

Morristown

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	30 Sussex Avenue Unit 2	MultiFlr	2	2.0	39	\$425,000	\$415,000	\$415,000	100.00%	\$162,800	2.55
2	7A Dorado Drive	TwndUn	2	2.1	8	\$399,990	\$399,990	\$420,000	105.00%	\$265,400	1.58
3	54B Ridgedale Avenue	TwndUn	2	1.1	14	\$400,000	\$400,000	\$423,500	105.88%	\$253,300	1.67
4	3 Marian Place	CapeCod	4	2.1	28	\$600,000	\$600,000	\$640,000	106.67%	\$330,400	1.94
5	6 Carla Court	MultiFlr	3	2.1	14	\$649,000	\$649,000	\$649,000	100.00%	\$288,800	2.25
6	40 W Park Place Unit 312	HighRise	2	2.1	73	\$1,125,000	\$1,125,000	\$1,015,000	90.22%	\$740,000	1.37
7	15 Vanderpool Drive	Colonial	4	2.1	5	\$1,100,000	\$1,100,000	\$1,125,000	102.27%	\$643,400	1.75
AVERAGE					26	\$671,284	\$669,856	\$669,643	101.43%		1.87

"Active" Listings in Morristown

Number of Units: 20
Average List Price: \$767,540
Average Days on Market: 69

"Under Contract" Listings in Morristown

Number of Units: 13
Average List Price: \$659,569
Average Days on Market: 41

Morristown 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	44	37	38	25	21	22	23	38	26			31
List Price	\$799,545	\$527,692	\$576,261	\$595,992	\$682,800	\$525,785	\$675,568	\$552,744	\$492,217	\$669,856			\$602,575
Sales Price	\$782,000	\$539,538	\$584,219	\$624,917	\$685,675	\$544,194	\$666,826	\$562,503	\$499,084	\$669,643			\$608,511
SP:LP%	98.83%	102.52%	100.65%	104.89%	101.58%	103.31%	100.97%	102.53%	102.77%	101.43%			101.94%
SP to AV	1.57	1.69	1.60	1.91	1.75	1.75	1.77	1.66	1.65	1.87			1.71
# Units Sold	11	13	18	12	16	13	19	16	18	7			143
3 Mo Rate of Ab	0.83	1.11	1.17	1.33	1.40	1.88	1.75	1.13	1.35	1.58			1.35
Active Listings	15	15	21	24	24	28	26	22	19	20			21
Under Contracts	27	27	21	22	24	28	26	21	18	13			23

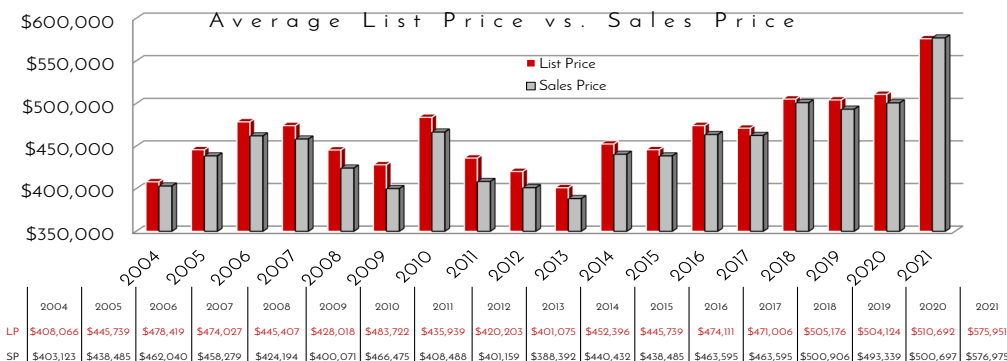
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	38	31	-17.93%
Sales Price	\$582,416	\$608,511	4.48%
LP:SP	100.53%	101.94%	1.41%
SP:AV	1.57	1.71	8.72%



YTD	2021	2022	% Change
# Units Sold	168	143	-14.88%
Rate of Ab 3 Mo	1.30	1.58	21.54%
Actives	23	20	-13.04%
Under Contracts	29	13	-55.17%

Morristown Yearly Market Trends



Morristown Monthly Market Trends

