mendham Twp.

## September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 E Ridge Road	RanchRas	3	1.1	23	\$429,000	\$429,000	\$424,000	98.83%	\$335,000	1.27
2	50 W Main Street	Colonial	4	2.1	90	\$585,000	\$585,000	\$570,000	97.44%	\$527,400	1.08
3	2 Harmony Lane	Colonial	3	2.1	153	\$615,000	\$615,000	\$600,000	97.56%	\$692,600	0.87
4	7 Hamilton Drive	RanchExp	3	3.1	34	\$675,000	\$675,000	\$637,500	94.44%	\$694,300	0.92
5	60 Tempe Wick Road	Colonial	4	2.1	16	\$750,000	\$750,000	\$689,000	91.87%	\$872,100	0.79
6	4 Oak Knoll Road	Custom	4	2.1	32	\$749,000	\$749,000	\$749,000	100.00%	\$597,200	1.25
7	9 Valley View Drive	Colonial	5	4.1	9	\$899,900	\$899,900	\$895,000	99.46%	\$798,300	1.12
8	3 White Oak Ridge Court	Colonial	4	4.1	17	\$1,198,000	\$1,198,000	\$1,180,000	98.50%	\$1,172,600	1.01
9	37 Brookrace Drive	Colonial	5	4.1	1	\$1,400,000	\$1,400,000	\$1,365,000	97.50%	\$1,381,800	0.99
10	2 Tall Oaks Court	Colonial	4	4.2	34	\$1,575,000	\$1,575,000	\$1,541,200	97.85%	\$1,452,200	1.06
AVERAGE					41	\$887,590	\$887,590	\$865,070	97.34%		1.04

### *"Active"* Listings in Mendham Twp.

Number of Units: 68  
Average List Price: \$1,178,774  
Average Days on Market: 80

### *"Under Contract"* Listings in Mendham Twp.

Number of Units: 26  
Average List Price: \$1,071,688  
Average Days on Market: 72

# Mendham Twp. 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	75	103	47	87	80	65	78	34	41				67
List Price	\$597,975	\$802,257	\$746,875	\$700,475	\$922,687	\$991,627	\$923,211	\$910,458	\$887,590				\$843,688
Sales Price	\$563,346	\$748,929	\$730,375	\$672,825	\$901,750	\$940,045	\$898,226	\$893,176	\$865,070				\$814,535
SP:LP%	94.39%	94.58%	98.41%	95.94%	97.67%	95.12%	97.20%	98.94%	97.34%				96.69%
SP to AV	0.87	0.92	1.11	0.97	1.00	0.90	1.01	1.04	1.04				0.99
# Units Sold	12	7	4	12	8	11	19	17	10				100
3 Mo Rate of Abs	6.54	6.96	7.43	7.50	7.88	6.41	5.21	4.11	4.33				6.26
Active Listings	60	56	55	49	63	67	61	65	68				60
Under Contracts	18	24	21	20	24	33	30	25	26				25

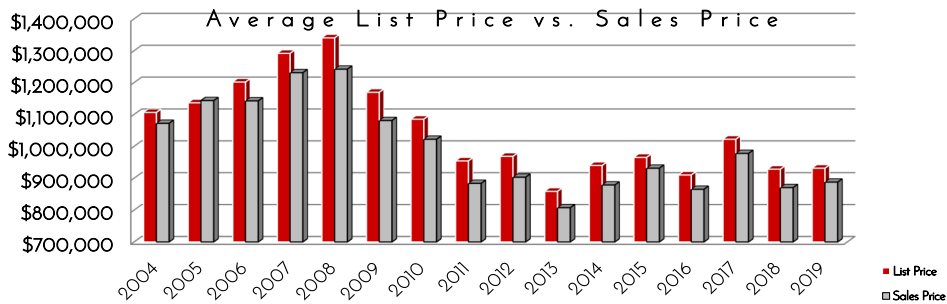
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	67	67	-0.17%
Sales Price	\$902,552	\$814,535	-9.75%
LP:SP	95.86%	96.69%	0.87%
SP:AV	0.93	0.99	5.40%



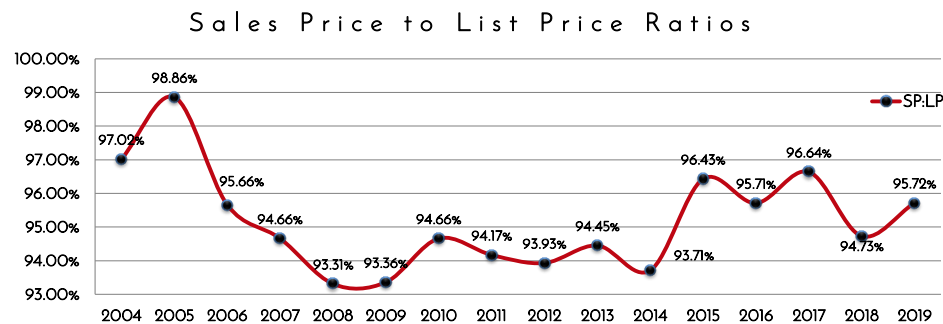
YTD	2019	2020	% Change
# Units Sold	69	100	44.93%
Rate of Ab 3 Mo	10.37	4.33	-58.24%
Actives	77	68	-11.69%
Under Contracts	17	26	52.94%

## Mendham Twp. Yearly Market Trends

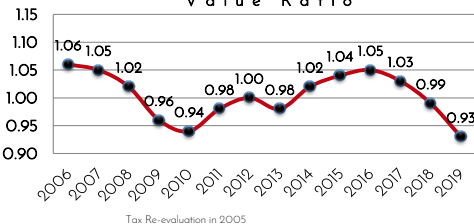


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$1,106,443	\$1,136,574	\$1,201,810	\$1,291,661	\$1,340,328	\$1,169,577	\$1,085,163	\$954,194	\$968,600	\$858,831	\$939,927	\$965,411	\$910,127	\$1,022,316	\$928,250
SP	\$1,072,173	\$1,143,571	\$1,142,703	\$1,231,087	\$1,242,175	\$1,080,914	\$1,022,322	\$883,844	\$903,174	\$809,487	\$878,734	\$931,455	\$865,171	\$977,823	\$870,546

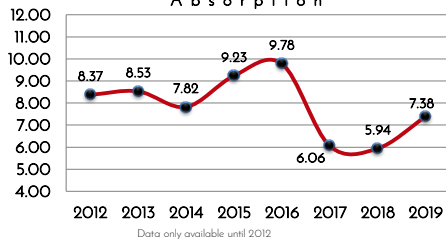
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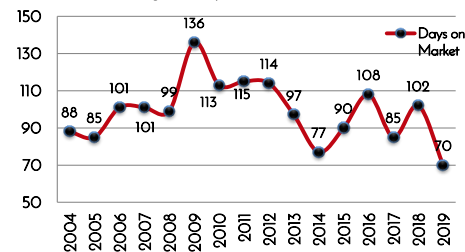
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

