

Morris Twp.

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	501 Pitney Place	TwndEndUn	2	1.0	20	\$325,000	\$325,000	\$350,000	107.69%	\$197,100	1.78
2	77 Village Drive	TwndEndUn	2	2.0	0	\$369,000	\$369,000	\$390,000	105.69%	\$286,200	1.36
3	53 Village Drive	OneFloor	2	2.0	7	\$399,999	\$399,999	\$430,000	107.50%	\$295,100	1.46
4	19 Center Avenue	Colonial	4	1.0	21	\$395,000	\$395,000	\$440,000	111.39%	\$396,400	1.11
5	125 Park Avenue	SplitLev	4	2.1	12	\$450,000	\$450,000	\$505,000	112.22%	\$390,000	1.29
6	62 W Hanover Avenue	Colonial	3	1.0	7	\$499,000	\$499,000	\$515,000	103.21%	\$298,200	1.73
7	61 Pippins Way	MultiFlr	2	2.1	22	\$549,000	\$549,000	\$535,000	97.45%	\$426,100	1.26
8	136 Hillcrest Avenue	CapeCod	2	2.0	10	\$499,000	\$499,000	\$565,000	113.23%	\$351,700	1.61
9	12 Raymond Road	Colonial	3	2.0	7	\$550,000	\$550,000	\$610,000	110.91%	\$348,000	1.75
10	28 Independence Way	TwndIntUn	3	2.1	11	\$618,950	\$618,950	\$620,000	100.17%	\$448,600	1.38
11	12 Northbridge Place	TwndIntUn	3	2.1	50	\$619,900	\$619,900	\$625,000	100.82%	\$458,500	1.36
12	126 Lake Valley Road	Custom	4	2.0	9	\$600,000	\$600,000	\$625,000	104.17%	\$400,200	1.56
13	29 Kennedy Road	Colonial	5	2.0	7	\$625,000	\$625,000	\$645,500	103.28%	\$394,600	1.64
14	2 Byron Avenue	TwndEndUn	3	2.1	15	\$600,000	\$600,000	\$650,000	108.33%	\$480,700	1.35
15	47 W Lake Boulevard	Ranch	3	2.0	10	\$599,000	\$599,000	\$692,000	115.53%	\$383,500	1.80
16	16 Midland Drive	Colonial	3	2.0	13	\$575,000	\$575,000	\$700,000	121.74%	\$446,900	1.57
17	10 Brigade Hill Road	Tudor	6	5.0	39	\$700,000	\$700,000	\$725,000	103.57%	\$1,448,300	0.50
18	10 Richlyn Court	Colonial	4	2.1	10	\$649,000	\$649,000	\$732,000	112.79%	\$575,400	1.27
19	3 Jardine Court	Colonial	4	2.1	9	\$719,900	\$719,900	\$747,000	103.76%	\$549,100	1.36
20	46 Keats Way	TwndEndUn	3	2.1	12	\$650,000	\$650,000	\$751,000	115.54%	\$516,700	1.45

Morris Twp.

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	2 Willow Spring Drive	Custom	5	2.0	32	\$699,000	\$699,000	\$752,000	107.58%	\$565,700	1.33
22	62 Mill Road	Colonial	4	2.1	20	\$774,000	\$759,900	\$759,900	100.00%	\$474,100	1.60
23	75 Skyline Drive	SplitLev	5	2.1	13	\$739,000	\$739,000	\$770,000	104.19%	\$551,800	1.40
24	102 Mill Road	Bi-Level	4	3.0	9	\$695,000	\$695,000	\$775,000	111.51%	\$450,600	1.72
25	3 Pond Hill Road	RanchRas	4	3.0	34	\$745,000	\$745,000	\$775,000	104.03%	\$745,000	1.04
26	20 Woodcrest Drive	TwnEndUn	3	2.1	19	\$769,000	\$769,000	\$801,000	104.16%	\$570,100	1.41
27	11 Deborah Drive	Colonial	4	2.1	10	\$775,000	\$775,000	\$801,000	103.35%	\$517,700	1.55
28	46 Pippins Way	TwnIntUn	2	2.1	29	\$812,500	\$812,500	\$815,000	100.31%	\$707,200	1.15
29	23 Bromleigh Way	SplitLev	3	2.1	16	\$700,000	\$700,000	\$815,000	116.43%	\$518,500	1.57
30	4 Lohman Road	Colonial	4	3.1	15	\$799,900	\$799,900	\$850,000	106.26%	\$614,600	1.38
31	77 Spring Brook Road	Ranch	3	2.0	21	\$799,000	\$799,000	\$850,000	106.38%	\$573,800	1.48
32	21 Arbor Way	Ranch	3	2.0	14	\$749,000	\$749,000	\$850,000	113.48%	\$531,300	1.60
33	33 Junard Drive	Colonial	4	2.1	11	\$775,000	\$775,000	\$860,000	110.97%	\$502,700	1.71
34	11 Whitney Farm Place	TwnIntUn	3	2.1	37	\$899,900	\$899,900	\$870,000	96.68%	\$600,900	1.45
35	9 Redwood Road	Colonial	5	2.1	1	\$799,000	\$799,000	\$875,000	109.51%	\$600,000	1.46
36	8 Whitney Farm Place	TwnEndUn	3	2.1	14	\$899,000	\$899,000	\$899,000	100.00%	\$672,300	1.34
37	2 Wolff Road	TwnIntUn	3	2.2	20	\$899,000	\$899,000	\$899,000	100.00%	\$680,900	1.32
38	40 Whitney Farm Place	TwnEndUn	3	2.1	7	\$899,000	\$899,000	\$899,000	100.00%	\$672,300	1.34
39	30 Pippins Way	TwnIntUn	3	3.1	8	\$850,000	\$850,000	\$950,000	111.76%	\$723,800	1.31
40	28 Manor Drive	Colonial	4	2.2	16	\$956,000	\$956,000	\$985,000	103.03%	\$760,800	1.29

Morris Twp.

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
41	7 Rambling Woods Drive	Colonial	4	3.1	30	\$975,000	\$995,000	\$990,000	99.50%	\$645,100	1.53
42	21 Hilltop Circle	Colonial	4	2.1	9	\$829,000	\$829,000	\$999,999	120.63%	\$672,900	1.49
43	14 Chimney Ridge Drive	SplitLev	5	3.1	14	\$975,000	\$975,000	\$1,155,000	118.46%	\$563,100	2.05
44	15 Ventosa Drive	Colonial	5	3.1	11	\$999,000	\$999,000	\$1,157,000	115.82%	\$644,700	1.79
45	1 Willison Park Road	Colonial	5	3.0	9	\$985,000	\$985,000	\$1,200,000	121.83%	\$825,800	1.45
46	4 Eagle Nest Road	Colonial	5	4.0	8	\$1,095,000	\$1,095,000	\$1,250,000	114.16%	\$847,100	1.48
47	1 Blue Stone Terrace	Colonial	4	3.1	12	\$1,050,000	\$1,050,000	\$1,305,000	124.29%	\$747,100	1.75
48	22 Wheatsheaf Farm Road	TwnEndUn	4	4.1	71	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$961,100	1.51
AVERAGE					17	\$737,168	\$737,291	\$796,050	107.99%		1.46

"Active" Listings in Morris Twp.

Number of Units: 24
 Average List Price: \$840,950
 Average Days on Market: 54

"Under Contract" Listings in Morris Twp.

Number of Units: 54
 Average List Price: \$806,143
 Average Days on Market: 19

Morris Twp. 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	35	24	35	14	17							24
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457	\$737,291							\$816,599
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291	\$796,050							\$840,533
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%	107.99%							103.71%
SP to AV	1.44	1.28	1.36	1.42	1.45	1.46							1.41
# Units Sold	12	20	10	12	14	48							116
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19	1.09							1.55
Active Listings	17	20	23	29	30	24							24
Under Contracts	23	24	33	51	65	54							42

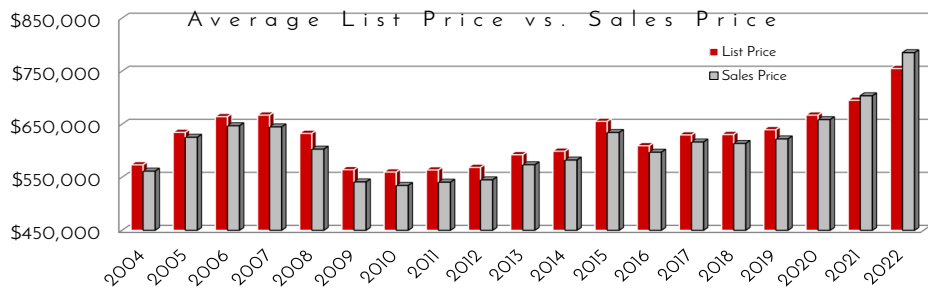
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	27	24	-13.15%
Sales Price	\$782,732	\$840,533	7.38%
LP:SP	105.29%	103.71%	-1.50%
SP:AV	1.40	1.41	1.26%



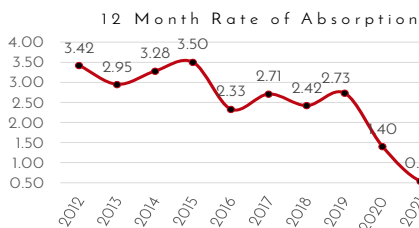
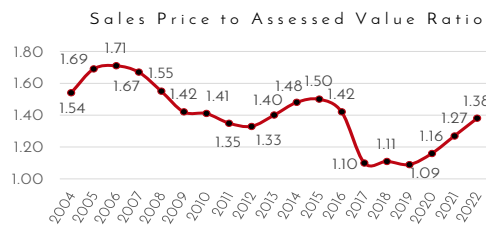
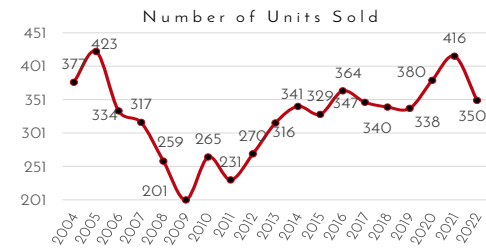
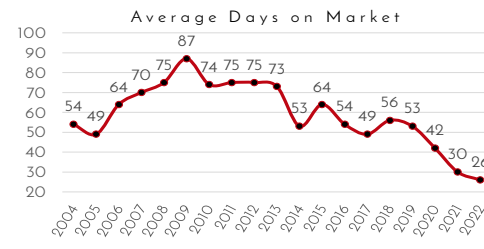
YTD	2022	2023	% Change
# Units Sold	172	116	-32.56%
Rate of Ab 3 Mo	0.85	1.55	82.87%
Actives	23	24	3.60%
Under Contracts	58	54	-6.63%

Morris Township Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143	\$755,065
SP	\$561,544	\$625,410	\$647,21	\$644,975	\$603,093	\$541,246	\$534,612	\$540,727	\$545,162	\$573,586	\$582,477	\$634,473	\$597,236	\$616,508	\$616,508	\$622,259	\$658,674	\$703,568	\$784,810

Morris Township Yearly Market Trends



Data only available until 2012