

Morris Twp.

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	67 Village Drive	OneFloor	2	2.0	43	\$350,000	\$350,000	\$365,000	104.29%	\$284,500	1.28
2	14 Village Drive	OneFloor	2	2.0	8	\$339,000	\$339,000	\$370,000	109.14%	\$285,300	1.30
3	7D Leva Drive	TwnIntUn	2	2.0	20	\$450,000	\$450,000	\$465,000	103.33%	\$296,000	1.57
4	2 Caroline Foster Court	TwnEndUn	2	2.1	14	\$499,900	\$499,900	\$500,000	100.02%	\$370,400	1.35
5	19 Independence Court	TwnIntUn	3	2.1	9	\$499,000	\$499,000	\$523,000	104.81%	\$431,600	1.21
6	24 Keats Way	TwnEndUn	3	2.1	31	\$620,000	\$620,000	\$620,000	100.00%	\$450,900	1.38
7	3 Bedford Place	SplitLev	4	2.0	15	\$599,000	\$599,000	\$630,000	105.18%	\$422,500	1.49
8	47 Fairchild Avenue	Colonial	3	2.0	13	\$575,000	\$575,000	\$630,000	109.57%	\$366,500	1.72
9	20 Briant Avenue	Bi-Level	4	1.1	16	\$589,000	\$589,000	\$635,000	107.81%	\$386,800	1.64
10	8 Delmar Avenue	Colonial	3	2.0	8	\$595,000	\$595,000	\$655,000	110.08%	\$449,200	1.46
11	31 Olmstead Road	Colonial	3	1.0	12	\$625,000	\$625,000	\$675,000	108.00%	\$441,400	1.53
12	9 Brookfield Way	Ranch	3	2.1	18	\$699,999	\$699,999	\$675,000	96.43%	\$556,300	1.21
13	36 Raven Drive	TwnIntUn	3	2.1	17	\$650,000	\$650,000	\$715,000	110.00%	\$475,400	1.50
14	1 Lidgerwood Place	SplitLev	3	2.1	9	\$620,000	\$620,000	\$721,650	116.40%	\$479,600	1.50
15	377 Sussex Avenue	CapeCod	4	2.0	15	\$639,000	\$639,000	\$750,000	117.37%	\$381,200	1.97
16	21 Molly Stark Drive	SplitLev	3	2.1	15	\$639,000	\$639,000	\$750,000	117.37%	\$498,300	1.51
17	21 Brookfield Way	SplitLev	3	2.1	14	\$749,900	\$749,900	\$760,000	101.35%	\$498,900	1.52
18	32 Boxwood Drive	TwnIntUn	3	3.1	6	\$729,999	\$729,999	\$761,000	104.25%	\$560,600	1.36
19	33 Colonial Drive	Ranch	3	2.0	17	\$729,000	\$729,000	\$780,000	107.00%	\$531,800	1.47
20	46 Woodcrest Drive	TwnEndUn	2	2.0	13	\$695,000	\$695,000	\$800,000	115.11%	\$515,500	1.55

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21	7 Laura Lane	Colonial	4	2.1	18	\$847,000	\$847,000	\$850,000	100.35%	\$672,100	1.26
22	30 Nottingham Court	TwndEndUn	3	2.1	21	\$800,000	\$800,000	\$852,000	106.50%	\$485,600	1.75
23	14 Midland Drive	Colonial	3	2.1	12	\$785,000	\$785,000	\$865,000	110.19%	\$500,500	1.73
24	17 Lynnfield Drive	Colonial	4	2.1	12	\$765,000	\$765,000	\$902,000	117.91%	\$486,300	1.85
25	4 Bettin Drive	Contemp	4	2.2	161	\$950,000	\$875,000	\$905,000	103.43%	\$738,600	1.23
26	52 Egbert Avenue	Custom	4	4.0	11	\$875,000	\$875,000	\$945,000	108.00%	\$716,700	1.32
27	21 Symor Drive	Colonial	4	2.1	6	\$799,900	\$799,900	\$989,000	123.64%	\$537,800	1.84
28	33 Egbert Avenue	Colonial	5	3.0	15	\$969,000	\$969,000	\$1,300,000	134.16%	\$783,700	1.66
29	30 Homewood Drive	Colonial	5	5.1	10	\$1,295,000	\$1,295,000	\$1,429,000	110.35%	\$929,900	1.54
AVERAGE					20	\$688,921	\$686,334	\$752,333	109.04%		1.51

"Active" Listings in Morris Twp.

Number of Units: 29
Average List Price: \$838,341
Average Days on Market: 26

"Under Contract" Listings in Morris Twp.

Number of Units: 68
Average List Price: \$818,636
Average Days on Market: 19

Morris Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	40	34	19	20								29
List Price	\$646,274	\$709,879	\$741,926	\$710,562	\$686,334								\$697,696
Sales Price	\$663,481	\$738,328	\$747,587	\$759,955	\$752,333								\$730,120
SP:LP%	102.49%	104.50%	101.28%	107.25%	109.04%								104.76%
SP to AV	1.30	1.28	1.33	1.50	1.51								1.39
# Units Sold	31	20	31	24	29								135
3 Mo Rate of Ab	0.57	0.63	0.75	1.04	1.02								0.80
Active Listings	20	13	23	26	29								22
Under Contracts	45	51	53	63	68								56

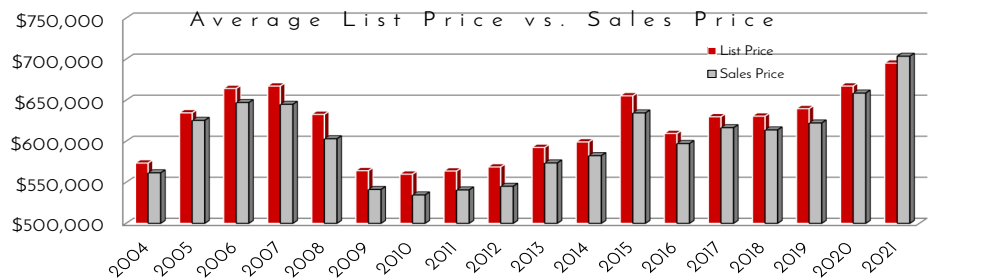
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	38	29	-22.59%
Sales Price	\$683,208	\$730,120	6.87%
LP:SP	100.44%	104.76%	4.31%
SP:AV	1.24	1.39	12.33%



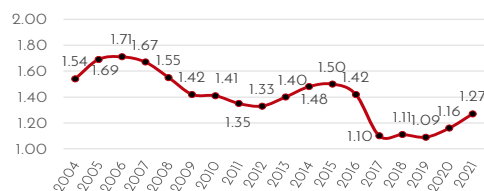
YTD	2021	2022	% Change
# Units Sold	139	135	-2.88%
Rate of Ab 3 Mo	1.33	1.02	-23.31%
Actives	41	29	-29.27%
Under Contracts	84	68	-19.05%

Morris Twp. Yearly Market Trends

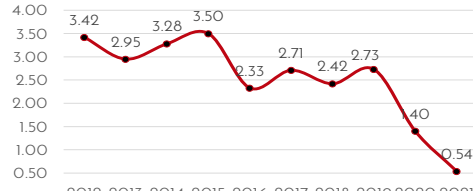


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143
SP	\$561,544	\$625,410	\$647,21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

Sales Price to Assessed Value Ratio

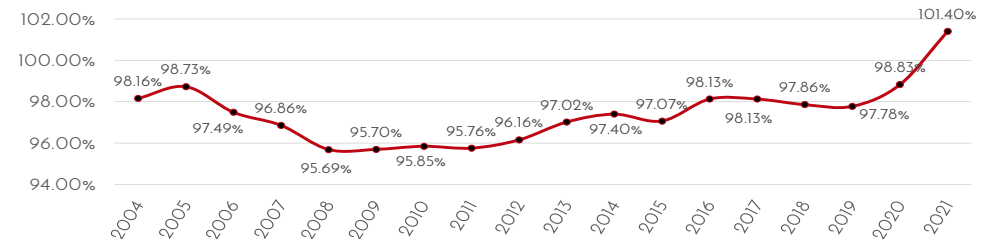


12 Month Rate of Absorption

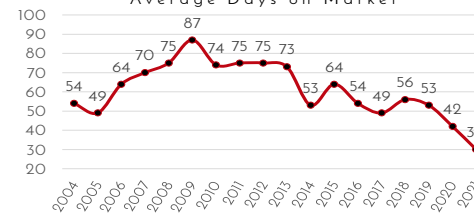


Morris Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

