

Florham Park

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	50 Brandywyne Drive	OneFloor	1	2.0	16	\$415,000	\$415,000	\$400,000	96.39%	\$300,000	1.33
2	20 Pinchbrook Drive	SplitLev	3	1.1	65	\$649,000	\$648,900	\$670,000	103.25%	\$525,000	1.28
3	18 Dirlam Drive B4	TwndEndUn	2	2.0	136	\$749,300	\$754,900	\$754,390	99.93%		
4	32 Felch Road	Ranch	2	2.0	14	\$699,000	\$699,000	\$790,000	113.02%	\$572,400	1.38
5	4 Hanover Road B4	TwndIntUn	4	3.1	87	\$999,000	\$989,500	\$980,000	99.04%	\$728,300	1.35
6	13 Pinchbrook Drive	Custom	4	4.0	8	\$949,000	\$949,000	\$1,100,000	115.91%	\$772,500	1.42
7	60 Cunningham Drive	Custom	3	3.0	9	\$1,397,500	\$1,397,500	\$1,430,000	102.33%	\$866,100	1.65
8	11 Hillside Avenue	Colonial	5	5.1	1	\$1,650,000	\$1,650,000	\$1,650,000	100.00%		
AVERAGE					42	\$938,475	\$937,975	\$971,799	103.73%		1.40

“Active” Listings in Florham Park

Number of Units: 10
 Average List Price: \$1,843,800
 Average Days on Market: 86

“Under Contract” Listings in Florham Park

Number of Units: 16
 Average List Price: \$1,101,320
 Average Days on Market: 32

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										35
List Price	\$1,058,350	\$1,324,667	\$937,975										\$1,091,766
Sales Price	\$1,069,952	\$1,290,417	\$971,799										\$1,098,245
SP:LP%	102.22%	97.63%	103.73%										101.41%
SP to AV	1.36	1.48	1.40										1.41
# Units Sold	5	6	8										19
3 Mo Rate of Ab	2.20	1.76	1.42										1.79
Active Listings	9	10	10										10
Under Contracts	16	19	16										17

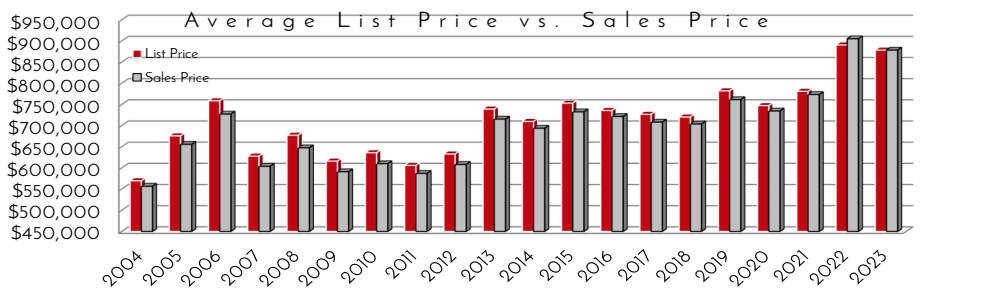
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	48	35	-27.65%
Sales Price	\$890,824	\$1,098,245	23.28%
LP:SP	100.80%	101.41%	0.60%
SP:AV	1.28	1.41	10.70%



YTD	2023	2024	% Change
# Units Sold	22	19	-13.64%
Rate of Ab 3 Mo	2.51	1.79	-28.55%
Actives	18	10	-45.28%
Under Contracts	19	17	-8.93%

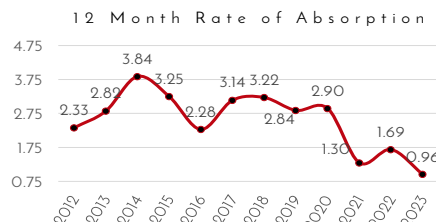
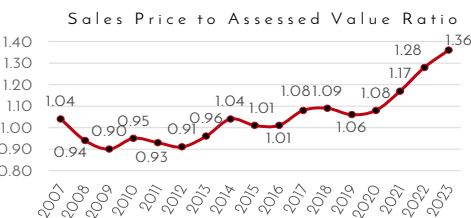
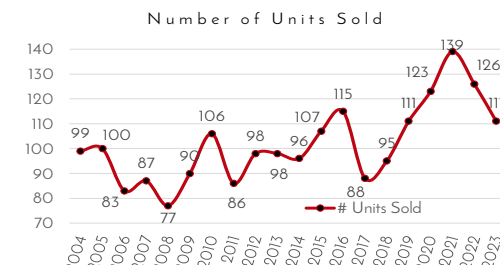
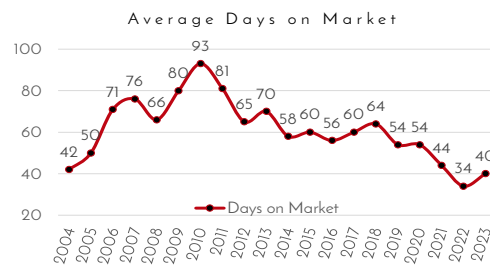
Florham Park Yearly Market Trends



Florham Park Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,707	\$675,735	\$758,705	\$627,925	\$677,267	\$616,186	\$635,966	\$606,074	\$632,995	\$739,141	\$709,983	\$753,098	\$735,929	\$726,783	\$720,356	\$782,160	\$747,337	\$781,108	\$890,617	\$878,382
SP	\$556,801	\$655,954	\$727,326	\$603,940	\$647,584	\$591,083	\$610,136	\$587,199	\$608,357	\$715,430	\$639,850	\$732,604	\$721,575	\$708,372	\$708,372	\$761,424	\$734,561	\$773,510	\$905,187	\$913,596



*2006 Tax Re-evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.