

Florham Park

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	250 Ridgedale Avenue	TwndUn	2	2.1	113	\$699,000	\$699,000	\$670,000	95.85%	\$419,000	1.60
2	3 Village Road	Colonial	4	2.1	13	\$925,000	\$925,000	\$905,000	97.84%	\$679,700	1.33
3	6 Afton Drive	SplitLev	5	4.0	16	\$975,000	\$975,000	\$997,500	102.31%	\$704,400	1.42
4	2 Quail Run	Colonial	4	2.1	8	\$1,250,000	\$1,250,000	\$1,200,000	96.00%	\$757,500	1.58
5	8 Keyes Street	Colonial	6	5.1	19	\$1,899,999	\$1,899,999	\$1,850,000	97.37%		
6	7 Keyes Street	Colonial	6	6.1	37	\$2,199,000	\$2,199,000	\$2,120,000	96.41%		
AVERAGE					34	\$1,324,667	\$1,324,667	\$1,290,417	97.63%		1.48

"Active" Listings in Florham Park

Number of Units: 10
Average List Price: \$1,763,400
Average Days on Market: 75

"Under Contract" Listings in Florham Park

Number of Units: 19
Average List Price: \$1,171,674
Average Days on Market: 42



Florham Park 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	34											30
List Price	\$1,058,350	\$1,324,667											\$1,203,613
Sales Price	\$1,069,952	\$1,290,417											\$1,190,205
SP:LP%	102.22%	97.63%											99.71%
SP to AV	1.36	1.48											1.42
# Units Sold	5	6											11
3 Mo Rate of Ab	2.20	1.76											1.98
Active Listings	9	10											10
Under Contracts	16	19											18

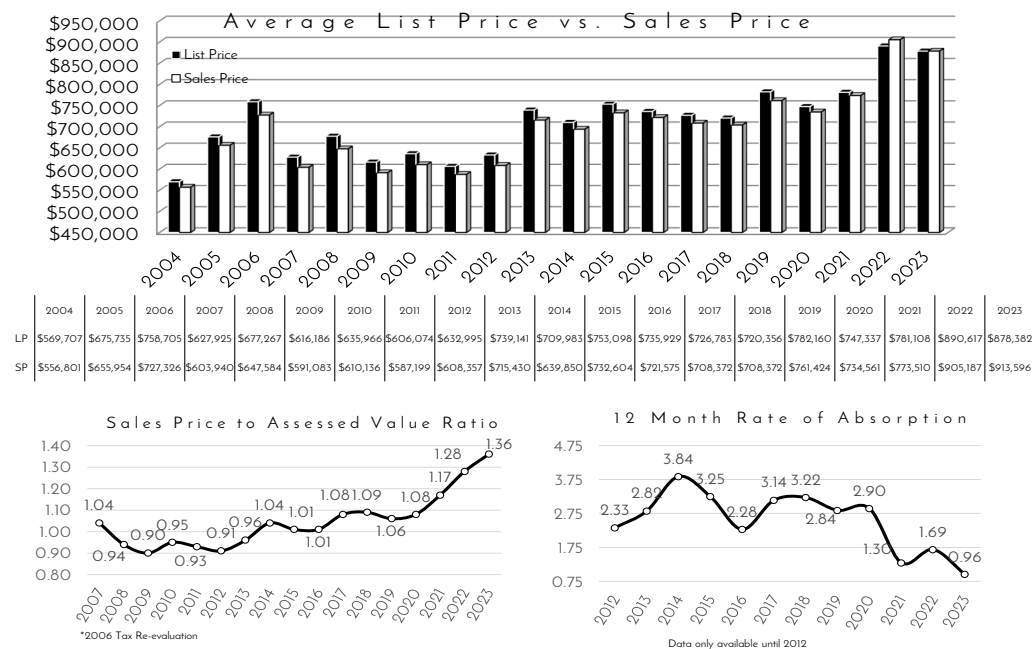
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	34	30	-11.48%
Sales Price	\$1,002,219	\$1,190,205	18.76%
LP:SP	101.55%	99.71%	-1.81%
SP:AV	1.27	1.42	11.74%



YTD	2023	2024	% Change
# Units Sold	12	11	-8.33%
Rate of Ab 3 Mo	2.85	1.98	-30.53%
Actives	20	10	-52.50%
Under Contracts	17	18	6.06%

Florham Park Yearly Market Trends



Florham Park Yearly Market Trends

