

# Florham Park

## October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	38 Park Street	TwnIntUn	3	2.1	15	\$499,999	\$499,999	\$555,000	111.00%	\$353,500	1.57
2	115 Crescent Road	Colonial	3	1.0	4	\$499,999	\$499,999	\$575,000	115.00%	\$501,500	1.15
3	2 Vanderbilt Boulevard	OneFloor	2	2.0	10	\$675,000	\$675,000	\$756,000	112.00%	\$503,600	1.50
4	286 Brooklake Road	SplitLev	3	3.0	10	\$799,000	\$799,000	\$860,000	107.63%	\$607,200	1.42
5	12 Sarazen Court	TwnEndUn	3	3.0	143	\$999,990	\$950,000	\$925,000	97.37%	\$575,000	1.61
6	14 Broom Drive	TwnIntUn	2	2.1	79	\$999,000	\$975,000	\$950,000	97.44%	\$630,600	1.51
7	21 Doyle Drive	TwnIntUn	2	2.1	10	\$950,000	\$950,000	\$995,000	104.74%	\$707,400	1.41
8	5 Rockwood Road	Custom	3	2.1	31	\$999,000	\$999,000	\$999,000	100.00%	\$650,500	1.54
9	57 Sherbrooke Drive	Colonial	4	3.1	12	\$879,000	\$879,000	\$1,100,000	125.14%	\$758,100	1.45
AVERAGE					35	\$811,221	\$803,000	\$857,222	107.81%		1.46

### "Active" Listings in Florham Park

Number of Units: 10  
Average List Price: \$1,594,429  
Average Days on Market: 67

### "Under Contract" Listings in Florham Park

Number of Units: 14  
Average List Price: \$910,019  
Average Days on Market: 50



# 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	35			40
List Price	\$962,063	\$1,026,908	\$790,100	\$871,091	\$1,001,360	\$875,585	\$765,690	\$1,010,623	\$870,257	\$803,000			\$899,295
Sales Price	\$980,506	\$1,032,618	\$757,150	\$922,909	\$1,021,651	\$894,685	\$823,750	\$1,093,876	\$897,857	\$857,222			\$934,928
SP:LP%	102.00%	100.92%	99.90%	106.03%	102.09%	103.18%	107.20%	107.06%	103.75%	107.81%			104.38%
SP to AV	1.27	1.30	1.28	1.30	1.46	1.40	1.42	1.37	1.27	1.46			1.36
# Units Sold	7	5	10	11	11	12	10	17	7	9			99
3 Mo Rate of Ab	2.70	3.00	1.83	2.08	1.59	2.00	1.12	0.85	1.18	0.75			1.71
Active Listings	20	20	13	18	17	19	11	12	10	10			15
Under Contracts	15	18	23	22	24	25	24	17	18	14			20

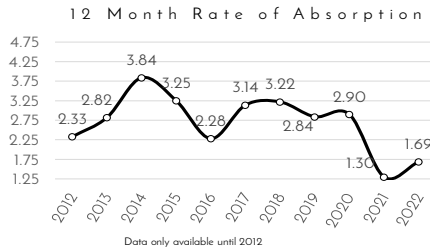
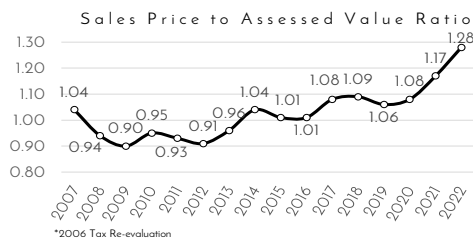
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	34	40	17.29%
Sales Price	\$895,379	\$934,928	4.42%
LP:SP	102.27%	104.38%	2.06%
SP:AV	1.28	1.36	6.33%



YTD	2022	2023	% Change
# Units Sold	112	99	-11.61%
Rate of Ab 3 Mo	1.76	1.71	-2.68%
Actives	21	15	-27.88%
Under Contracts	25	20	-18.70%

## Florham Park Yearly Market Trends



## Florham Park Yearly Market Trends

