

Morris Twp.

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Skyline Drive	RanchRas	4	3.0	22	\$489,000	\$489,000	\$525,000	107.36%	\$457,000	1.15
2	21 Fieldstone Drive	Colonial	4	2.1	13	\$575,000	\$575,000	\$560,888	97.55%	\$483,500	1.16
3	7 Frederick Place	Ranch	3	1.1	1	\$575,000	\$575,000	\$600,000	104.35%	\$539,600	1.11
4	3 Cadence Court	TwnEndUn	2	3.0	10	\$599,000	\$599,000	\$610,000	101.84%	\$420,600	1.45
5	22 Nottingham Court	MultiFlr	2	1.1	106	\$675,000	\$675,000	\$650,000	96.30%	\$450,500	1.44
6	14 Northbridge Place	TwnEndUn	3	2.1	21	\$650,000	\$650,000	\$650,000	100.00%	\$470,900	1.38
7	23 Maxine Drive	SplitLev	4	2.1	10	\$689,000	\$689,000	\$765,000	111.03%	\$483,500	1.58
8	4 Leslie Court	Ranch	4	2.1	14	\$775,000	\$775,000	\$784,500	101.23%	\$634,200	1.24
9	20 Homewood Drive	Colonial,	5	3.1	8	\$1,375,000	\$1,375,000	\$1,477,000	107.42%	\$875,500	1.69
10	8 Merrywood Court	Colonial	6	5.1	35	\$1,595,000	\$1,595,000	\$1,550,000	97.18%		
AVERAGE					24	\$799,700	\$799,700	\$817,239	102.42%		1.36

"Active" Listings in Morris Twp.

Number of Units: 23
 Average List Price: \$726,443
 Average Days on Market: 24

"Under Contract" Listings in Morris Twp.

Number of Units: 33
 Average List Price: \$869,585
 Average Days on Market: 30

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										31
List Price	\$958,408	\$898,690	\$799,700										\$892,183
Sales Price	\$947,000	\$869,250	\$817,239										\$879,081
SP:LP%	100.10%	97.29%	102.42%										99.32%
SP to AV	1.44	1.28	1.36										1.35
# Units Sold	12	20	10										42
3 Mo Rate of Ab	0.97	1.05	1.65										1.22
Active Listings	17	20	23										20
Under Contracts	23	24	33										27

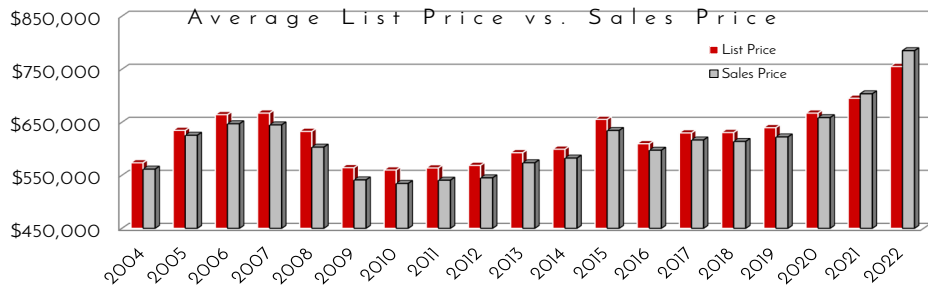
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	36	31	-12.34%
Sales Price	\$713,533	\$879,081	23.20%
LP:SP	102.52%	99.32%	-3.13%
SP:AV	1.31	1.35	2.91%



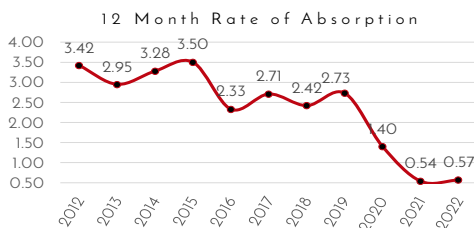
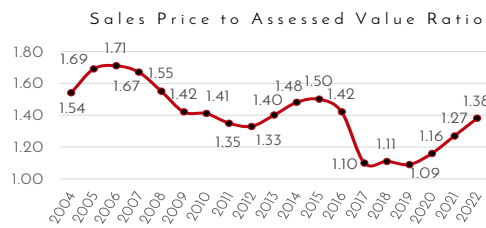
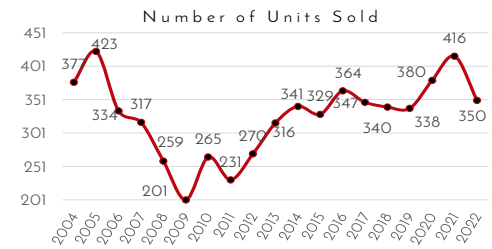
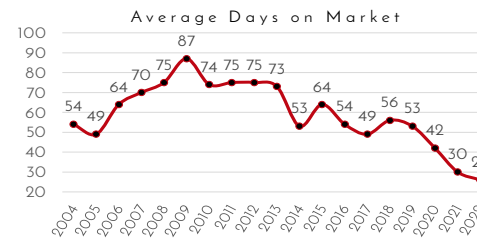
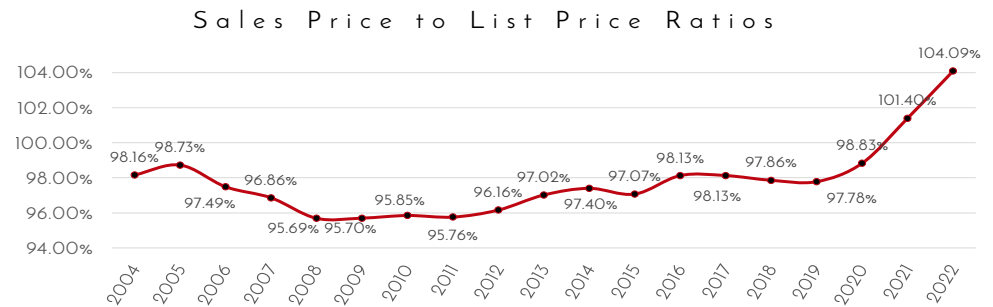
YTD	2022	2023	% Change
# Units Sold	82	42	-48.78%
Rate of Ab 3 Mo	0.65	1.22	88.21%
Actives	19	20	7.14%
Under Contracts	50	27	-46.31%

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



Data only available until 2012