

# FLORHAM PARK 2024 SALES

## Sales Comparison – Florham Park

	<u>2023</u>	<u>2024</u>	<u>Change</u>
New Listings	128	142	10.94%
Sold Listings	113	123	8.85%
Average Sale Price	\$912,824	\$1,067,906	16.99%
Average Days on Market	39	30	-23.08%
List Price / Sale Price	104.6%	103.8%	0.71%

<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>
256 Columbia Tpke*	\$ 229,000	0	1.0	\$ 195,000	128
38 Park St*	\$ 389,000	2	1.1	\$ 410,000	15
50 Brandywyne Dr*	\$ 415,000	1	2.0	\$ 400,000	16
38 Park St*	\$ 429,000	3	2.1	\$ 480,000	11
38 Park St*	\$ 439,000	2	2.1	\$ 410,000	20
140 Brandywyne Dr*	\$ 455,000	1	2.0	\$ 477,250	16
38 Park St 14-G	\$ 464,900	2	2.1	\$ 464,900	9
38 Park St 11D	\$ 499,000	3	2.1	\$ 547,000	14
38 Park St. 22C	\$ 499,999	2	2.1	\$ 550,000	10
38 Park St*	\$ 515,000	3	3.1	\$ 525,000	12
58 Brooklake Rd*	\$ 545,000	2	2.0	\$ 555,000	10
38 Park St*	\$ 550,000	3	2.1	\$ 635,000	9
68 Beechwood Rd*	\$ 550,000	3	1.0	\$ 545,000	13



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250	Ridgedale Ave*	\$	569,000	2	2.1	\$	580,000	10
304	Greenwood Ave*	\$	575,000	4	2.1	\$	601,000	14
38	Park St 13-A	\$	579,900	2	2.1	\$	590,000	48
102	Brandywyne Dr*	\$	585,000	2	2.1	\$	600,000	15
38	Park St	\$	609,000	3	2.1	\$	635,000	13
11	Mikula Way (Kentia)	\$	640,220	3	2.1	\$	640,220	15
20	Pinchbrook Dr*	\$	648,900	3	1.1	\$	670,000	65
1	Vanderbilt Blvd*	\$	650,000	2	2.0	\$	625,000	30
33	Elmwood Rd*	\$	650,000	3	2.0	\$	705,000	15
45	Brooklake Rd*	\$	650,000	3	1.1	\$	695,000	15
2	Vanderbilt Blvd*	\$	660,000	2	2.0	\$	700,000	8
80	Beechwood Rd*	\$	675,000	3	1.1	\$	755,000	17
297	Greenwood Ave*	\$	679,990	3	1.1	\$	687,000	23
250	Ridgedale Ave*	\$	699,000	2	2.1	\$	670,000	113
250	Ridgedale Ave*	\$	699,000	3	2.1	\$	760,000	10
32	Felch Rd*	\$	699,000	2	2.0	\$	790,000	14
180	Crescent Rd*	\$	699,000	4	2.0	\$	700,000	20
1	Kenwood Ln*	\$	699,990	3	1.1	\$	821,000	13
88	Ridgedale Ave*	\$	699,999	4	2.1	\$	740,000	9
161	Ridgedale Ave*	\$	700,000	4	2.1	\$	725,000	12
8	Kenneth Ct*	\$	725,000	3	2.1	\$	730,000	14
2	Vanderbilt Blvd*	\$	729,000	2	2.0	\$	731,000	17
3	Vanderbilt Blvd*	\$	729,900	2	2.0	\$	665,000	64



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9	Northern Ave*	\$	749,000	3	1.1	\$	803,000	16
6	McNerney Lane	\$	749,390	2	2.0	\$	749,390	63
14	Kenneth Ct*	\$	749,999	4	2.0	\$	825,000	12
18	Dirlam Dr*	\$	754,900	2	2.0	\$	754,390	136
7	Tucker St*	\$	779,000	3	2.1	\$	831,000	14
8	Venturi Ct*	\$	789,000	3	3.0	\$	745,000	33
4	Crescent Rd*	\$	789,000	5	2.0	\$	922,500	10
16	Riverside Dr*	\$	789,999	3	3.0	\$	939,000	14
15	Florham Ave*	\$	795,000	4	2.0	\$	830,000	9
11	Sarazen Ct*	\$	799,000	2	3.0	\$	765,000	48
42	Circle Rd*	\$	799,000	3	2.1	\$	845,000	30
12	Dirlam Drive (Bayberry)	\$	813,760	3	2.1	\$	813,760	43
21	Rockwood Rd*	\$	839,000	4	2.1	\$	999,000	9
60	Riverside Dr*	\$	849,900	3	2.1	\$	780,000	28
28	Deerfield Dr*	\$	859,900	3	2.0	\$	896,000	10
34	Brooklake Rd*	\$	869,000	4	2.0	\$	1,045,000	12
1	Sarazen Ct*	\$	869,000	3	2.1	\$	849,500	19
246	Brooklake Rd*	\$	875,000	4	2.1	\$	825,000	6
315	Greenwood Ave*	\$	875,000	4	2.2	\$	837,750	30
47	Brooklake Rd*	\$	879,000	4	2.0	\$	999,999	22
14	Pollard Ave*	\$	888,000	4	2.1	\$	990,000	18
20	Murphy Circle	\$	899,999	4	2.1	\$	1,150,000	13
40	Sherbrooke Dr*	\$	900,000	4	2.1	\$	1,051,000	10



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8	Village Rd*	\$	924,900	4	2.1	\$	905,000	4
3	Village Rd*	\$	925,000	4	2.1	\$	905,000	13
165	Ridgedale Ave*	\$	925,000	3	2.2	\$	913,000	48
13	Pinchbrook Dr*	\$	949,000	4	4.0	\$	1,100,000	8
165	Ridgedale Ave*	\$	950,000	3	2.2	\$	950,000	48
2	Manker Dr*	\$	965,000	5	2.1	\$	965,000	14
6	Afton Dr*	\$	975,000	5	4.0	\$	997,500	16
117	Rockwood Rd*	\$	975,000	4	2.0	\$	960,000	33
4	Hanover Rd*	\$	989,500	4	3.1	\$	980,000	87
5	Penna Ct*	\$	995,000	3	3.2	\$	1,170,000	8
25	Doyle Dr*	\$	995,000	2	2.1	\$	1,250,000	14
9	1St St*	\$	995,000	5	3.1	\$	825,000	15
2	Woodbine Rd*	\$	995,000	5	2.1	\$	1,168,500	21
64	E Madison Ave*	\$	999,000	3	2.1	\$	1,100,000	29
22	1St St*	\$	999,000	4	2.1	\$	999,000	0
4	Hanover Rd*	\$	999,000	4	3.1	\$	999,999	13
15	Lincoln Ave*	\$	999,000	4	4.0	\$	1,080,000	204
4	Hanover Rd*	\$	999,900	3	3.1	\$	999,990	16
178	Brooklake Rd*	\$	1,019,000	4	2.1	\$	999,900	62
4	Woodbine Rd*	\$	1,049,900	4	3.1	\$	1,268,000	22
49	Murphy Cir*	\$	1,095,000	4	3.1	\$	1,200,000	4
3	Dellwood Dr*	\$	1,099,990	5	2.1	\$	1,205,000	15
4	Hancock Dr*	\$	1,100,000	4	2.1	\$	1,200,000	8



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9	Insley Rd*	\$ 1,100,000	4	2.1	\$ 1,100,000	11
4	Lauri Dr*	\$ 1,149,000	5	3.1	\$ 1,355,000	15
85	Lincoln Ave*	\$ 1,149,000	3	3.0	\$ 1,230,000	8
2	Northridge Dr*	\$ 1,150,000	3	2.1	\$ 1,150,000	80
177	Rockwood Rd*	\$ 1,195,000	3	3.1	\$ 1,456,000	10
1	Birch Ln*	\$ 1,229,900	4	4.0	\$ 1,230,000	9
36	Broom Dr*	\$ 1,249,000	2	2.0	\$ 1,225,000	16
2	Quail Run*	\$ 1,250,000	4	2.1	\$ 1,200,000	8
6	Sutton Pl*	\$ 1,299,000	5	3.1	\$ 1,450,000	10
20	Riverside Dr*	\$ 1,300,000	5	3.0	\$ 1,430,000	10
176	Brooklake Rd*	\$ 1,322,000	5	3.1	\$ 1,322,000	10
3	Palmer Ct*	\$ 1,350,000	2	3.2	\$ 1,372,500	9
40	PUDDINGSTONE WAY	\$ 1,350,000	5	5.1	\$ 1,390,000	10
5	Decker Ln*	\$ 1,395,000	5	3.1	\$ 1,505,000	175
4	Townsend Dr*	\$ 1,395,000	5	4.1	\$ 1,365,000	106
60	Cunningham Dr*	\$ 1,397,500	3	3.0	\$ 1,430,000	9
31	Broom Dr*	\$ 1,397,500	3	3.0	\$ 1,450,000	7
4	Beacon Hill Rd*	\$ 1,399,000	5	6.1	\$ 1,500,000	51
246	Brooklake Rd*	\$ 1,399,777	5	4.0	\$ 1,400,000	7
7	Casper Ct*	\$ 1,400,000	2	3.2	\$ 1,400,000	0
99	Lincoln Ave*	\$ 1,499,000	5	4.1	\$ 1,499,000	30
1	Willow Way*	\$ 1,499,000	5	5.0	\$ 1,450,000	30
48	Hillside Ave*	\$ 1,549,000	4	4.1	\$ 1,520,000	30



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55	E Madison Ave*	\$ 1,575,000	4	4.1	\$ 1,850,000	14
89	Hillside Ave*	\$ 1,650,000	5	2.2	\$ 1,700,000	31
11	Hillside Ave*	\$ 1,650,000	5	5.1	\$ 1,650,000	1
4	Salvatore Ct	\$ 1,679,999	5	5.0	\$ 1,599,000	279
4	Kenwood Ln*	\$ 1,799,900	6	4.1	\$ 1,750,000	57
8	Keyes St*	\$ 1,899,999	6	5.1	\$ 1,850,000	19
14	Cherokee Trl*	\$ 1,900,000	5	4.2	\$ 2,025,000	13
3	Myrtle Ave*	\$ 1,900,000	5	5.1	\$ 1,900,000	55
76	W End Ave*	\$ 2,050,000	5	4.1	\$ 1,932,500	84
17	Florham Ave*	\$ 2,100,000	6	5.1	\$ 2,100,000	0
7	Keyes St*	\$ 2,199,000	6	6.1	\$ 2,120,000	37
2	Felch Rd*	\$ 2,299,000	5	6.1	\$ 2,200,000	75
161	Summit Rd*	\$ 3,100,000	5	5.2	\$ 2,980,000	17
6	Pine Valley Way*	\$ 3,300,000	5	7.2	\$ 3,000,000	34

