

Morris Twp.

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Dellwood Avenue	Ranch	3	1.1	20	\$475,000	\$475,000	\$476,000	100.21%	\$402,900	1.18
2	6 Sherman Avenue	CapeCod	3	1.1	58	\$530,000	\$530,000	\$530,000	100.00%	\$358,300	1.48
3	39 Midland Drive	Colonial	2	1.1	23	\$531,000	\$531,000	\$541,000	101.88%	\$351,100	1.54
4	41 Hancock Drive	TwnEndUn	2	2.1	12	\$549,000	\$549,000	\$605,000	110.20%	\$374,600	1.62
5	11 Gate House Court	TwnEndUn	2	2.0	13	\$625,000	\$625,000	\$639,000	102.24%	\$436,500	1.46
6	10 Zamrok Way	TwnIntUn	2	2.1	3	\$649,900	\$649,900	\$650,000	100.02%	\$380,900	1.71
7	117 Woodland Avenue	Ranch	3	2.0	11	\$600,000	\$600,000	\$669,000	111.50%	\$450,800	1.48
8	15 Ellsworth Avenue	SplitLev	4	3.0	39	\$710,000	\$710,000	\$685,000	96.48%	\$451,300	1.52
9	8 Cadence Court	TwnEndUn	3	2.1	19	\$660,000	\$660,000	\$726,000	110.00%	\$433,700	1.67
10	4 Bedford Place	SplitLev	4	2.1	15	\$850,000	\$850,000	\$860,000	101.18%	\$478,800	1.80
11	26 Colonial Drive	Colonial	4	2.1	36	\$925,000	\$890,000	\$890,000	100.00%	\$551,200	1.61
12	30 Wilson Drive	TwnEndUn	3	2.1	28	\$929,000	\$929,000	\$920,000	99.03%	\$731,800	1.26
13	19 Dale Drive	Colonial	4	2.2	10	\$899,900	\$899,900	\$920,525	102.29%	\$597,100	1.54
14	28 Fillmore Drive	TwnEndUn	3	3.1	17	\$985,000	\$985,000	\$990,000	100.51%	\$757,500	1.31
15	20 Indianhead Road	Colonial	4	2.1	17	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$703,700	1.49
16	12 Hilltop Circle	Custom	5	4.0	39	\$1,499,000	\$1,350,000	\$1,225,000	90.74%	\$800,000	1.53
AVERAGE					23	\$779,238	\$767,738	\$773,533	101.64%		1.51

"Active" Listings in Morris Twp.

Number of Units: 11
 Average List Price: \$854,700
 Average Days on Market: 60

"Under Contract" Listings in Morris Twp.

Number of Units: 16
 Average List Price: \$796,127
 Average Days on Market: 43

Morris Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23												23
List Price	\$767,738												\$767,738
Sales Price	\$773,533												\$773,533
SP:LP%	101.64%												101.64%
SP to AV	1.51												1.51
# Units Sold	16												16
3 Mo Rate of Ab	0.71												0.71
Active Listings	11												11
Under Contracts	16												16

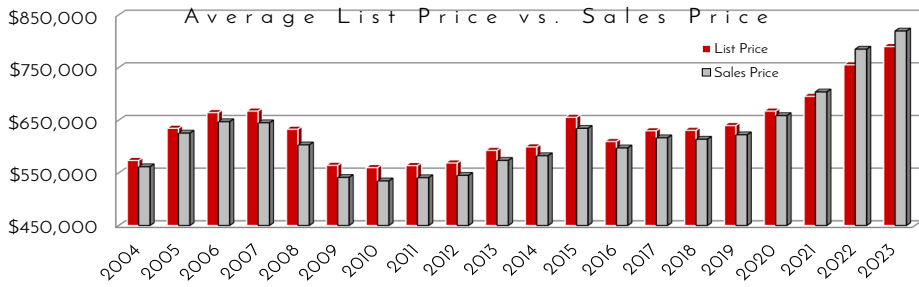
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	32	23	-28.76%
Sales Price	\$947,000	\$773,533	-18.32%
LP:SP	100.10%	101.64%	1.54%
SP:AV	1.44	1.51	4.96%

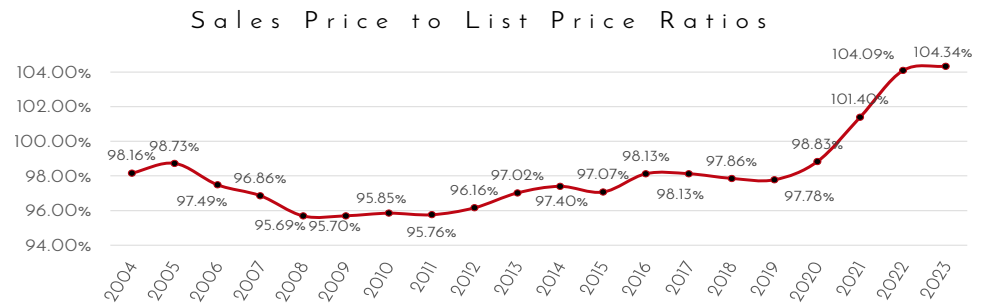


YTD	2023	2024	% Change
# Units Sold	12	16	33.33%
Rate of Ab 3 Mo	0.97	0.71	-26.80%
Actives	17	11	-35.29%
Under Contracts	23	16	-30.43%

Morris Township Yearly Market Trends



Morris Township Yearly Market Trends



Year	LP	SP
2004	\$573,453	\$561,544
2005	\$634,561	\$625,410
2006	\$664,257	\$647,21
2007	\$667,234	\$644,975
2008	\$632,723	\$603,093
2009	\$664,185	\$541,246
2010	\$559,885	\$534,612
2011	\$563,750	\$540,727
2012	\$568,645	\$545,162
2013	\$592,483	\$573,586
2014	\$599,144	\$582,477
2015	\$655,338	\$634,475
2016	\$609,409	\$597,236
2017	\$629,801	\$616,508
2018	\$630,570	\$616,508
2019	\$639,715	\$622,259
2020	\$667,204	\$658,674
2021	\$695,143	\$703,568
2022	\$755,065	\$784,810
2023	\$789,688	\$819,297

