

Florham Park

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Rosemary Court	OneFloor	2	2.1	1	\$399,000	\$399,000	\$399,000	100.00%	\$320,000	1.25
2	16 Forest Drive	SplitLev	3	1.1	119	\$725,000	\$649,900	\$625,000	96.17%	\$554,300	1.13
3	1 Hadley Drive	OneFloor	2	2.0	19	\$704,000	\$704,000	\$725,000	102.98%	\$632,400	1.15
4	303 Brooklake Road	CapeCod	4	2.0	8	\$639,000	\$639,000	\$730,000	114.24%	\$557,800	1.31
5	14 Leslie Avenue	SplitLev	3	2.0	10	\$699,900	\$699,900	\$740,000	105.73%	\$551,300	1.34
6	7 Milton Avenue	Colonial	4	2.2	21	\$925,000	\$925,000	\$991,000	107.14%	\$674,900	1.47
7	32 Rockwood Road	Colonial	6	5.1	139	\$1,975,000	\$2,075,000	\$2,075,000	100.00%		
AVERAGE					45	\$866,700	\$870,257	\$897,857	103.75%		1.27

"Active" Listings in Florham Park

Number of Units: 10
 Average List Price: \$1,447,018
 Average Days on Market: 53

"Under Contract" Listings in Florham Park

Number of Units: 18
 Average List Price: \$836,460
 Average Days on Market: 42



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	66	35	66	35	21	32	45				41
List Price	\$962,063	\$1,026,908	\$790,100	\$871,091	\$1,001,360	\$875,585	\$765,690	\$1,010,623	\$870,257				\$908,925
Sales Price	\$980,506	\$1,032,618	\$757,150	\$922,909	\$1,021,651	\$894,685	\$823,750	\$1,093,876	\$897,857				\$942,699
SP:LP%	102.00%	100.92%	99.90%	106.03%	102.09%	103.18%	107.20%	107.06%	103.75%				104.04%
SP to AV	1.27	1.30	1.28	1.30	1.46	1.40	1.42	1.37	1.27				1.35
# Units Sold	7	5	10	11	11	12	10	17	7				90
3 Mo Rate of Ab	2.70	3.00	1.83	2.08	1.59	2.00	1.12	0.85	1.18				1.82
Active Listings	20	20	13	18	17	19	11	12	10				16
Under Contracts	15	18	23	22	24	25	24	17	18				21

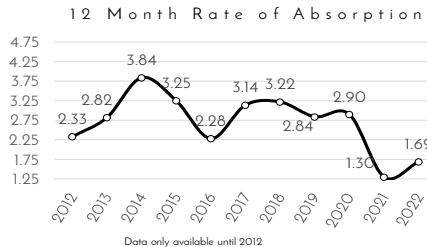
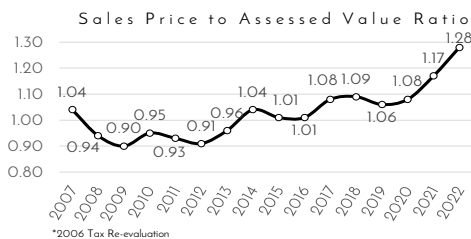
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	32	41	29.11%
Sales Price	\$894,383	\$942,699	5.40%
LP:SP	102.66%	104.04%	1.34%
SP:AV	1.28	1.35	5.16%



YTD	2022	2023	% Change
# Units Sold	98	90	-8.16%
Rate of Ab 3 Mo	1.72	1.82	5.69%
Actives	21	16	-24.73%
Under Contracts	26	21	-19.83%

Florham Park Yearly Market Trends



Florham Park Yearly Market Trends

