

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	112 Pitney Place	TwnEndUn	1	1.0	10	\$259,000	\$259,000	\$310,000	119.69%	\$176,900	1.75
2	2 Holloway Place	CapeCod	3	1.0	43	\$380,000	\$375,000	\$330,000	88.00%	\$287,300	1.15
3	42 Village Drive	TwnEndUn	3	2.0	15	\$470,000	\$470,000	\$490,000	104.26%	\$313,200	1.56
4	64 Hancock Drive	TwnEndUn	2	2.1	29	\$549,000	\$549,000	\$549,000	100.00%	\$362,000	1.52
5	42 Midland Drive	Ranch	3	2.0	41	\$550,000	\$550,000	\$550,000	100.00%	\$387,100	1.42
6	38 E Lake Boulevard	CapeCod	4	2.0	14	\$549,900	\$549,900	\$570,000	103.66%	\$387,200	1.47
7	2 Davenport Place	TwnEndUn	2	2.1	76	\$590,000	\$565,000	\$571,000	101.06%	\$426,100	1.34
8	51 Mackenzie Road	Custom	4	2.0	28	\$510,000	\$510,000	\$575,000	112.75%	\$588,600	0.98
9	20 House Road	Colonial	3	1.1	28	\$565,000	\$565,000	\$585,000	103.54%	\$398,500	1.47
10	26 Byron Avenue	TwnIntUn	2	2.1	8	\$599,000	\$599,000	\$600,000	100.17%	\$422,000	1.42
11	18 Sunderland Drive	RanchExp	5	2.1	21	\$750,000	\$730,000	\$710,000	97.26%	\$568,500	1.25
12	4 Flintlock Run	SplitLev	4	2.1	1	\$729,000	\$729,000	\$724,500	99.38%	\$508,400	1.43
13	4 Ellsworth Avenue	Ranch	2	2.0	11	\$699,999	\$699,999	\$750,000	107.14%	\$410,100	1.83
14	64 Egbert Avenue	SplitLev	3	2.1	22	\$789,000	\$789,000	\$789,000	100.00%	\$538,900	1.46
15	4 Cambridge Road	RanchRas	5	4.0	11	\$799,900	\$799,900	\$850,000	106.26%	\$642,900	1.32
16	9 Netherton Terrace	Colonial	4	2.1	8	\$795,000	\$795,000	\$852,000	107.17%	\$531,500	1.60
17	2 Crescent Drive	Colonial	3	2.1	10	\$874,900	\$874,900	\$904,900	103.43%	\$576,000	1.57
18	15 Summit Road	Ranch	5	3.1	52	\$995,000	\$995,000	\$950,000	95.48%	\$635,600	1.49
19	52 Symor Drive	Colonial	4	3.1	8	\$975,000	\$975,000	\$950,000	97.44%	\$663,000	1.43
20	21 Old Glen Road	Colonial	3	3.1	13	\$899,900	\$899,900	\$995,000	110.57%	\$677,200	1.47
21	19 Squirrel Run	Ranch	5	3.1	13	\$999,999	\$999,999	\$1,150,000	115.00%	\$904,100	1.27
22	19 Spencer Drive	Colonial	6	5.1	16	\$1,599,900	\$1,599,900	\$1,700,000	106.26%	\$1,104,000	1.54
AVERAGE					22	\$724,068	\$721,795	\$747,973	103.57%		1.44

"Active" Listings in Morris Twp.

Number of Units: 18
 Average List Price: \$844,372
 Average Days on Market: 39

"Under Contract" Listings in Morris Twp.

Number of Units: 34
 Average List Price: \$793,288
 Average Days on Market: 33

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				23
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457	\$737,291	\$863,135	\$776,844	\$721,795				\$802,604
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291	\$796,050	\$910,218	\$810,016	\$747,973				\$831,016
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%	107.99%	106.02%	105.58%	103.57%				104.31%
SP to AV	1.44	1.28	1.36	1.42	1.45	1.46	1.48	1.37	1.44				1.42
# Units Sold	12	20	10	12	14	48	20	41	22				199
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19	1.09	0.82	0.57	0.55				1.25
Active Listings	17	20	23	29	30	24	18	19	18				22
Under Contracts	23	24	33	51	65	54	50	34	34				41

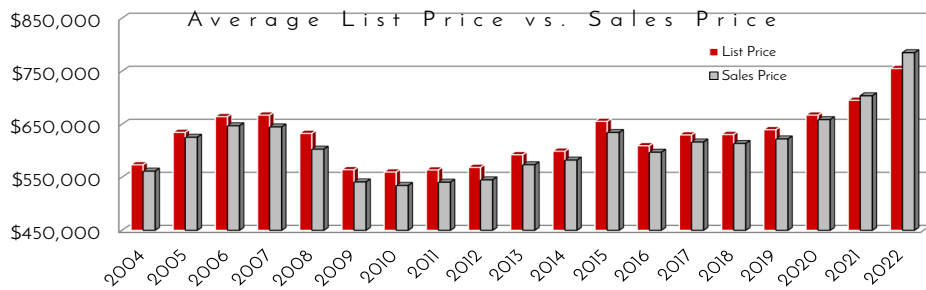
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	23	-7.22%
Sales Price	\$780,911	\$831,016	6.42%
LP:SP	104.81%	104.31%	-0.47%
SP:AV	1.39	1.42	1.74%



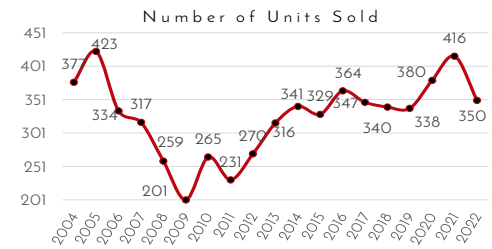
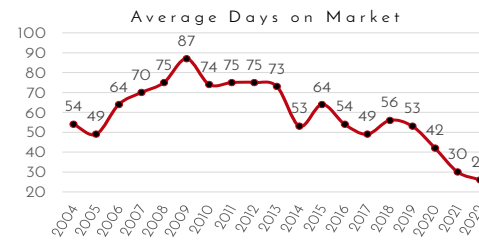
YTD	2022	2023	% Change
# Units Sold	279	199	-28.67%
Rate of Ab 3 Mo	0.87	1.25	43.24%
Actives	25	22	-13.54%
Under Contracts	53	41	-23.01%

Morris Township Yearly Market Trends

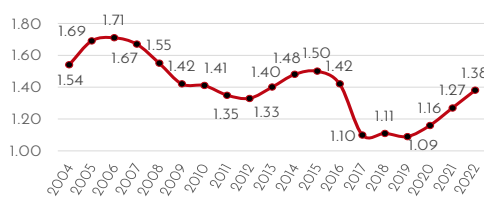


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143	\$755,065
SP	\$561,544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

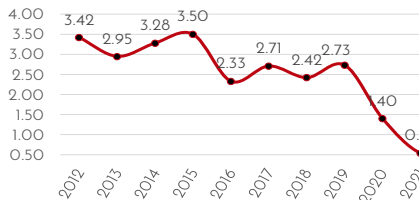
Morris Township Yearly Market Trends



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012