

Morris Twp.

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Cory Road	Ranch	3	1.0	8	\$365,000	\$365,000	\$400,000	109.59%	\$194,600	2.06
2	1 Davenport Place	TwndEndUn	2	3.0	22	\$579,000	\$579,000	\$535,000	92.40%	\$432,700	1.24
3	32 Mendham Avenue	Colonial	3	2.1	43	\$670,000	\$599,000	\$585,000	97.66%	\$352,400	1.66
4	51 Raynor Road	Colonial	4	2.1	41	\$639,000	\$599,000	\$585,000	97.66%	\$506,600	1.15
5	10 Lynnfield Drive	Bi-Level	4	3.0	42	\$695,000	\$670,000	\$670,000	100.00%	\$559,600	1.20
6	16 Stewart Drive	Bi-Level	4	2.1	20	\$695,000	\$695,000	\$720,000	103.60%	\$476,400	1.51
7	36 Woodcrest Drive	TwndEndUn	3	2.1	25	\$750,000	\$750,000	\$750,000	100.00%	\$599,400	1.25
8	17 Dale Drive	Colonial	4	2.2	22	\$899,000	\$899,000	\$999,000	111.12%	\$683,900	1.46
9	31 Crescent Drive	CapeCod	4	3.1	17	\$1,100,000	\$1,100,000	\$1,115,000	101.36%	\$726,800	1.53
10	11 Jacob Arnold Road	Colonial	5	5.1	11	\$1,495,000	\$1,495,000	\$1,535,000	102.68%	\$1,031,200	1.49
11	5 Emerson Court	Colonial	5	3.1	78	\$1,750,000	\$1,750,000	\$1,630,000	93.14%	\$1,064,500	1.53
12	7 Spring Brook Road	Colonial	5	6.1	50	\$1,999,900	\$1,999,900	\$1,840,000	92.00%	\$1,516,400	1.21
AVERAGE					32	\$969,742	\$958,408	\$947,000	100.10%		1.44

"Active" Listings in Morris Twp.

Number of Units: 17
 Average List Price: \$1,070,924
 Average Days on Market: 63

"Under Contract" Listings in Morris Twp.

Number of Units: 23
 Average List Price: \$882,687
 Average Days on Market: 36

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												32
List Price	\$958,408												\$958,408
Sales Price	\$947,000												\$947,000
SP:LP%	100.10%												100.10%
SP to AV	1.44												1.44
# Units Sold	12												12
3 Mo Rate of Ab	0.97												0.97
Active Listings	17												17
Under Contracts	23												23

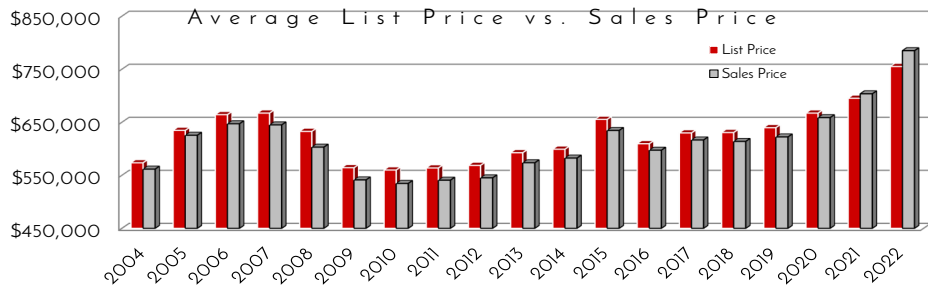
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	35	32	-10.83%
Sales Price	\$663,481	\$947,000	42.73%
LP:SP	102.49%	100.10%	-2.33%
SP:AV	1.30	1.44	10.56%



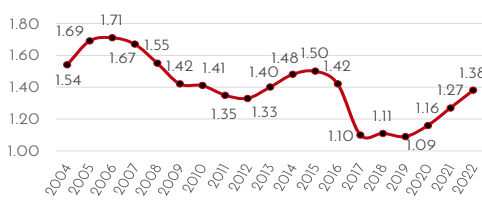
YTD	2022	2023	% Change
# Units Sold	31	12	-61.29%
Rate of Ab 3 Mo	0.57	0.97	70.18%
Actives	20	17	-15.00%
Under Contracts	45	23	-48.89%

Morris Township Yearly Market Trends

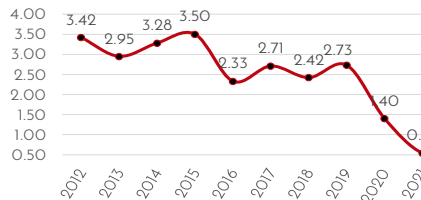


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143	\$755,065
SP	\$561,544	\$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

Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

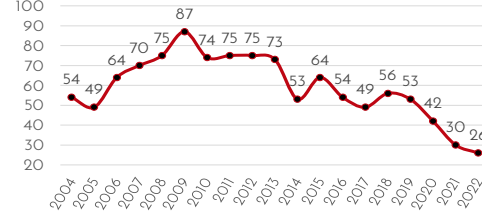


Data only available until 2012

Morris Township Yearly Market Trends



Average Days on Market



Number of Units Sold

