

# Morris Twp.

## April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	10B Leva Drive	TwnIntUn	3	2.0	42	\$435,000	\$435,000	\$430,000	98.85%	\$347,200	1.24
2	21 Kahdena Road	Colonial	2	1.0	9	\$385,000	\$385,000	\$440,000	114.29%	\$330,500	1.33
3	55 Highland Avenue	Colonial	3	2.0	27	\$395,000	\$395,000	\$455,000	115.19%	\$245,600	1.85
4	33 Sherman Avenue	Colonial	3	1.1	4	\$535,000	\$535,000	\$565,000	105.61%	\$385,900	1.46
5	4 Marianna Place	SplitLev	3	1.1	14	\$589,500	\$589,500	\$572,000	97.03%	\$396,700	1.44
6	373 South Street	CapeCod	3	2.0	11	\$499,000	\$499,000	\$577,000	115.63%	\$335,100	1.72
7	17 Davenport Place	TwnIntUn	3	3.0	9	\$529,000	\$529,000	\$579,000	109.45%	\$444,500	1.30
8	82 Burnham Parkway	CapeCod	3	2.0	9	\$524,000	\$524,000	\$581,000	110.88%	\$381,600	1.52
9	8 Cadence Court	TwnEndUn	2	2.1	17	\$589,900	\$589,900	\$589,900	100.00%	\$414,000	1.42
10	16 Maxine Drive	SplitLev	4	2.1	14	\$590,000	\$590,000	\$595,000	100.85%	\$461,500	1.29
11	308 Mount Kemble Avenue	CapeCod	4	2.0	19	\$559,000	\$559,000	\$635,000	113.60%	\$322,300	1.97
12	11 Symor Drive	Ranch	3	2.0	10	\$639,900	\$639,900	\$667,000	104.24%	\$497,100	1.34
13	65 Fairmount Avenue	Colonial	5	2.0	13	\$635,000	\$635,000	\$683,000	107.56%	\$434,500	1.57
14	1 Skyline Drive	Colonial	4	2.1	7	\$699,000	\$699,000	\$769,739	110.12%	\$476,700	1.61
15	38 W Hanover Avenue	Colonial	4	3.1	16	\$799,000	\$799,000	\$780,000	97.62%	\$324,000	2.41
16	68 Burnham Parkway	Bi-Level	3	2.1	15	\$650,000	\$650,000	\$815,000	125.38%	\$481,200	1.69
17	3 Raleigh Court	Colonial	4	3.0	28	\$825,000	\$825,000	\$820,000	99.39%	\$632,300	1.30
18	7 Buckley Hill Road	RanchExp	5	2.1	14	\$779,900	\$779,900	\$850,000	108.99%	\$534,800	1.59
19	5 Huckleberry Lane	TwnIntUn	3	3.1	36	\$885,140	\$885,140	\$885,140	100.00%	\$885,140	1.00
20	11 Huckleberry Lane	TwnIntUn	3	2.1	16	\$930,140	\$930,140	\$930,140	100.00%		

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21	6 Aldrich Court	TwnIntUn	3	2.1	107	\$1,100,000	\$970,000	\$970,000	100.00%	\$814,300	1.19
22	1 Raskin Road	Colonial	5	3.1	10	\$975,000	\$975,000	\$1,200,000	123.08%	\$722,700	1.66
23	43 Lord William Penn Drive	Colonial	5	3.1	9	\$1,250,000	\$1,250,000	\$1,350,000	108.00%	\$992,000	1.36
24	58 Frederick Place	Colonial	4	4.2	6	\$1,385,000	\$1,385,000	\$1,500,000	108.30%	\$1,134,600	1.32
AVERAGE					19	\$715,978	\$710,562	\$759,955	107.25%		1.50

### *"Active"* Listings in Morris Twp.

Number of Units: 26  
Average List Price: \$808,019  
Average Days on Market: 20

### *"Under Contract"* Listings in Morris Twp.

Number of Units: 63  
Average List Price: \$809,714  
Average Days on Market: 16

# 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									32
List Price	\$646,274	\$709,879	\$741,926	\$710,562									\$700,804
Sales Price	\$663,481	\$738,328	\$747,587	\$759,955									\$724,043
SP:LP%	102.49%	104.50%	101.28%	107.25%									103.59%
SP to AV	1.30	1.28	1.33	1.50									1.35
# Units Sold	31	20	31	24									106
3 Mo Rate of Ab	0.57	0.63	0.75	1.04									0.75
Active Listings	20	13	23	26									21
Under Contracts	45	51	53	63									53

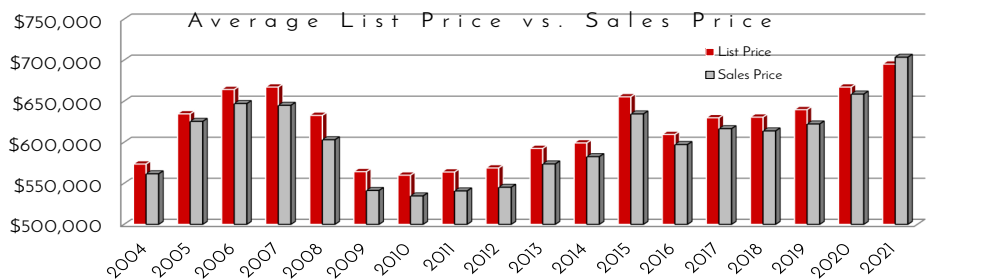
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	42	32	-24.25%
Sales Price	\$689,883	\$724,043	4.95%
LP:SP	99.67%	103.59%	3.93%
SP:AV	1.22	1.35	11.27%



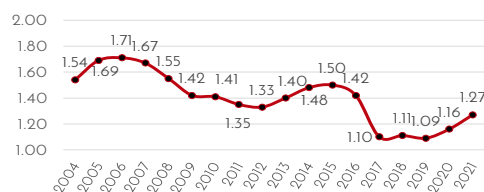
YTD	2021	2022	% Change
# Units Sold	106	106	0.00%
Rate of Ab 3 Mo	1.93	1.04	-46.11%
Actives	47	26	-44.68%
Under Contracts	79	63	-20.25%

## Morris Twp. Yearly Market Trends

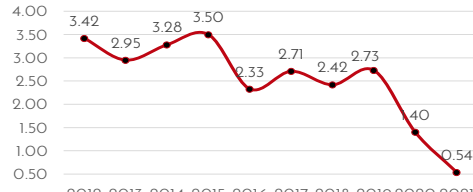


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143
SP	\$561,544	\$625,410	\$647,21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

### Sales Price to Assessed Value Ratio



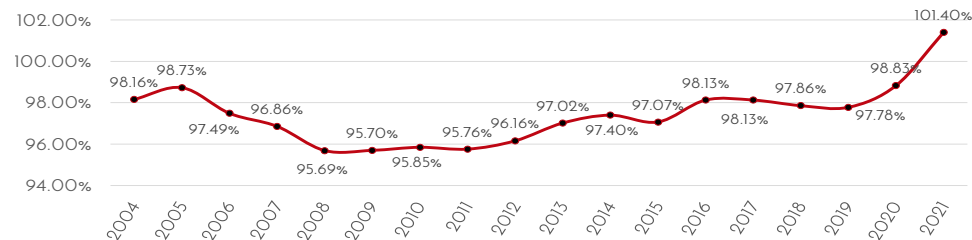
### 12 Month Rate of Absorption



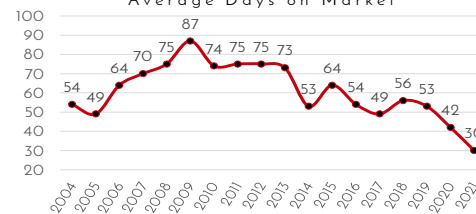
Data only available until 2012

## Morris Twp. Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

