

Morris Twp.

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	220 Pitney Place	OneFloor	2	1.0	49	\$325,000	\$315,000	\$305,000	96.83%	\$206,400	1.48
2	90 Village Drive	OneFloor	2	2.0	18	\$359,900	\$359,900	\$335,000	93.08%	\$286,400	1.17
3	22 Kennedy Road	CapeCod	3	2.0	10	\$409,900	\$409,900	\$415,000	101.24%	\$302,800	1.37
4	5 Hancock Drive	TwnIntUn	2	2.1	14	\$440,000	\$440,000	\$434,000	98.64%	\$402,600	1.08
5	15 Witherspoon Court	TwnIntUn	2	2.1	14	\$450,000	\$450,000	\$450,000	100.00%	\$336,600	1.34
6	15 Albert Avenue	Colonial	3	1.1	14	\$525,000	\$525,000	\$525,000	100.00%	\$360,300	1.46
7	8 Albert Avenue	CapeCod	3	1.0	16	\$525,000	\$525,000	\$535,000	101.90%	\$346,000	1.55
8	3 Carlton Street	CapeCod	4	2.1	14	\$534,900	\$534,900	\$545,000	101.89%		
9	35 Ketch Road	Contemp	4	2.2	10	\$619,000	\$619,000	\$619,000	100.00%	\$543,900	1.14
10	85 Fairmount Avenue	Ranch	3	2.0	32	\$625,000	\$625,000	\$638,000	102.08%	\$405,000	1.58
11	37 Sherwood Drive	TwnIntUn	2	1.1	24	\$669,900	\$669,900	\$675,000	100.76%	\$440,200	1.53
12	21 Pepperidge Road	Colonial	5	3.1	14	\$700,000	\$700,000	\$720,000	102.86%	\$548,200	1.31
13	4 Alexandria Road	Colonial	4	2.1	6	\$729,000	\$729,000	\$721,000	98.90%	\$596,500	1.21
14	20 Center Avenue	Colonial	3	2.1	12	\$625,000	\$625,000	\$725,000	116.00%	\$441,800	1.64
15	7 Beechwood Drive	RanchExp	3	3.0	16	\$779,000	\$729,500	\$735,000	100.75%	\$636,100	1.16
16	36 N Star Drive	SplitLev	4	2.1	13	\$699,000	\$699,000	\$750,000	107.30%	\$507,100	1.48
17	67 Skyline Drive	SplitLev	4	3.1	14	\$750,000	\$750,000	\$751,000	100.13%	\$572,300	1.31
18	29 Center Avenue	Colonial	4	2.1	8	\$689,000	\$689,000	\$751,500	109.07%	\$412,200	1.82
19	30 Meslar Road	RanchExp	4	3.0	17	\$718,000	\$718,000	\$775,000	107.94%	\$589,800	1.31
20	7 House Road	Ranch	3	2.2	13	\$750,000	\$750,000	\$805,130	107.35%	\$607,800	1.32
21	77 Chimney Ridge Drive	SplitLev	3	2.1	13	\$749,000	\$749,000	\$810,000	108.14%	\$573,400	1.41
22	6 Braidburn Way	Bi-Level	4	4.0	7	\$787,600	\$787,600	\$850,000	107.92%	\$638,700	1.33
23	4 Cromwell Drive W	SplitLev	4	3.0	10	\$839,000	\$839,000	\$854,465	101.84%	\$645,500	1.32
24	8 Warwick Road	Custom	5	3.0	19	\$875,000	\$875,000	\$865,000	98.86%	\$539,300	1.60
25	5 Warren Drive	TwnEndUn	3	3.1	24	\$899,000	\$899,000	\$899,000	100.00%	\$715,400	1.26

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26	29 Chimney Ridge Drive	Colonial	4	2.1	10	\$750,000	\$750,000	\$900,000	120.00%	\$551,300	1.63
27	21 Wilson Drive	TwnIntUn	3	2.1	40	\$895,000	\$895,000	\$910,000	101.68%	\$680,900	1.34
28	37 Fillmore Drive	TwnIntUn	3	3.1	17	\$910,000	\$910,000	\$910,000	100.00%	\$756,700	1.20
29	27 Stone Court	TwnEndUn	3	3.1	16	\$927,090	\$927,090	\$927,090	100.00%		
30	1 Glimpsewood Lane	Colonial	4	2.1	21	\$965,000	\$925,000	\$945,000	102.16%	\$720,300	1.31
31	608 Sussex Avenue	Colonial	4	3.1	23	\$979,000	\$979,000	\$979,000	100.00%	\$792,800	1.23
32	2 Defarge Way	Colonial	4	2.1	8	\$899,000	\$899,000	\$985,000	109.57%	\$707,100	1.39
33	20 Symor Drive	Colonial	4	2.1	8	\$899,900	\$899,900	\$999,000	111.01%	\$612,800	1.63
34	28 Pippins Way	TwnEndUn	3	2.1	2	\$999,000	\$999,000	\$1,050,000	105.11%	\$911,500	1.15
35	9 Fox Chase Lane	Colonial	4	2.1	18	\$824,900	\$824,900	\$1,055,000	127.89%	\$584,900	1.80
36	7 Woodruff Road	Custom	5	3.1	14	\$1,059,000	\$1,059,000	\$1,150,000	108.59%	\$758,300	1.52
37	9 Ironwood Road	Colonial	4	3.1	16	\$975,000	\$975,000	\$1,150,000	117.95%	\$795,100	1.45
38	5 Bradford Court	Colonial	4	3.1	16	\$1,100,000	\$1,100,000	\$1,200,000	109.09%	\$766,900	1.56
39	3 Devonshire Court	Colonial	5	4.1	17	\$1,179,000	\$1,179,000	\$1,250,000	106.02%	\$935,600	1.34
40	54 Laura Lane	Colonial	5	3.1	23	\$1,300,000	\$1,300,000	\$1,409,500	108.42%	\$952,000	1.48
41	27 Footes Lane	Custom	4	3.1	21	\$1,700,000	\$1,500,000	\$1,650,000	110.00%	\$1,041,900	1.58
42	10 Oak Park Drive	Custom	4	2.1	9	\$1,195,000	\$1,195,000	\$1,654,000	138.41%		
AVERAGE					16	\$800,693	\$793,562	\$847,897	105.70%		1.41

"Active" Listings in Morris Twp.

Number of Units: 29
 Average List Price: \$907,469
 Average Days on Market: 35

"Under Contract" Listings in Morris Twp.

Number of Units: 51
 Average List Price: \$748,867
 Average Days on Market: 28

Morris Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	40	34	19	20	19	16						25
List Price	\$646,274	\$709,879	\$741,926	\$710,562	\$686,334	\$908,392	\$793,562						\$752,939
Sales Price	\$663,481	\$738,328	\$747,587	\$759,955	\$752,333	\$974,695	\$847,897						\$795,522
SP:LP%	102.49%	104.50%	101.28%	107.25%	109.04%	107.23%	105.70%						105.37%
SP to AV	1.30	1.28	1.33	1.50	1.51	1.43	1.41						1.40
# Units Sold	31	20	31	24	29	37	42						214
3 Mo Rate of Ab	0.57	0.63	0.75	1.04	1.02	1.07	0.99						0.87
Active Listings	20	13	23	26	29	28	29						24
Under Contracts	45	51	53	63	68	67	51						57

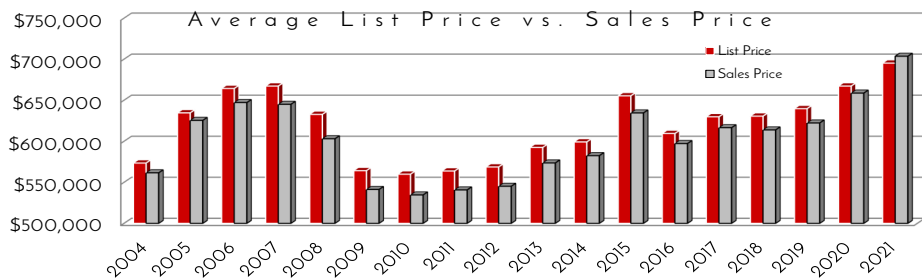
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	25	-22.60%
Sales Price	\$703,657	\$795,522	13.06%
LP:SP	101.20%	105.37%	4.12%
SP:AV	1.25	1.40	11.82%



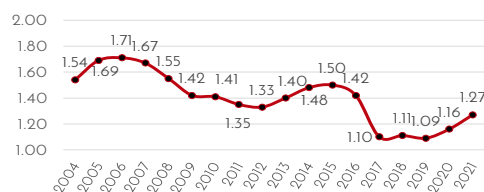
YTD	2021	2022	% Change
# Units Sold	226	214	-5.31%
Rate of Ab 3 Mo	1.54	0.99	-35.71%
Actives	60	29	-51.67%
Under Contracts	66	51	-22.73%

Morris Twp. Yearly Market Trends

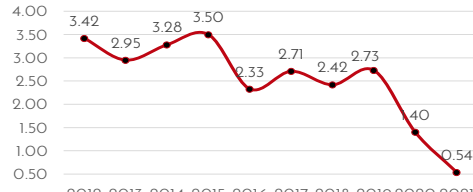


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143
SP	\$561,544	\$625,410	\$647,21	\$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

Sales Price to Assessed Value Ratio



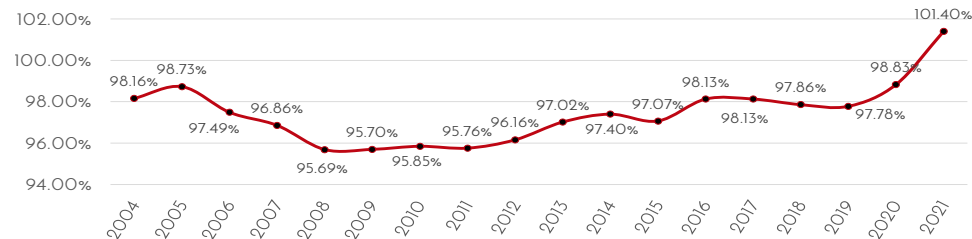
12 Month Rate of Absorption



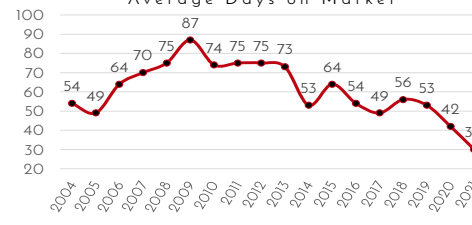
Data only available until 2012

Morris Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

