

# Florham Park

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	140 Brandywyne Drive	OneFloor	1	2.0	16	\$455,000	\$455,000	\$477,250	104.89%	\$300,000	1.59
2	38 Park Street 13-A	OneFloor	2	2.1	48	\$579,900	\$579,900	\$590,000	101.74%	\$303,100	1.95
3	60 Riverside Drive	RanchExp	3	2.1	28	\$899,900	\$849,900	\$780,000	91.78%	\$659,300	1.18
4	14 Kenneth Court	Bi-Level	4	2.0	12	\$749,999	\$749,999	\$825,000	110.00%	\$511,300	1.61
5	4 Crescent Road	CapeCod	5	2.0	10	\$789,000	\$789,000	\$922,500	116.92%	\$552,700	1.67
6	178 Brooklake Road	RanchExp	4	2.1	62	\$999,999	\$1,019,000	\$999,900	98.13%	\$795,500	1.26
7	47 Brooklake Road	CapeCod	4	2.0	22	\$879,000	\$879,000	\$999,999	113.77%	\$513,500	1.95
8	3 Dellwood Drive	Colonial	5	2.1	15	\$1,099,990	\$1,099,990	\$1,205,000	109.55%	\$657,900	1.83
9	36 Broom Drive	Ranch	2	2.0	16	\$1,249,000	\$1,249,000	\$1,225,000	98.08%	\$727,900	1.68
10	246 Brooklake Road	Colonial,	5	4.0	7	\$1,399,777	\$1,399,777	\$1,400,000	100.02%	Renovated	
11	7 Casper Court	TwndEndUn	2	3.2	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$832,400	1.68
12	4 Beacon Hill Road	Custom	5	6.1	51	\$1,499,000	\$1,399,000	\$1,500,000	107.22%	\$1,198,500	1.25
13	4 Kenwood Lane	Colonial	6	4.1	57	\$1,899,000	\$1,799,900	\$1,750,000	97.23%	Renovated	
14	17 Florham Avenue	Colonial	6	5.1	1	\$2,100,000	\$2,100,000	\$2,100,000	100.00%	New	
15	2 Felch Road	Contemp	5	6.1	75	\$2,299,000	\$2,299,000	\$2,200,000	95.69%	New	
16	6 Pine Valley Way	Custom	5	7.2	34	\$3,300,000	\$3,300,000	\$3,000,000	90.91%	\$3,485,000	0.86
AVERAGE					28	\$1,349,910	\$1,335,529	\$1,335,916	102.24%		1.54

### "Active" Listings in Florham Park

Number of Units: 10  
Average List Price: \$1,674,000  
Average Days on Market: 61

### "Under Contract" Listings in Florham Park

Number of Units: 7  
Average List Price: \$1,626,429  
Average Days on Market: 51



# 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	28	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	\$1,335,529	\$1,043,760
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	\$1,335,916	\$1,076,366
SP:LP%	102.22%	97.63%	103.73%	100.74%	108.99%	109.55%	100.29%	105.58%	102.09%	102.34%	104.68%	102.24%	104.02%
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	1.54	1.50
# Units Sold	5	6	8	7	14	11	6	13	9	11	13	16	119
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	0.53	1.71
Active Listings	9	10	10	13	9	18	18	21	19	19	13	10	14
Under Contracts	16	19	16	22	22	18	20	11	21	23	16	7	18

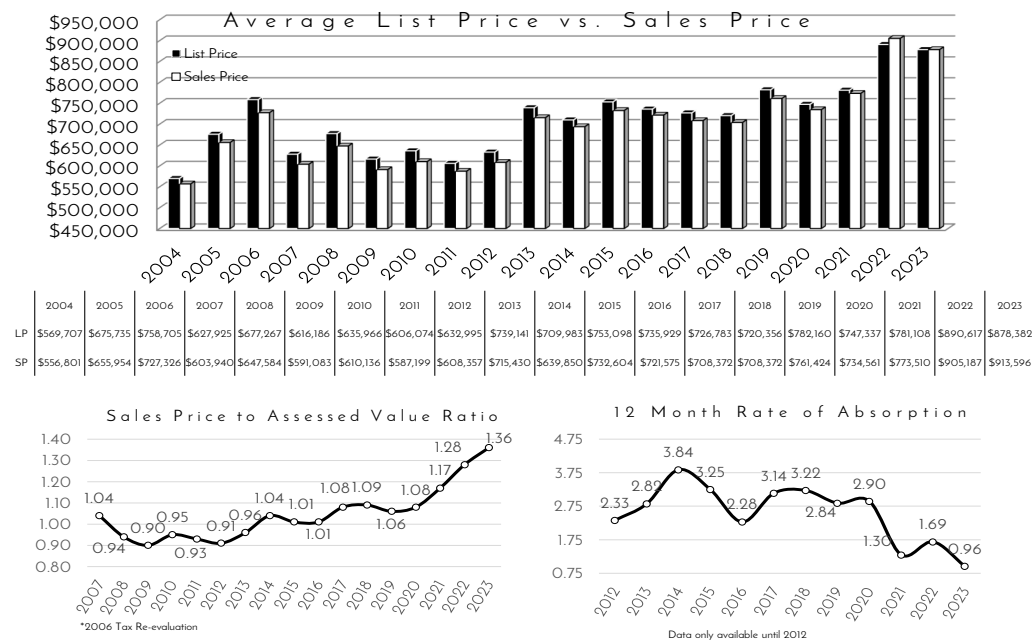
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	40	29	-28.34%
Sales Price	\$913,596	\$1,076,366	17.82%
LP:SP	104.48%	104.02%	-0.44%
SP:AV	1.36	1.50	10.66%



YTD	2023	2024	% Change
# Units Sold	111	119	7.21%
Rate of Ab 3 Mo	1.62	1.71	5.71%
Actives	14	14	0.00%
Under Contracts	19	18	-4.95%

## Florham Park Yearly Market Trends



## Florham Park Yearly Market Trends

