



Mendham Boro

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Mountain Avenue	CapeCod	4	2.0	28	\$420,000	\$420,000	\$420,000	100.00%	\$408,900	1.03
2	26B W Main Street	TwndEndUn	4	2.1	84	\$549,000	\$549,000	\$539,000	98.18%	\$507,400	1.06
3	8 N Linden Lane	SplitLev	5	3.0	1	\$580,000	\$580,000	\$580,000	100.00%	\$603,700	0.96
4	71 W Main Street	Colonial	4	2.1	91	\$615,000	\$615,000	\$600,000	97.56%	\$565,400	1.06
5	22 Gunther Street	Colonial	5	2.1	1	\$715,000	\$715,000	\$715,000	100.00%	\$652,600	1.10
6	34 Phoenix Drive	Colonial	4	2.1	179	\$900,000	\$850,000	\$821,500	96.65%	\$691,600	1.19
7	28 Maple Avenue	Colonial	5	3.1	7	\$950,000	\$950,000	\$965,000	101.58%	\$801,600	1.20
8	30 Spring Hill Road	Colonial	5	4.2	216	\$1,350,000	\$1,349,500	\$1,310,000	97.07%	\$1,400,000	0.94
AVERAGE					76	\$759,875	\$753,563	\$743,813	98.88%		1.07

"Active" Listings in Mendham Boro

Number of Units: 17
Average List Price: \$1,559,224
Average Days on Market: 117

"Under Contract" Listings in Mendham Boro

Number of Units: 19
Average List Price: \$691,363
Average Days on Market: 97

Mendham Boro 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	25	76											54
List Price	\$606,917	\$753,563											\$690,714
Sales Price	\$605,000	\$743,813											\$684,321
SP:LP%	99.69%	98.88%											99.23%
SP to AV	1.19	1.07											1.12
# Units Sold	6	8											14
3 Mo Rate of Ab	3.26	3.27											3.27
Active Listings	22	17											20
Under Contracts	15	19											17

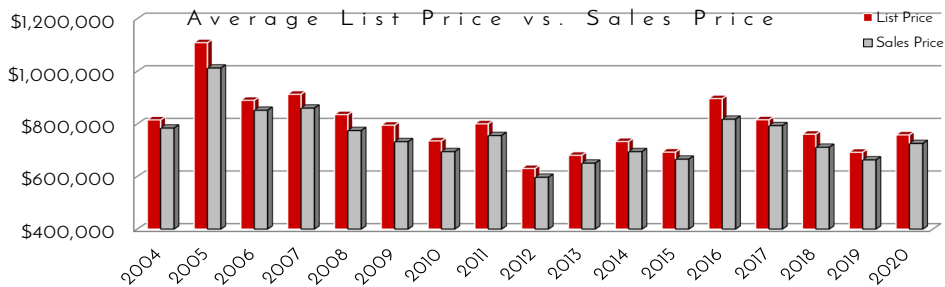
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	150	54	-63.95%
Sales Price	\$531,125	\$684,321	28.84%
LP:SP	97.42%	99.23%	1.86%
SP:AV	1.11	1.12	0.90%

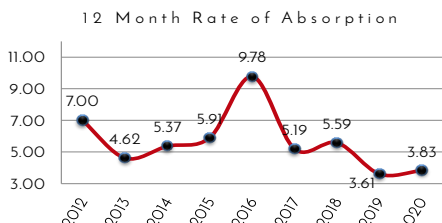
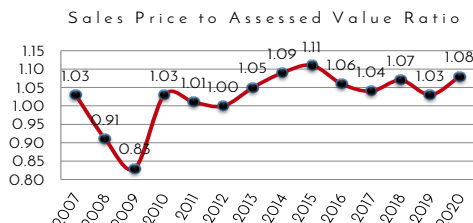


YTD	2020	2021	% Change
# Units Sold	8	14	75.00%
Rate of Ab 3 Mo	6.94	3.27	-52.88%
Actives	38	17	-55.26%
Under Contracts	7	19	171.43%

Mendham Boro Yearly Market Trends

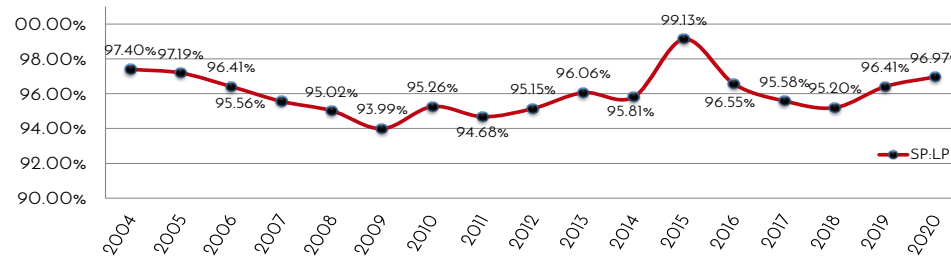


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$851,998	\$1,108,616	\$889,496	\$912,543	\$835,048	\$794,903	\$735,242	\$800,196	\$630,313	\$680,687	\$732,895	\$692,662	\$896,018	\$815,556	\$760,725	\$691,972	\$758,032
SP	\$784,155	\$1,012,361	\$851,838	\$860,008	\$774,709	\$732,290	\$694,559	\$755,819	\$597,026	\$650,635	\$694,574	\$665,833	\$817,852	\$817,852	\$710,974	\$663,025	\$725,404

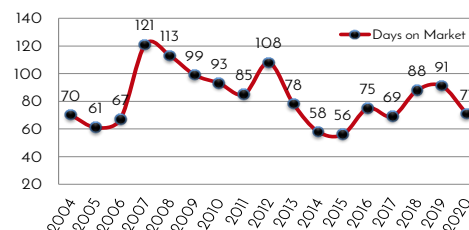


Mendham Boro Yearly Market Trends

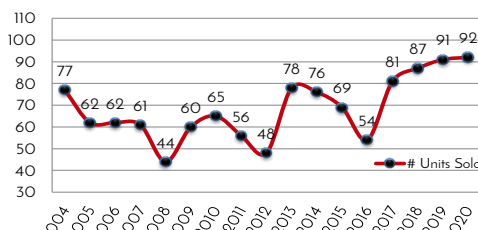
Sales Price to List Price Ratios



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.