# Florham Park February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	58 Brooklake Road	TwnIntUn	2	1.1	7	\$459,000	\$459,000	\$469,000	102.18%	\$359,400	1.30
2	4 Vanderbilt Boulevard U105	OneFloor	2	2.0	7	\$630,000	\$630,000	\$610,000	96.83%		
3	2 Vanderbilt Boulevard U407	OneFloor	2	2.0	8	\$689,000	\$689,000	\$727,551	105.60%	\$562,300	1.29
4	9 Dirlam Drive Bl	TwnEndUn	3	2.1	8	\$906,540	\$906,540	\$906,540	100.00%		
5	111 Braidburn Road	Colonial	6	7.1	38	\$2,450,000	\$2,450,000	\$2,450,000	100.00%		
	AVERAGE				14	\$1,026,908	\$1,026,908	\$1,032,618	100.92%		1.30

"Active" Listings in Flo	orham Park
Number of Units: Average List Price:	20 \$1,109,513
Average Days on Market:	79

<i>"Under Contract"</i> Listings	in Fiornam Park
Number of Units:	18
Average List Price:	\$951,790
Average Days on Market:	82



## Florham Park 2023 Year to Date Market Trends

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YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	14											34
List Price	\$962,063	\$1,026,908											\$989,082
Sales Price	\$980,506	\$1,032,618											\$1,002,219
SP:LP%	102.00%	100.92%											101.55%
SP to AV	1.27	1.30											1.27
<b>#</b> Units Sold	7	5											12
3 Mo Rate of Ab	2.70	3.00											2.85
Active Listings	20	20											20
Under Contracts	15	18											17

# <u>Flashback</u>! YTD 2022 vs Y<u>TD 2023</u>

YTD	2022	2023	% Change
DOM	38	34	-12.30%
Sales Price	\$1,079,883	\$1,002,219	-7.19%
LP:SP	100.48%	101.55%	1.06%
SP:AV	1.25	1.27	2.18%



YTD	2022	2023	% Change
# Units Sold	17	12	-29.41%
Rate of Ab 3 Mo	1.49	2.85	91.28%
Actives	18	20	14.29%
Under Contracts	18	17	-8.33%

### Florham Park Yearly Market Trends



### Florham Park Yearly Market Trends

#### Sales Price to List Price Ratios 103.00% 101.78% 101.00% 99.00% 98.05% 98.12% 97.98% 97.80% 07 97.00% 96.20% 96.37% 96.12% 95.00% 20/0 2015 2005 2000 2000 2002 200% 20/1 50% 20/3 20/4 20% 20/2 20/8 20/0 00 203, S. Average Days on Market Number of Units Sold 100 140 130 80 120 110 60 99 100 40 90 80 88 - Days on Market 86 --# Units Sold 20 70 0

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.