

**Franklin Lakes, NJ**

[Single Family Homes](#)

**Average Sales Price**

	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec
2008	\$2,136,571	\$1,034,167	\$1,455,000	\$1,087,857	\$2,307,500	\$1,666,458	\$1,864,500	\$1,204,667	\$1,187,500	\$1,011,250	\$624,000	\$1,057,575
2009	\$1,230,625	\$1,300,000	\$1,275,000	\$498,600	\$863,772	\$1,253,486	\$920,433	\$1,243,857	\$1,035,883	\$1,286,667	\$1,369,980	\$1,276,875
2010	\$1,352,917	\$853,562	\$862,625	\$951,300	\$918,500	\$1,087,900	\$1,035,833	\$1,013,000	\$1,371,550	\$1,181,940	\$700,100	

**Inventory Sold**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2008	7	3	5	7	8	12	10	3	2	4	1	4
2009	4	2	5	3	9	7	12	7	3	9	5	8
2010	6	8	12	5	8	10	6	7	10	12	5	

**Median Sales Price**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2008	\$1,735,000	\$1,075,000	\$1,010,000	\$770,000	\$1,267,500	\$1,120,000	\$2,290,000	\$1,150,000	\$1,187,500	\$897,500	\$624,000	\$694,750
2009	\$1,230,000	\$1,300,000	\$850,000	\$525,000	\$653,000	\$1,375,000	\$797,100	\$990,000	\$1,300,000	\$885,000	\$960,000	\$802,500
2010	\$1,057,500	\$841,750	\$710,000	\$891,000	\$794,500	\$762,500	\$1,010,000	\$1,055,000	\$1,410,750	\$987,000	\$635,000	

Average	Inventory	Difference	Median	Y/o/Y % Change
2008	66		2008	\$1,097,500
2009	74		2009	\$922,500
2010	89		2010	\$891,000

Average	Sales Price	Difference
2008	\$1,386,420	
2009	\$1,129,598	
2010	\$1,029,930	

