

FLORHAM PARK 2022 SALES

Sales Comparison - Florham Park

	<u>2021</u>	<u>2022</u>	<u>Change</u>
New Listings	178	162	-8.99%
Sold Listings	139	129	-7.19%
Average Sale Price	\$786,854	\$905,348	15.06%
Average Days on Market	46	34	-26.09%
List Price / Sale Price	99.20%	101.8%	2.56%

ADDRESS	LIST PRICE	BED	BATH	SALE PRICE	DOM
38 Park St*	\$ 369,000	2	2.1	\$ 390,000	17
42 Brandywyne Dr*	\$ 375,000	1	1.1	\$ 357,000	36
146 Brandywyne Dr*	\$ 379,000	1	1.1	\$ 389,000	17
14 Rosemary Ct*	\$ 385,000	1	2	\$ 400,000	10
28 Brandywyne Dr*	\$ 385,000	1	1.1	\$ 385,000	13
6 Brandywyne Dr*	\$ 385,000	1	1.1	\$ 340,000	61
38 Park St*	\$ 409,000	2	2.1	\$ 401,500	35
4 Brandywyne Dr*	\$ 415,000	1	2	\$ 395,000	45
49 Brandywyne Dr*	\$ 420,000	2	2.1	\$ 420,000	6
38 Park St, 24-A	\$ 429,000	2	2.1	\$ 430,000	19
38 Park St*	\$ 429,900	3	2.1	\$ 480,000	12
38 Park St*	\$ 449,000	3	2.1	\$ 470,000	16
163 Ridgedale Ave*	\$ 449,000	3	1.1	\$ 415,000	14
58 Brooklake Rd*	\$ 459,000	2	1.1	\$ 459,000	33
38 Park Street	\$ 475,000	2	2.1	\$ 468,000	58



Debbie Woerner



*Based on GSMLS market data for the time period 2020
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3 Vanderbilt Blvd Unit 404	\$ 475,990	1	1	\$ 475,990	35
38 Park St*	\$ 489,000	3	1.2	\$ 510,000	13
45 Brooklake Rd*	\$ 499,000	2	1	\$ 490,000	51
250 Ridgedale Ave	\$ 499,000	2	2.1	\$ 445,000	37
4 Vanderbilt Blvd	\$ 514,830	1	1	\$ 502,095	22
3 Vanderbilt Blvd*	\$ 528,113	2	2	\$ 543,114	20
37 Lakeview Ave*	\$ 529,000	3	2	\$ 529,000	39
250 Ridgedale Ave*	\$ 535,000	2	2.1	\$ 500,000	24
28 Ridgedale Ave*	\$ 539,000	3	2	\$ 592,000	14
43 Brooklake Rd*	\$ 549,000	3	1.1	\$ 585,000	34
125 Beechwood Rd*	\$ 549,000	3	2	\$ 535,000	13
94 Beechwood Rd*	\$ 549,900	3	1	\$ 550,000	6
57 Beechwood Rd*	\$ 550,000	3	2	\$ 590,000	10
222 Brooklake Rd*	\$ 559,000	3	2.1	\$ 555,000	132
47 Broadway*	\$ 569,000	4	2	\$ 569,000	77
5 Townsend Dr*	\$ 575,000	2	1	\$ 550,000	6
37 BEECHWOOD RD	\$ 575,000	3	1	\$ 560,000	69
8 Keyes St*	\$ 588,000	4	1.1	\$ 575,000	20
250 Ridgedale Ave*	\$ 595,000	3	2.1	\$ 595,000	14
1 Hadley Dr*	\$ 595,000	2	2	\$ 595,000	14
108 Ridgedale Ave*	\$ 599,000	4	2.1	\$ 570,000	30
99 Ridgedale Ave*	\$ 599,000	4	2	\$ 665,000	16
291 Brooklake Rd*	\$ 599,000	4	2	\$ 700,000	13
30 Keyes St*	\$ 599,000	4	2	\$ 599,000	11
4 Kenwood Ln*	\$ 599,000	3	3	\$ 632,000	19
23 Broadway*	\$ 599,000	3	2.1	\$ 600,000	44



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30 Circle Rd*	\$ 599,900	3	1.1	\$ 625,000	16
5 Brooklake Rd*	\$ 615,000	3	1.1	\$ 675,000	24
12 Woods End Rd*	\$ 625,000	3	2	\$ 610,000	55
9 Spring Valley Dr*	\$ 630,000	3	2	\$ 731,000	9
1 Vanderbilt Blvd*	\$ 637,000	2	2	\$ 640,000	49
1 Vanderbilt Blvd*	\$ 639,000	2	2	\$ 650,000	12
1 Hadley Dr unit 301	\$ 645,900	2	2	\$ 645,000	88
114 Beechwood Rd*	\$ 649,999	3	2	\$ 730,000	11
32 Rockwood Rd*	\$ 650,000	3	2	\$ 652,000	50
44 Circle Rd*	\$ 659,000	3	2	\$ 723,000	14
2 Vanderbilt Blvd Unit 207	\$ 675,000	2	2	\$ 675,000	11
15 Pierson Ln*	\$ 679,000	4	3	\$ 755,015	11
12 Sarazen Ct*	\$ 679,000	3	2.1	\$ 660,000	18
42 West End	\$ 687,000	3	3	\$ 672,500	34
7 Townsend Dr*	\$ 687,000	2	2	\$ 687,000	15
1 Venturi Ct*	\$ 699,000	4	2.1	\$ 710,000	23
22 Woods End Rd*	\$ 699,000	3	2	\$ 733,000	15
45 Lakeview Ave*	\$ 699,000	3	2.1	\$ 855,000	17
44 Lakeview Ave*	\$ 738,000	3	1.1	\$ 738,000	0
100 Edgewood Dr*	\$ 739,990	4	2	\$ 775,000	20
7 Pierson Ln*	\$ 749,000	4	2.1	\$ 850,000	10
20 Northern Ave*	\$ 769,000	3	2	\$ 800,000	10
117 Roosevelt Blvd*	\$ 779,000	5	3	\$ 920,000	8
44 Roosevelt Blvd*	\$ 779,900	3	2.1	\$ 779,900	34
2 Murphy Cir*	\$ 789,000	4	2.1	\$ 825,000	14
5 Hogan Ct*	\$ 799,000	3	4.1	\$ 800,000	183



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28 Riverside Dr*	\$ 799,000	3	2.1	\$ 935,000	8
140 Crescent Rd*	\$ 800,000	4	3.1	\$ 850,000	14
10 Washington St*	\$ 829,000	4	3	\$ 800,000	134
25 Broom Dr*	\$ 839,900	2	2.1	\$ 880,000	12
23 Doyle Dr*	\$ 846,387	3	2.1	\$ 846,378	37
22 Leigh Dr*	\$ 849,000	5	4.1	\$ 800,000	43
165 Ridgedale Ave*	\$ 865,000	3	2.2	\$ 875,000	162
165 Ridgedale Ave*	\$ 865,000	3	2.2	\$ 865,000	44
165 Ridgedale Ave*	\$ 865,000	3	2.2	\$ 865,000	44
165 Ridgedale Ave*	\$ 865,000	3	2.2	\$ 865,000	0
7 Casper Ct*	\$ 865,000	2	3.2	\$ 800,000	53
165 Ridgedale Ave*	\$ 875,000	3	2.2	\$ 875,000	1
165 Ridgedale Ave*	\$ 875,000	3	2.2	\$ 875,000	103
11 Casper Ct*	\$ 882,000	3	3.2	\$ 845,000	67
293 Greenwood Ave*	\$ 899,000	5	2.1	\$ 999,999	26
4 Hanover Rd*	\$ 899,000	3	3.1	\$ 900,000	20
13 Pinchbrook Dr*	\$ 900,000	4	4	\$ 950,000	8
18 Village Rd*	\$ 919,000	4	2.1	\$ 1,055,000	9
9 Smithfield Ln*	\$ 925,000	5	2.1	\$ 915,000	13
27 Broom Dr*	\$ 949,000	2	2.1	\$ 975,000	14
24 Doyle Dr*	\$ 985,000	3	2.1	\$ 975,000	116
35 Murphy Cir*	\$ 995,000	4	4.1	\$ 986,000	78
57 Townsend Dr*	\$ 999,000	4	3	\$ 999,000	9
236A Brooklake Rd*	\$ 999,990	5	3.1	\$ 975,000	37
20 Applegate*	\$ 999,990	2	2.1	\$ 999,990	18
41 Broom Dr*	\$ 999,999	2	2	\$ 990,000	36



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13 Cunningham Dr*	\$ 999,999	3	2.1	\$ 1,000,000	57
64 Cunningham Dr*	\$ 1,049,000	3	3	\$ 999,990	123
3 Palmer Ct*	\$ 1,090,000	2	3.2	\$ 1,200,000	18
190 Brooklake Rd*	\$ 1,090,000	4	3	\$ 1,090,000	38
18 Applegate*	\$ 1,100,000	3	2.1	\$ 1,100,000	26
22 Applegate*	\$ 1,149,990	2	2.1	\$ 1,149,990	39
88 Roosevelt Blvd*	\$ 1,150,000	4	2.2	\$ 1,275,000	12
17 First Street	\$ 1,174,900	4	2.1	\$ 1,275,000	27
8 Allerton Ct*	\$ 1,175,000	5	3.1	\$ 1,175,000	11
134 Crescent Rd*	\$ 1,175,000	4	2.1	\$ 1,100,000	96
244 Brooklake Rd*	\$ 1,195,000	4	2.1	\$ 1,200,000	13
8 Pheasant Way*	\$ 1,199,000	5	5	\$ 1,325,000	7
6 Indian Ln*	\$ 1,249,500	5	4	\$ 1,200,000	34
26 Briarwood Rd*	\$ 1,294,000	6	5.1	\$ 1,240,000	137
14Florham Ave*	\$ 1,299,000	5	4.1	\$ 1,314,000	23
20 Northridge Drive	\$ 1,300,000	4	3.1	\$ 1,310,000	40
26 Applegate Drive	\$ 1,399,990	2	3	\$ 1,399,990	23
31 Leslie Ave*	\$ 1,450,000	6	5.2	\$ 1,450,000	85
3 Myrtle Ave*	\$ 1,475,000	5	5.1	\$ 1,400,000	7
12 Kice Rd*	\$ 1,499,999	5	5	\$ 1,499,999	15
1 Heritage Rd*	\$ 1,599,000	4	3.2	\$ 1,500,000	98
11 Loveys Dr*	\$ 1,650,000	5	4.1	\$ 1,665,000	17
70 Cathedral Ave*	\$ 1,675,000	5	4.1	\$ 1,730,000	7
1 Cathedral Ave*	\$ 1,699,000	5	6	\$ 1,831,000	13
157 Briarwood Rd*	\$ 1,700,000	5	4.1	\$ 1,650,000	18
152 Rockwood Rd*	\$ 1,775,000	5	4.2	\$ 1,775,000	7



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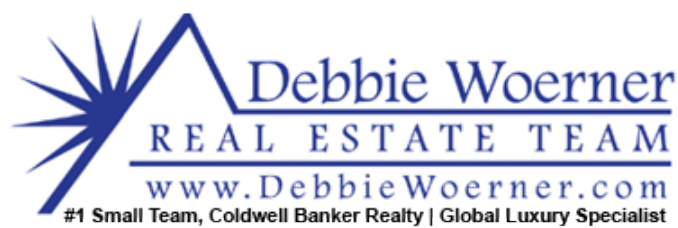
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23 E Madison Ave*	\$ 1,779,000	5	4.1	\$ 1,779,000	10
15 Annabelle Ln*	\$ 1,798,000	5	4.3	\$ 1,700,000	27
11 Indian Ln*	\$ 1,928,000	6	6.2	\$ 1,875,000	77
33 Rockwood Rd*	\$ 1,949,000	6	6.1	\$ 2,250,000	21
160 Summit Rd*	\$ 1,975,000	5	5.1	\$ 2,075,000	111
173 Rockwood Road	\$ 1,995,000	5	5.1	\$ 1,900,000	95
102 Rockwood Rd*	\$ 1,999,999	5	4.1	\$ 1,982,500	8
75 Lincoln Ave*	\$ 2,095,000	6	8.2	\$ 1,835,000	103
76 Lincoln Ave*	\$ 2,199,000	5	4.3	\$ 2,500,000	13



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