

Morris Twp.

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Village Drive	OneFloor	2	2.0	16	\$379,000	\$379,000	\$410,000	108.18%	\$287,700	1.43
2	10 Mendham Avenue	Colonial	3	1.1	13	\$525,000	\$525,000	\$550,000	104.76%	\$365,600	1.50
3	40 Wildflower Lane	TwnEndUn	2	2.1	11	\$499,900	\$499,900	\$570,000	114.02%	\$370,200	1.54
4	42 Davenport Place	TwnEndUn	2	2.1	1	\$570,000	\$570,000	\$575,000	100.88%	\$426,100	1.35
5	17 Turtle Road	SplitLev	4	2.0	21	\$815,000	\$775,000	\$760,000	98.06%	\$595,100	1.28
6	288 James Street	Ranch	3	2.0	15	\$749,000	\$749,000	\$761,000	101.60%	\$470,800	1.62
7	19 Parkview Plaza	Bi-Level	4	2.1	16	\$699,000	\$699,000	\$783,000	112.02%	\$425,700	1.84
8	18 Pippins Way	TwnIntUn	2	3.1	23	\$812,500	\$812,500	\$812,500	100.00%	\$715,800	1.14
9	9 Emmett Avenue	Custom	5	3.0	13	\$850,000	\$850,000	\$850,000	100.00%		
10	2 Vom Eigen Drive	Colonial	4	2.2	7	\$845,000	\$845,000	\$875,000	103.55%	\$664,000	1.32
11	14 Hilltop Circle	Colonial	3	2.0	15	\$895,000	\$895,000	\$889,500	99.39%	\$967,300	0.92
12	23 Ventosa Drive	Colonial	5	2.1	10	\$799,000	\$799,000	\$917,075	114.78%	\$601,300	1.53
13	7 Harter Road	Colonial	4	2.1	11	\$949,000	\$949,000	\$985,000	103.79%	\$631,200	1.56
14	21 Old Mendham Road	Custom	5	3.1	19	\$1,650,000	\$1,495,000	\$1,550,000	103.68%	\$829,500	1.87
AVERAGE					14	\$788,386	\$774,457	\$806,291	104.62%		1.45

"Active" Listings in Morris Twp.

Number of Units: 30
 Average List Price: \$870,590
 Average Days on Market: 52

"Under Contract" Listings in Morris Twp.

Number of Units: 65
 Average List Price: \$795,213
 Average Days on Market: 18

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								28
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457								\$872,581
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291								\$871,933
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%								100.70%
SP to AV	1.44	1.28	1.36	1.42	1.45								1.38
# Units Sold	12	20	10	12	14								68
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19								1.64
Active Listings	17	20	23	29	30								24
Under Contracts	23	24	33	51	65								39

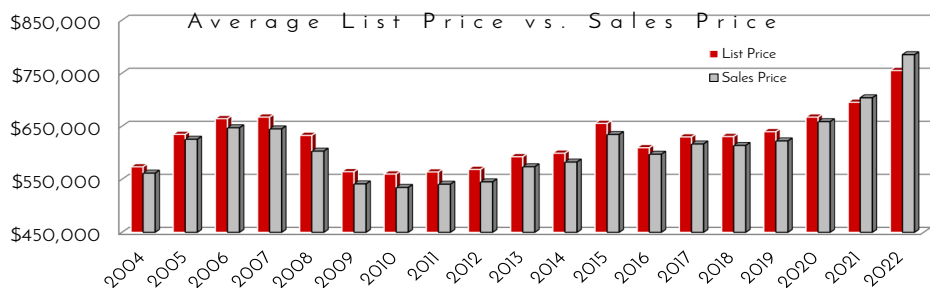
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	28	-3.43%
Sales Price	\$730,120	\$871,933	19.42%
LP:SP	104.76%	100.70%	-3.88%
SP:AV	1.39	1.38	-0.56%

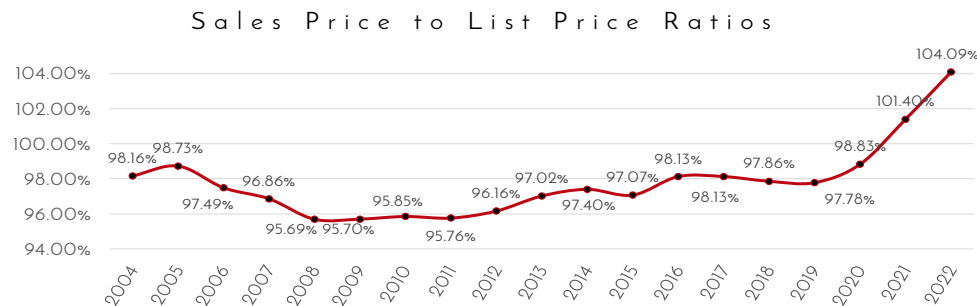


YTD	2022	2023	% Change
# Units Sold	135	68	-49.63%
Rate of Ab 3 Mo	0.80	1.64	104.49%
Actives	22	24	7.21%
Under Contracts	56	39	-30.00%

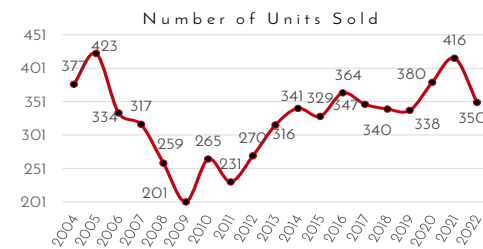
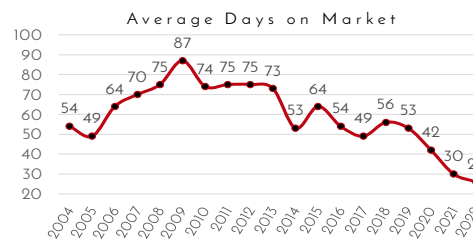
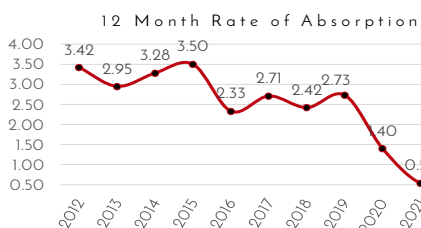
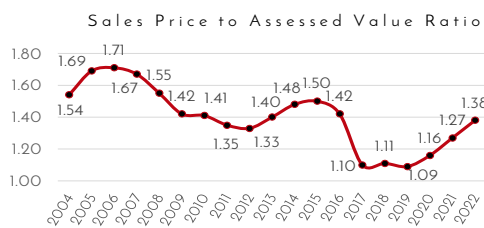
Morris Township Yearly Market Trends



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



Data only available until 2012