

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	63 Village Drive	TwnEndUn	2	2.0	11	\$399,000	\$399,000	\$410,000	102.76%	\$299,400	1.37
2	31 Timothy Court	TwnEndUn	3	2.1	26	\$490,000	\$490,000	\$510,000	104.08%	\$369,800	1.38
3	30 Wildflower Lane	TwnEndUn	2	2.1	9	\$490,000	\$490,000	\$525,000	107.14%	\$369,800	1.42
4	68 Keats Way	TwnIntUn	2	2.1	22	\$599,900	\$599,900	\$615,000	102.52%	\$415,800	1.48
5	254 Mount Kemble Avenue	SplitLev	4	3.0	23	\$599,000	\$599,000	\$625,000	104.34%	\$400,000	1.56
6	52 Keats Way	TwnIntUn	2	2.1	14	\$619,000	\$619,000	\$625,000	100.97%	\$426,500	1.47
7	19 Sanders Street	Colonial	4	2.0	19	\$650,000	\$650,000	\$650,000	100.00%	\$422,000	1.54
8	26 Keats Way	TwnIntUn	3	2.1	10	\$615,000	\$615,000	\$650,000	105.69%	\$409,000	1.59
9	86 Constitution Way	TwnIntUn	3	2.1	12	\$650,000	\$650,000	\$663,000	102.00%	\$454,600	1.46
10	31 Olmstead Road	Colonial	3	1.0	57	\$699,900	\$679,000	\$705,000	103.83%	\$455,900	1.55
11	393 South Street	Colonial	3	2.0	21	\$699,000	\$699,000	\$711,000	101.72%		
12	25 Lord William Penn Drive	RanchExp	5	4.1	116	\$789,000	\$789,000	\$780,000	98.86%	\$691,300	1.13
13	7 Oak Park Drive	SplitLev	4	2.1	55	\$874,999	\$849,999	\$840,000	98.82%	\$605,200	1.39
14	22 Wyndmoor Drive	Colonial	5	3.0	24	\$875,000	\$875,000	\$880,000	100.57%	\$619,300	1.42
15	33 Spring Brook Road	Colonial	4	3.2	0	\$1,000,000	\$1,000,000	\$1,050,000	105.00%	\$869,400	1.21
16	12 Stonehenge Road	Ranch	4	2.1	15	\$969,000	\$969,000	\$1,070,195	110.44%	\$649,500	1.65
17	1 Wood Road	Custom	4	3.1	34	\$1,275,000	\$1,099,000	\$1,100,000	100.09%	\$894,500	1.23
18	25 Fairfield Drive	Custom	5	2.1	6	\$899,900	\$899,900	\$1,100,000	122.24%	\$740,300	1.49
19	7 Bishop Court	Colonial	4	2.1	14	\$1,100,000	\$1,100,000	\$1,300,000	118.18%	\$883,900	1.47
20	11 Springbrook Road	Tudor	4	3.1	112	\$1,495,000	\$1,400,000	\$1,400,000	100.00%	\$800,100	1.75
21	32 Mark Twain Drive	Colonial	4	3.1	32	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$889,600	1.63
AVERAGE					30	\$820,890	\$805,800	\$840,914	104.25%		1.46

"Active" Listings in Morris Twp.

Number of Units: 12
 Average List Price: \$850,158
 Average Days on Market: 53

"Under Contract" Listings in Morris Twp.

Number of Units: 28
 Average List Price: \$676,451
 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	35	14	17	18	25	22	27	30		24
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457	\$737,291	\$863,135	\$776,844	\$721,795	\$735,987	\$805,800		\$798,372
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291	\$796,050	\$910,218	\$810,016	\$747,973	\$772,250	\$840,914		\$827,913
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%	107.99%	106.02%	105.58%	103.57%	104.55%	104.25%		104.32%
SP to AV	1.44	1.28	1.36	1.42	1.45	1.46	1.48	1.37	1.44	1.52	1.46		1.43
# Units Sold	12	20	10	12	14	48	20	41	22	16	21		236
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19	1.09	0.82	0.57	0.55	0.65	0.75		1.15
Active Listings	17	20	23	29	30	24	18	19	18	23	12		21
Under Contracts	23	24	33	51	65	54	50	34	34	25	28		38

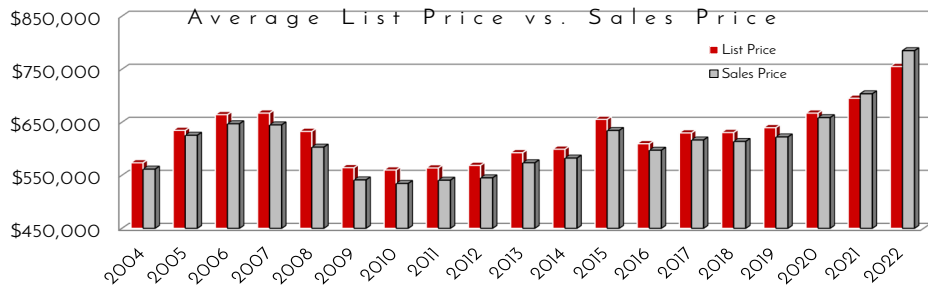
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	24	-8.19%
Sales Price	\$785,970	\$827,913	5.34%
LP:SP	104.28%	104.32%	0.04%
SP:AV	1.38	1.43	3.20%



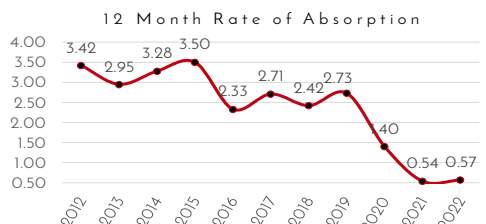
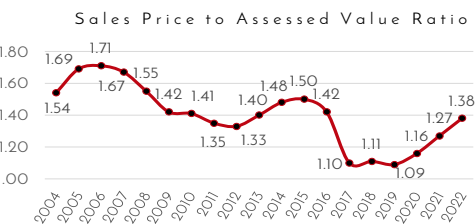
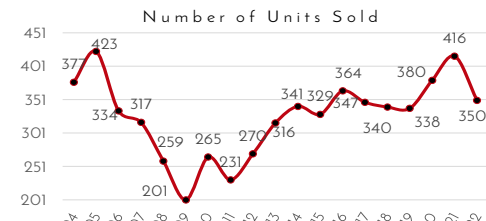
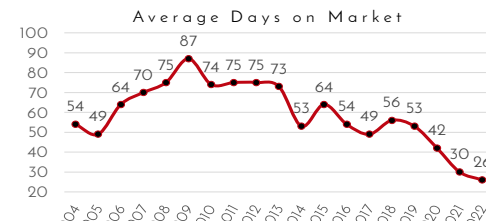
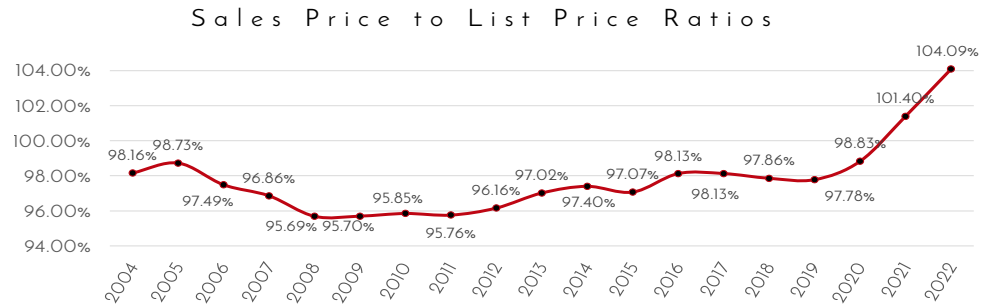
YTD	2022	2023	% Change
# Units Sold	322	236	-26.71%
Rate of Ab 3 Mo	0.95	1.15	20.40%
Actives	26	21	-17.67%
Under Contracts	51	38	-25.09%

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