



Mendham Twp.

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1 Mount Pleasant Road	Custom	2	2.0	11	\$595,000	\$595,000	\$625,000	105.04%	\$522,900	1.20
2	7 Carroll Drive	Colonial	4	2.1	1	\$649,000	\$649,000	\$651,000	100.31%	\$525,200	1.24
3	174A Mendham Road	Contemp	4	2.2	8	\$785,000	\$785,000	\$785,000	100.00%	\$470,600	1.67
4	1 Stoney Hill Road	CapeCod	3	1.1	1	\$789,000	\$789,000	\$789,000	100.00%	\$436,400	1.81
5	32 Horizon Drive	Tudor	4	2.2	63	\$789,000	\$788,000	\$790,000	100.25%	\$994,000	0.79
6	91 Ironia Road	Contemp	3	2.1	329	\$879,999	\$849,000	\$795,000	93.64%	\$830,200	0.96
7	5 Horizon Drive	Colonial	4	3.1	16	\$899,000	\$899,000	\$835,000	92.88%	\$877,100	0.95
8	5 Glen Gary Drive	Colonial	4	3.1	18	\$899,900	\$899,900	\$930,000	103.34%	\$695,300	1.34
9	89 Roxiticus Road	Colonial	4	2.1	56	\$990,000	\$990,000	\$975,000	98.48%	\$990,000	0.98
10	6 Mill Stone Road	Colonial	4	4.1	13	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$1,294,800	1.10
11	15 Leddell Road	Colonial	5	5.1	23	\$1,638,000	\$1,638,000	\$1,638,000	100.00%	\$1,300,000	1.26
12	3 Waters Edge Road	Colonial	5	4.2	34	\$2,299,000	\$2,299,000	\$2,240,000	97.43%	\$1,780,900	1.26
13	117 Mosle Road	Colonial	6	7.2	87	\$2,750,000	\$2,595,000	\$2,350,000	90.56%	\$2,400,000	0.98
AVERAGE					51	\$1,183,685	\$1,169,300	\$1,140,615	98.61%		1.20

"Active" Listings in Mendham Twp.

Number of Units: 35
 Average List Price: \$1,520,680
 Average Days on Market: 70

"Under Contract" Listings in Mendham Twp.

Number of Units: 21
 Average List Price: \$1,122,948
 Average Days on Market: 36

Mendham Twp. 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	51	64	116	56	69	51						69
List Price	\$976,575	\$1,125,500	\$998,000	\$985,994	\$1,501,686	\$1,239,576	\$1,169,300						\$1,172,862
Sales Price	\$953,313	\$1,109,923	\$951,783	\$984,375	\$1,474,941	\$1,210,760	\$1,140,615						\$1,150,130
SP:LP%	98.00%	98.33%	96.65%	100.05%	99.02%	97.98%	98.61%						98.54%
SP to AV	1.25	1.09	1.18	1.04	1.28	1.19	1.20						1.17
# Units Sold	8	13	6	16	14	25	13						95
3 Mo Rate of Abs	3.08	2.92	3.60	2.38	2.65	2.14	2.22						2.71
Active Listings	40	36	31	27	29	35	35						33
Under Contracts	22	25	38	43	40	25	21						31

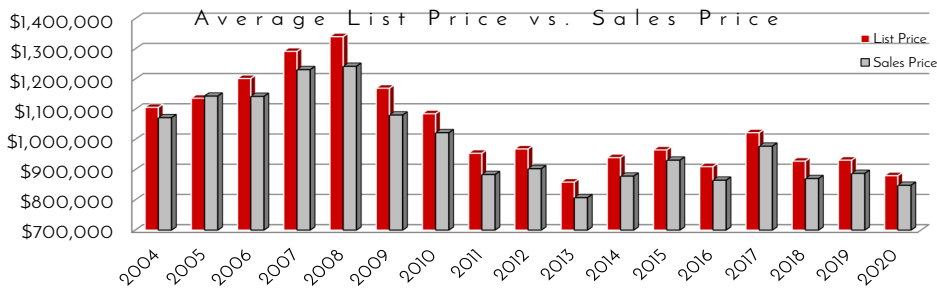
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	78	69	-11.77%
Sales Price	\$789,299	\$1,150,130	45.72%
LP:SP	96.08%	98.54%	2.55%
SP:AV	0.96	1.17	21.46%

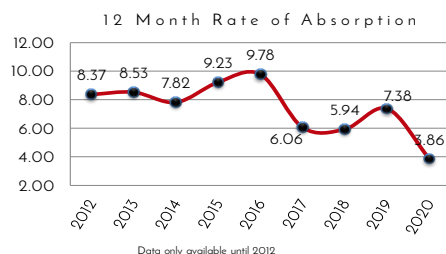
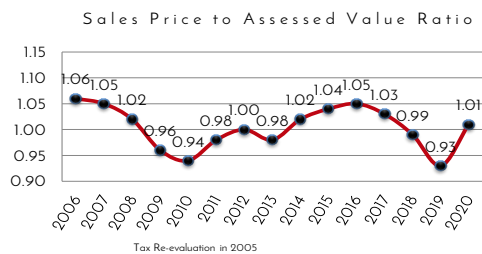


YTD	2020	2021	% Change
# Units Sold	73	95	30.14%
Rate of Ab 3 Mo	5.21	2.22	-57.39%
Actives	61	35	-42.62%
Under Contracts	30	21	-30.00%

Mendham Twp. Yearly Market Trends



Year	LP	SP
2004	\$1,106,443	\$1,072,173
2005	\$1,136,574	\$1,143,571
2006	\$1,201,810	\$1,142,703
2007	\$1,291,661	\$1,231,087
2008	\$1,340,328	\$1,242,175
2009	\$1,169,577	\$1,080,914
2010	\$1,085,163	\$1,022,322
2011	\$954,196	\$883,844
2012	\$968,600	\$903,174
2013	\$858,831	\$809,487
2014	\$939,927	\$878,734
2015	\$965,411	\$931,455
2016	\$910,127	\$865,171
2017	\$1,022,316	\$977,823
2018	\$928,250	\$870,546
2019	\$931,419	\$887,735
2020	\$880,235	\$848,351



Mendham Twp. Yearly Market Trends

