

Mendham Boro

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	57 Hampshire Drive	TwnIntUn	2	1.1	28	\$349,900	\$349,900	\$365,000	104.32%	\$293,100	1.25
2	73 E Main Street	Ranch	3	2.0	18	\$525,000	\$525,000	\$540,000	102.86%	\$375,000	1.44
3	6 Aster Terrace	Colonial	3	1.0	11	\$510,000	\$510,000	\$545,000	106.86%	\$401,700	1.36
4	3 Orchard Street	Colonial	4	3.0	8	\$519,000	\$519,000	\$550,000	105.97%	\$484,300	1.14
5	94 W Main Street	Custom	4	2.1	30	\$675,000	\$660,000	\$650,000	98.48%	\$633,800	1.03
6	17 Brookfield Way	Custom	4	3.1	22	\$799,000	\$799,000	\$750,000	93.87%	\$535,000	1.40
7	8 Essex Drive	TwnEndUn	3	4.0	46	\$799,900	\$750,000	\$780,000	104.00%	\$462,000	1.69
8	4 Franklin Road	RanchExp	4	3.0	208	\$835,000	\$835,000	\$849,000	101.68%	\$537,900	1.58
9	72 Mountainside Avenue	Colonial	4	4.1	242	\$975,000	\$975,000	\$975,000	100.00%		
10	4 Forest Drive	Custom	5	3.1	229	\$1,195,000	\$1,108,000	\$1,108,000	100.00%	\$1,081,100	1.02
11	470 Cherry Lane	Colonial	4	3.1	46	\$1,249,000	\$1,249,000	\$1,213,000	97.12%	\$1,300,000	0.93
12	475 Bernardsville Road	Custom	9	10.4	266	\$7,495,000	\$7,495,000	\$6,450,000	86.06%	\$5,682,500	1.14
AVERAGE					96	\$1,327,233	\$1,314,575	\$1,231,250	100.10%		1.27

Active Listings in Mendham Boro

Number of Units: 17
 Average List Price: \$1,828,753
 Average Days on Market: 45

Under Contract Listings in Mendham Boro

Number of Units: 15
 Average List Price: \$943,327
 Average Days on Market: 65

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	57	62	55	16	96						59
List Price	\$606,917	\$753,563	\$533,900	\$490,433	\$1,052,600	\$849,000	\$1,314,575						\$828,583
Sales Price	\$605,000	\$743,813	\$525,308	\$483,889	\$1,035,170	\$871,730	\$1,231,250						\$808,614
SP:LP%	99.69%	98.88%	98.26%	98.24%	100.54%	103.40%	100.10%						99.75%
SP to AV	1.19	1.07	1.13	1.23	1.25	1.28	1.27						1.20
# Units Sold	6	8	11	9	10	7	12						63
3 Mo Rate of Ab	3.26	3.27	1.68	1.67	1.60	1.78	1.76						2.15
Active Listings	22	17	15	16	14	16	17						17
Under Contracts	15	19	22	22	22	19	15						19

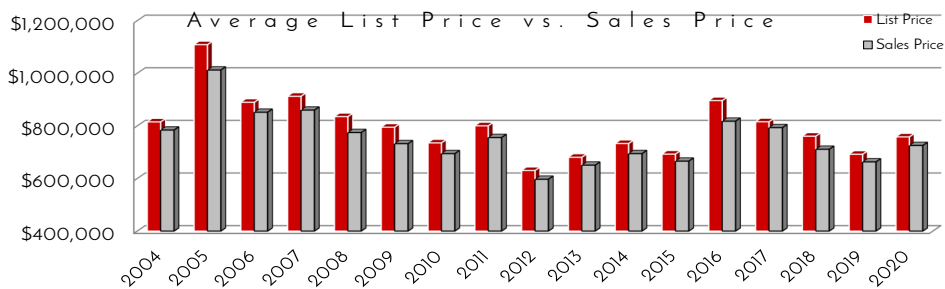
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	78	59	-24.00%
Sales Price	\$629,893	\$808,614	28.37%
LP:SP	96.56%	99.75%	3.31%
SP:AV	1.07	1.20	12.74%

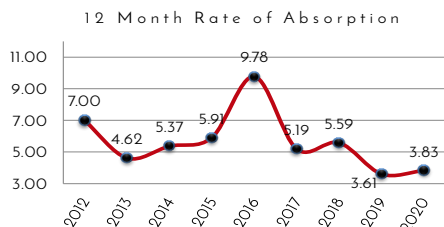
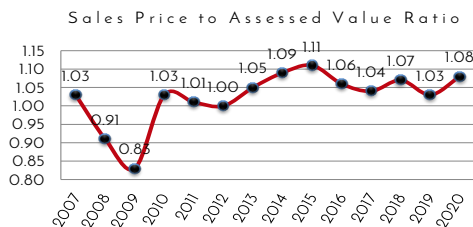


YTD	2020	2021	% Change
# Units Sold	46	63	36.96%
Rate of Ab 3 Mo	3.80	1.76	-53.68%
Actives	36	17	-52.78%
Under Contracts	20	15	-25.00%

Mendham Boro Yearly Market Trends

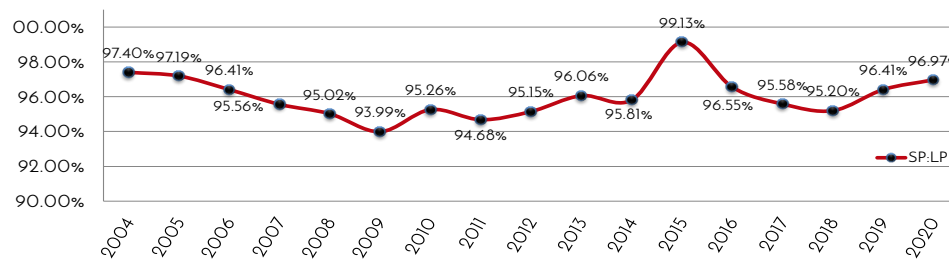


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$851,998	\$1,108,616	\$889,496	\$912,543	\$835,048	\$794,903	\$735,242	\$800,196	\$630,313	\$680,687	\$732,895	\$692,662	\$896,018	\$815,556	\$760,725	\$691,972	\$758,032
SP	\$784,155	\$1,012,361	\$851,838	\$860,008	\$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

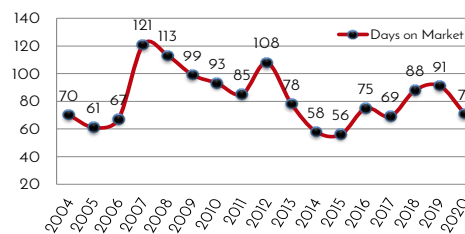


Mendham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

