

# Florham Park

## February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	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 B1	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 Florham Park

Number of Units: 20  
Average List Price: \$1,109,513  
Average Days on Market: 79

### "Under Contract" Listings in Florham Park

Number of Units: 18  
Average List Price: \$951,790  
Average Days on Market: 82



# Florham Park 2023 Year to Date Market Trends

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
# 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

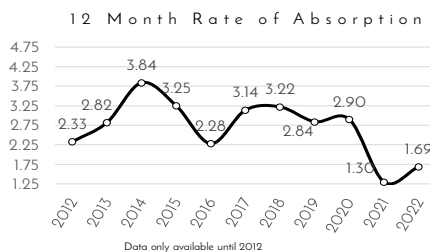
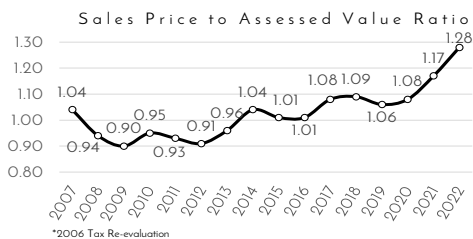
## Flashback! YTD 2022 vs YTD 2023

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



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