

Morris Twp.

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Witherspoon Court	TwnEndUn	2	2.1	83	\$469,000	\$469,000	\$487,000	103.84%	\$359,900	1.35
2	10 Lake Valley Road	CapeCod	3	2.0	76	\$558,000	\$558,000	\$530,000	94.98%	\$318,900	1.66
3	23 Cadence Court	TwnEndUn	3	3.0	14	\$639,999	\$639,999	\$645,000	100.78%	\$426,500	1.51
4	24 Raynor Road	CapeCod	4	2.0	41	\$685,000	\$685,000	\$670,000	97.81%	\$417,900	1.60
5	104 Fairchild Avenue	CapeCod	3	2.1	13	\$640,000	\$640,000	\$670,000	104.69%	\$436,200	1.54
6	22 House Road	SplitLev	3	1.0	15	\$639,000	\$639,000	\$675,000	105.63%	\$424,600	1.59
7	49 Sherwood Drive	TwnIntUn	2	2.1	21	\$629,900	\$630,000	\$675,000	107.14%	\$472,800	1.43
8	48 Keats Way	TwnIntUn	3	2.1	6	\$675,000	\$675,000	\$700,000	103.70%	\$469,400	1.49
9	27 Florence Avenue	RanchRas	3	2.0	37	\$829,000	\$749,000	\$765,000	102.14%	\$570,400	1.34
10	44 Keats Way	TwnEndUn	3	2.1	7	\$750,000	\$750,000	\$825,000	110.00%	\$518,100	1.59
11	10 Jason Lane	Custom	4	3.1	48	\$875,000	\$823,888	\$845,000	102.56%	\$617,000	1.37
12	10 Clark Place	TwnEndUn	3	2.1	9	\$890,000	\$890,000	\$880,000	98.88%	\$671,300	1.31
13	31 Chimney Ridge Drive	Colonial	5	2.1	15	\$849,000	\$849,000	\$910,000	107.18%	\$599,100	1.52
14	64 Center Avenue	Colonial	4	2.1	17	\$899,900	\$899,900	\$959,000	106.57%	\$562,400	1.71
15	19 Huckleberry Lane	TwnIntUn	3	3.1	14	\$979,000	\$979,000	\$990,000	101.12%		
16	8 Bradwahl Drive	Colonial	5	2.1	9	\$899,000	\$899,000	\$1,130,000	125.70%	\$659,600	1.71
AVERAGE					27	\$744,175	\$735,987	\$772,250	104.55%		1.52

"Active" Listings in Morris Twp.

Number of Units:	23
Average List Price:	\$763,248
Average Days on Market:	33

"Under Contract" Listings in Morris Twp.

Number of Units:	25
Average List Price:	\$744,308
Average Days on Market:	32

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	18	25	22	27			23
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457	\$737,291	\$863,135	\$776,844	\$721,795	\$735,987			\$797,647
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291	\$796,050	\$910,218	\$810,016	\$747,973	\$772,250			\$826,643
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%	107.99%	106.02%	105.58%	103.57%	104.55%			104.33%
SP to AV	1.44	1.28	1.36	1.42	1.45	1.46	1.48	1.37	1.44	1.52			1.42
# Units Sold	12	20	10	12	14	48	20	41	22	16			215
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19	1.09	0.82	0.57	0.55	0.65			1.19
Active Listings	17	20	23	29	30	24	18	19	18	23			22
Under Contracts	23	24	33	51	65	54	50	34	34	25			39

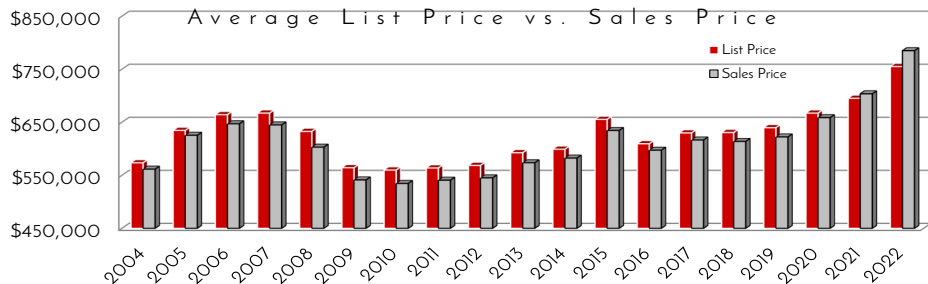
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	23	-8.98%
Sales Price	\$784,549	\$826,643	5.37%
LP:SP	104.55%	104.33%	-0.21%
SP:AV	1.38	1.42	2.72%



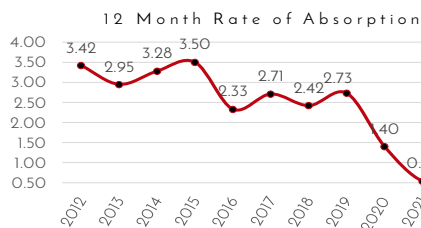
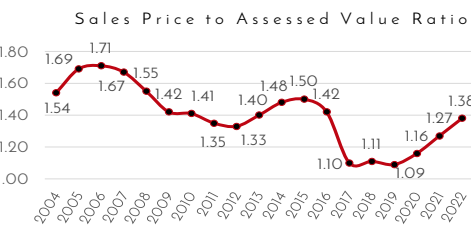
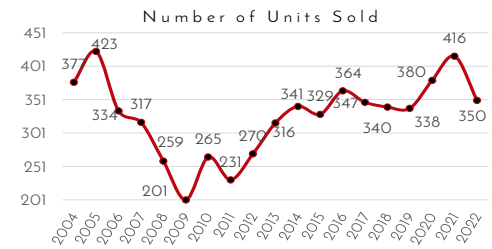
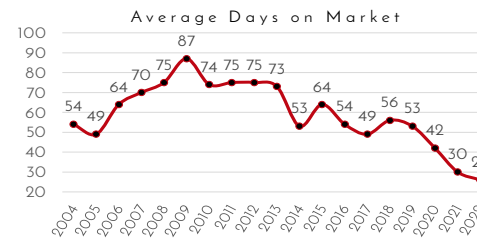
YTD	2022	2023	% Change
# Units Sold	300	215	-28.33%
Rate of Ab 3 Mo	0.92	1.19	29.41%
Actives	26	22	-14.67%
Under Contracts	52	39	-25.00%

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