



Morristown

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	320 South Street	TwnIntUn	2	1.1	8	\$449,000	\$449,000	\$450,000	100.22%		
2	32 Elliot Street	Colonial	3	1.0	14	\$375,000	\$375,000	\$485,000	129.33%	\$332,100	1.46
3	78 Taft Lane	TwnEndUn	2	2.1	21	\$549,999	\$549,999	\$545,000	99.09%	\$273,000	2.00
4	24 Taft Lane	TwnEndUn	2	2.1	11	\$580,000	\$580,000	\$580,000	100.00%	\$273,000	2.12
5	24 King Street Unit2B	MultiFlr	3	1.1	20	\$519,500	\$519,500	\$600,224	115.54%		
6	92 Lidgerwood Parkway	SplitLev	4	2.1	7	\$629,900	\$629,900	\$710,000	112.72%	\$417,000	1.70
7	40 West Park U305	HighRise	2	2.0	30	\$845,000	\$845,000	\$827,500	97.93%	\$438,000	1.89
8	40 West Park Place U209	HighRise	2	2.1	63	\$1,450,000	\$1,450,000	\$1,375,000	94.83%	\$923,000	1.49
AVERAGE					22	\$674,800	\$674,800	\$696,591	106.21%		1.78

Active Listings in Morristown

Number of Units: 16
Average List Price: \$832,287
Average Days on Market: 35

Under Contract Listings in Morristown

Number of Units: 14
Average List Price: \$967,857
Average Days on Market: 37

Morristown 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	44	22											29
List Price	\$497,225	\$674,800											\$615,608
Sales Price	\$516,250	\$696,591											\$636,477
SP:LP%	103.91%	106.21%											105.44%
SP to AV	1.56	1.78											1.70
# Units Sold	4	8											12
3 Mo Rate of Ab	1.11	2.05											1.58
Active Listings	10	16											13
Under Contracts	13	14											14

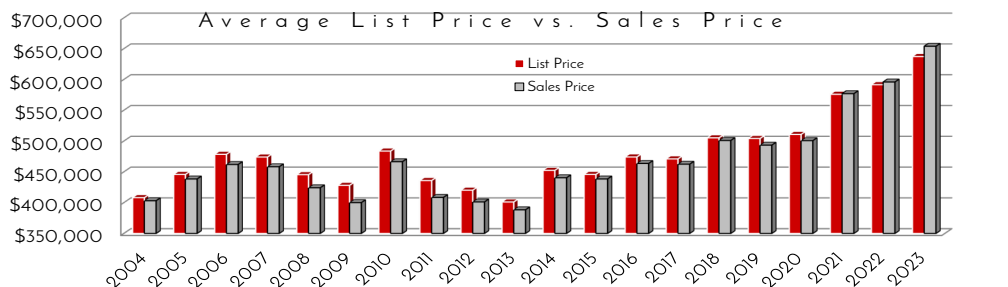
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	34	29	-13.61%
Sales Price	\$571,083	\$636,477	11.45%
LP:SP	100.73%	105.44%	4.68%
SP:AV	1.75	1.70	-2.65%

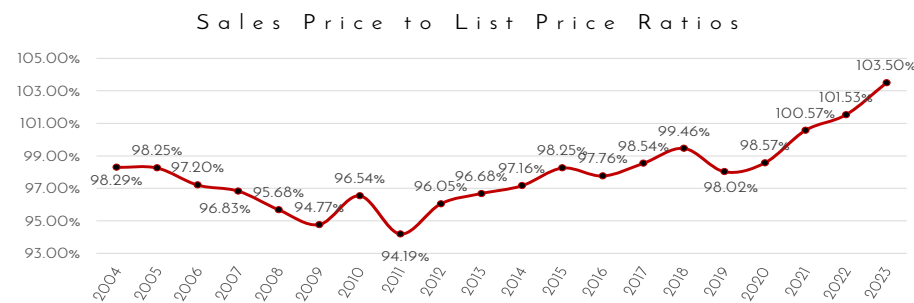


YTD	2023	2024	% Change
# Units Sold	12	12	0.00%
Rate of Ab 3 Mo	1.99	1.58	-20.60%
Actives	13	13	4.00%
Under Contracts	20	14	-30.77%

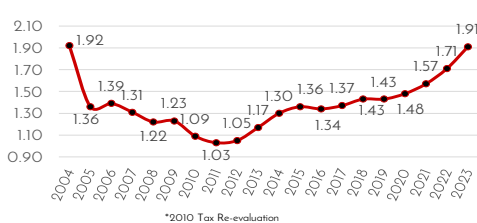
Morristown Yearly Market Trends



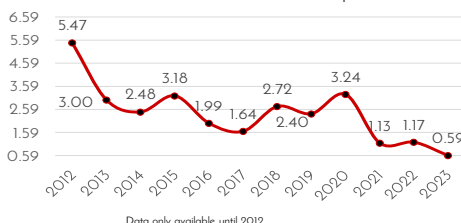
Morristown Monthly Market Trends



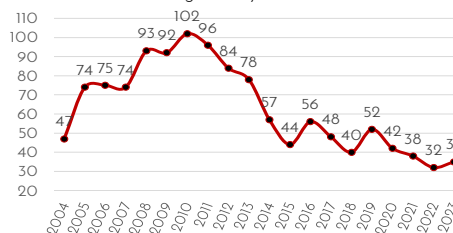
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

