

Florham Park

December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	35 Broadway	Colonial	3	1.1	84	\$549,999	\$549,999	\$580,000	105.45%	\$479,200	1.21
2	1 McNerney Lane	TwndEndUn	2	3.0	92	\$695,400	\$695,400	\$695,400	100.00%		
3	24 Rockwood Road	CapeCod	4	2.0	27	\$565,000	\$565,000	\$750,000	132.74%	\$530,700	1.41
4	4 Hanover Road	TwndEndUn	3	3.1	39	\$1,049,900	\$999,900	\$999,900	100.00%	\$780,100	1.28
AVERAGE					61	\$715,075	\$702,575	\$756,325	109.55%		1.30

"Active" Listings in Florham Park

Number of Units: 10
Average List Price: \$1,242,319
Average Days on Market: 71

"Under Contract" Listings in Florham Park

Number of Units: 10
Average List Price: \$1,123,547
Average Days on Market: 46



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	29	61	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	\$707,475	\$702,575	\$878,382
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	\$728,250	\$756,325	\$913,596
SP:LP%	102.00%	100.92%	99.90%	106.03%	102.09%	103.18%	107.20%	107.06%	103.75%	107.81%	103.24%	109.55%	104.48%
SP to AV	1.27	1.30	1.28	1.30	1.46	1.40	1.42	1.37	1.27	1.46	1.33	1.30	1.36
# Units Sold	7	5	10	11	11	12	10	17	7	9	8	4	111
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	1.04	1.29	1.62
Active Listings	20	20	13	18	17	19	11	12	10	10	11	10	14
Under Contracts	15	18	23	22	24	25	24	17	18	14	12	10	19

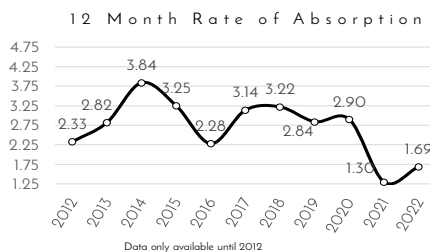
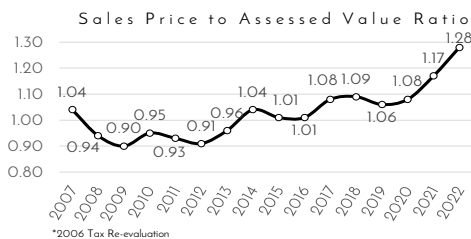
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	34	40	17.14%
Sales Price	\$905,187	\$913,596	0.93%
LP:SP	101.78%	104.48%	2.66%
SP:AV	1.28	1.36	6.22%



YTD	2022	2023	% Change
# Units Sold	126	111	-11.90%
Rate of Ab 3 Mo	1.82	1.62	-11.08%
Actives	21	14	-31.60%
Under Contracts	23	19	-18.68%

Florham Park Yearly Market Trends



Florham Park Yearly Market Trends

