

Florham Park

November 2024 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 G14	TwnIntUn	2	2.1	9	\$464,900	\$464,900	\$464,900	100.00%	\$345,000	1.35
2	58 Brooklake Road U101	TwnEndUn	2	2.0	10	\$545,000	\$545,000	\$555,000	101.83%	\$401,500	1.38
3	102 Brandywyne Drive	MultiFlr	2	2.1	15	\$585,000	\$585,000	\$600,000	102.56%	\$320,000	1.88
4	304 Greenwood Avenue	FixrUppr	4	2.1	14	\$575,000	\$575,000	\$601,000	104.52%	\$552,500	1.09
5	38 Park Street C4	TwnIntUn	3	2.1	13	\$609,000	\$609,000	\$635,000	104.27%	\$350,000	1.81
6	42 Circle Road	SplitLev	3	2.1	30	\$799,000	\$799,000	\$845,000	105.76%	\$596,200	1.42
7	28 Deerfield Drive	Ranch	3	2.0	10	\$859,900	\$859,900	\$896,000	104.20%	\$633,900	1.41
8	165 Ridgedale Avenue U3	TwnIntUn	3	2.2	48	\$950,000	\$925,000	\$913,000	98.70%	\$753,900	1.21
9	40 Sherbrooke Drive	Colonial	4	2.1	10	\$900,000	\$900,000	\$1,051,000	116.78%	\$741,200	1.42
10	85 Lincoln Avenue	Ranch	3	3.0	8	\$1,149,000	\$1,149,000	\$1,230,000	107.05%	\$633,300	1.94
11	4 Lauri Drive	Custom	5	3.1	15	\$1,149,000	\$1,149,000	\$1,355,000	117.93%	\$824,200	1.64
12	40 Puddingstone Way	Colonial	5	5.1	10	\$1,350,000	\$1,350,000	\$1,390,000	102.96%	\$1,046,500	1.33
13	76 W End Avenue	Colonial	5	4.1	84	\$2,100,000	\$2,050,000	\$1,932,500	94.27%	New	
AVERAGE					21	\$925,831	\$920,062	\$959,108	104.68%		1.49

"Active" Listings in Florham Park

Number of Units: 13
Average List Price: \$1,778,377
Average Days on Market: 88

"Under Contract" Listings in Florham Park

Number of Units: 16
Average List Price: \$1,317,285
Average Days on Market: 27



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	42	30	13	30	23	17	45	50	21		29
List Price	\$1,058,350	\$1,324,667	\$937,975	\$1,015,327	\$922,786	\$996,090	\$992,167	\$1,070,477	\$931,802	\$990,536	\$920,062		\$998,436
Sales Price	\$1,069,952	\$1,290,417	\$971,799	\$1,032,913	\$995,286	\$1,084,455	\$992,500	\$1,127,999	\$944,719	\$1,014,818	\$959,108		\$1,036,048
SP:LP%	102.22%	97.63%	103.73%	100.74%	108.99%	109.55%	100.29%	105.58%	102.09%	102.34%	104.68%		104.30%
SP to AV	1.36	1.48	1.40	1.69	1.50	1.46	1.37	1.53	1.46	1.57	1.49		1.50
# Units Sold	5	6	8	7	14	11	6	13	9	11	13		103
3 Mo Rate of Ab	2.20	1.76	1.42	2.14	1.07	2.10	1.80	1.90	2.24	2.20	1.18		1.82
Active Listings	9	10	10	13	9	18	18	21	19	19	13		14
Under Contracts	16	19	16	22	22	18	20	11	21	23	16		19

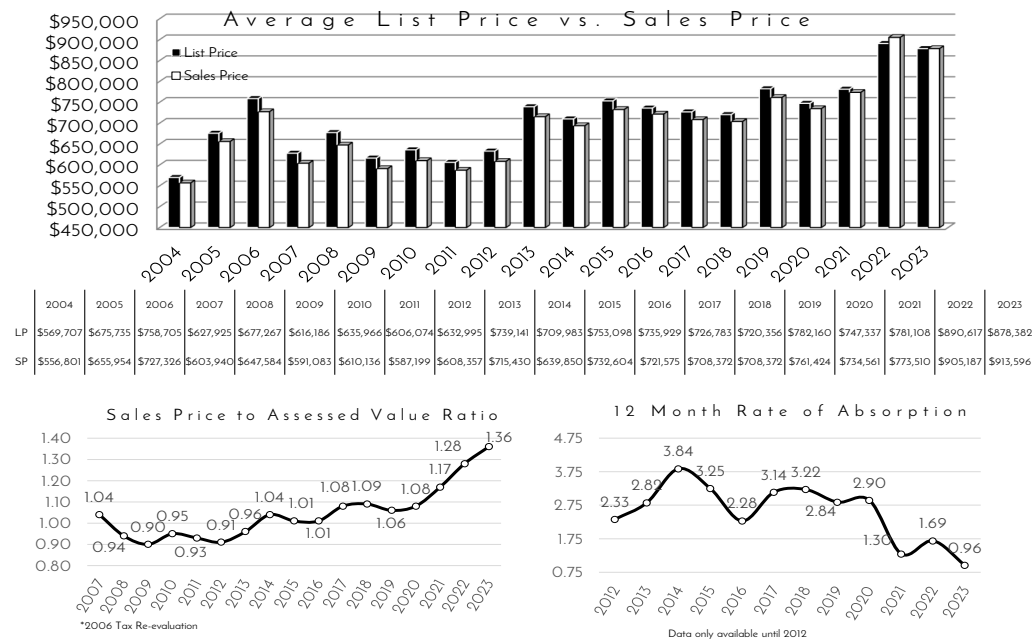
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	39	29	-26.83%
Sales Price	\$919,476	\$1,036,048	12.68%
LP:SP	104.29%	104.30%	0.00%
SP:AV	1.36	1.50	10.13%



YTD	2023	2024	% Change
# Units Sold	107	103	-3.74%
Rate of Ab 3 Mo	1.65	1.82	10.31%
Actives	15	14	-1.24%
Under Contracts	19	19	0.00%

Florham Park Yearly Market Trends



Florham Park Yearly Market Trends

