



# Mendham Boro

## November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Prospect Street	Colonial	4	2.1	18	\$399,000	\$399,000	\$405,000	101.50%	\$503,700	0.80
2	7 Hillcrest Avenue	Ranch	3	1.1	252	\$539,000	\$479,000	\$458,750	95.77%	\$358,600	1.28
3	34 Deerfield Road	SplitLev	3	2.1	96	\$625,000	\$597,000	\$585,000	97.99%	\$577,200	1.01
4	58 Cold Hill Road	Victrian	4	2.1	6	\$659,900	\$659,900	\$615,000	93.20%	\$596,900	1.03
5	21 Franklin Road	Colonial	5	3.1	2	\$814,000	\$814,000	\$795,000	97.67%	\$744,200	1.07
6	1 Farm House Lane	Colonial	5	3.2	7	\$1,048,000	\$1,048,000	\$1,035,000	98.76%	\$1,150,100	0.90
7	38 Dean Road	Colonial	5	3.1	16	\$1,080,000	\$1,080,000	\$1,100,000	101.85%	\$882,500	1.25
8	375 Cherry Lane	Custom	5	5.1	181	\$3,300,000	\$2,500,000	\$2,125,000	85.00%	\$3,157,400	0.67
9	20 Horseshow Bend Road	Custom	5	5.2	48	\$3,150,000	\$3,150,000	\$3,050,000	96.83%	\$2,250,000	1.36
AVERAGE					70	\$1,290,544	\$1,191,878	\$1,129,861	96.51%		1.04

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

Number of Units: 33  
Average List Price: \$1,122,539  
Average Days on Market: 117

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

Number of Units: 14  
Average List Price: \$901,957  
Average Days on Market: 98

# 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	70		65
List Price	\$467,475	\$625,225	\$524,250	\$620,975	\$573,843	\$708,070	\$754,520	\$656,855	\$524,744	\$955,444	\$1,191,878		\$733,245
Sales Price	\$461,000	\$601,250	\$507,500	\$618,975	\$534,643	\$677,480	\$714,527	\$646,900	\$512,056	\$933,500	\$1,129,861		\$705,592
SP:LP%	98.70%	96.13%	96.50%	99.85%	93.62%	96.29%	96.79%	99.38%	97.49%	98.35%	96.51%		107.60%
SP to AV	1.09	1.12	2.00	1.13	1.04	1.05	1.08	1.14	1.07	1.08	1.04		4.00
# Units Sold	4	4	2	4	7	10	15	11	9	9	9		84
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	3.93		5.35
Active Listings	20	38	34	35	31	44	36	35	42	40	33		35
Under Contracts	7	7	13	10	20	20	20	19	15	14	14		14

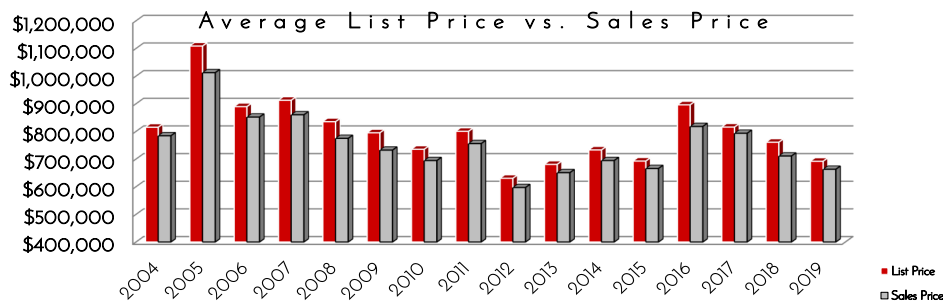
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	75	65	-13.79%
Sales Price	\$672,576	\$705,592	4.91%
LP:SP	96.70%	97.22%	0.54%
SP:AV	1.04	1.08	3.74%

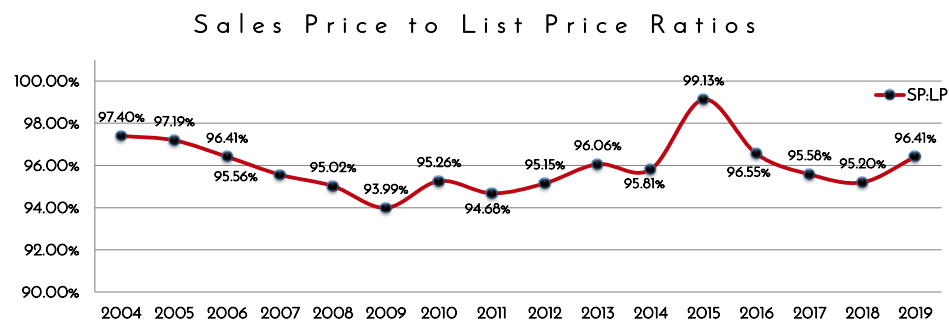


YTD	2019	2020	% Change
# Units Sold	83	84	1.20%
Rate of Ab 3 Mo	3.64	3.93	7.97%
Actives	30	33	10.00%
Under Contracts	10	14	40.00%

## Mendham Boro Yearly Market Trends

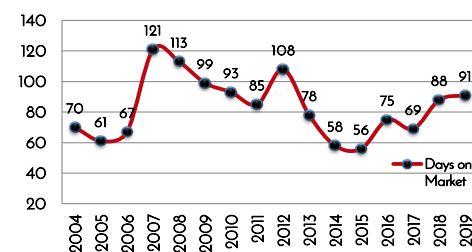


## Mendham Boro Yearly Market Trends

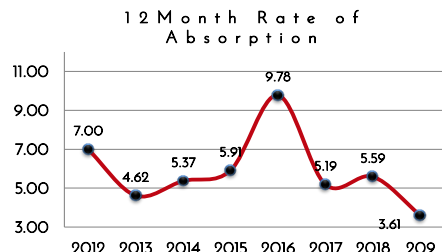
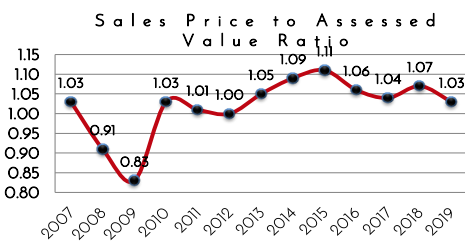
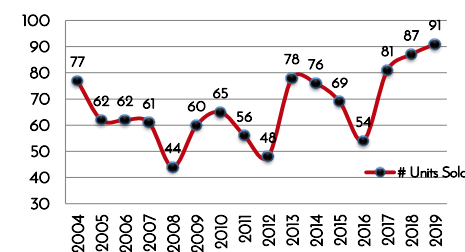


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$851,998	\$1,108,616	\$889,496	\$912,543	\$835,048	\$794,903	\$735,242	\$800,194	\$630,313	\$680,687	\$732,895	\$692,602	\$896,018	\$815,556	\$760,795	\$691,972
SP	\$784,155	\$1,019,361	\$851,838	\$860,008	\$774,709	\$732,290	\$694,559	\$755,819	\$597,026	\$650,635	\$694,574	\$665,833	\$817,852	\$817,852	\$710,974	\$663,025

### Average Days on Market



### Number of Units Sold



Tax Re-Evaluation in 2006

Data only available until 2012

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.