

Florham Park

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	79 Roosevelt Boulevard	FixrUppr	2	2.0	56	\$749,999	\$749,999	\$750,000	100.00%	\$491,900	1.52
2	2 Casper Court	TwndEndUn	4	4.1	27	\$1,145,000	\$1,145,000	\$1,075,000	93.89%	\$737,400	1.46
3	6 Kenneth Court	Custom	4	2.1	53	\$1,190,000	\$1,190,000	\$1,190,000	100.00%	\$522,400	2.28
4	4 Leslie Avenue	SplitLev	4	2.1	28	\$1,199,000	\$1,199,000	\$1,199,000	100.00%	\$566,000	2.12
5	44 Lakeview Avenue	Ranch	3	2.0	23	\$1,300,000	\$1,300,000	\$1,200,000	92.31%	\$581,100	2.07
6	62 Townsend Drive	Custom	4	4.1	83	\$1,449,000	\$1,399,000	\$1,345,000	96.14%	\$582,500	2.31
AVERAGE					45	\$1,172,167	\$1,163,833	\$1,126,500	97.06%		1.96

"Active" Listings in Florham Park

Number of Units: 5
 Average List Price: \$2,273,955
 Average Days on Market: 34

"Under Contract" Listings in Florham Park

Number of Units: 11
 Average List Price: \$1,535,545
 Average Days on Market: 49

Florham Park 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	45											36
List Price	\$866,690	\$1,163,833											\$978,119
Sales Price	\$865,000	\$1,126,500											\$963,062
SP:LP%	99.95%	97.06%											98.86%
SP to AV	1.57	1.96											1.71
# Units Sold	10	6											16
3 Mo Rate of Ab	1.00	0.72											0.86
Active Listings	8	5											7
Under Contracts	9	11											10

Flashback! YTD 2025 vs YTD 2026

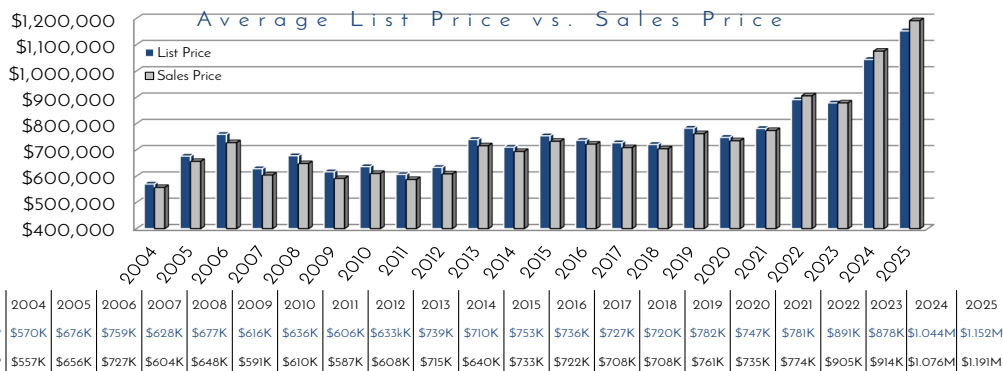
YTD	2025	2026	% Change
DOM	30	36	21.77%
Sales Price	\$1,309,444	\$963,062	-26.45%
LP:SP	102.67%	98.86%	-3.71%
SP:AV	1.58	1.71	8.11%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	9	16	77.78%
Rate of Ab 3 Mo	0.75	0.86	15.44%
Actives	7	7	0.00%
Under Contracts	9	10	11.11%

Florham Park Yearly Market Trends



Florham Park Yearly Market Trends

