

Morris Twp.

December 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|----------------|-------------------------|----------|--------|-------|-----------|------------------|------------------|------------------|----------------|------------------|-------------|
| 1 | 517 Pitney Place | OneFloor | 2 | 1.0 | 11 | \$349,000 | \$349,000 | \$356,000 | 102.01% | \$206,400 | 1.72 |
| 2 | 2 Hancock Drive | TwnEndUn | 2 | 2.1 | 12 | \$480,000 | \$480,000 | \$480,000 | 100.00% | \$369,800 | 1.30 |
| 3 | 221 E Hanover Avenue | Ranch | 3 | 1.2 | 45 | \$499,000 | \$479,000 | \$490,000 | 102.30% | \$260,700 | 1.88 |
| 4 | 40 Village Drive | OneFloor | 3 | 2.0 | 10 | \$470,000 | \$470,000 | \$501,000 | 106.60% | \$309,800 | 1.62 |
| 5 | 293 Mount Kemble Avenue | Colonial | 4 | 3.0 | 131 | \$699,000 | \$599,000 | \$550,000 | 91.82% | \$463,800 | 1.19 |
| 6 | 18 Timothy Court | TwnEndUn | 2 | 2.1 | 18 | \$525,000 | \$525,000 | \$560,000 | 106.67% | \$385,200 | 1.45 |
| 7 | 11 Valley View Street | Ranch | 3 | 2.0 | 14 | \$549,000 | \$549,000 | \$575,000 | 104.74% | \$382,300 | 1.50 |
| 8 | 125 Park Avenue | SplitLev | 4 | 2.1 | 11 | \$700,000 | \$700,000 | \$730,000 | 104.29% | \$390,000 | 1.87 |
| 9 | 99 Burnham Road | Colonial | 4 | 2.1 | 13 | \$675,000 | \$675,000 | \$740,000 | 109.63% | \$410,600 | 1.80 |
| 10 | 30 Crescent Drive | CapeCod | 4 | 2.0 | 5 | \$700,000 | \$700,000 | \$750,100 | 107.16% | \$564,300 | 1.33 |
| 11 | 1 Terry Drive | SplitLev | 4 | 2.1 | 41 | \$785,900 | \$785,900 | \$770,000 | 97.98% | \$438,400 | 1.76 |
| 12 | 40 Dorothy Drive | Custom | 5 | 3.0 | 26 | \$699,900 | \$699,900 | \$775,500 | 110.80% | \$521,400 | 1.49 |
| 13 | 25 Gate House Court | TwnIntUn | 3 | 3.0 | 9 | \$699,000 | \$699,000 | \$825,000 | 118.03% | \$450,600 | 1.83 |
| 14 | 4 Johnston Drive | RanchRas | 4 | 3.0 | 8 | \$890,000 | \$890,000 | \$953,500 | 107.13% | \$550,300 | 1.73 |
| 15 | 35 Schoolhouse Lane | CapeCod | 4 | 3.1 | 8 | \$1,195,000 | \$1,195,000 | \$1,200,000 | 100.42% | \$742,200 | 1.62 |
| AVERAGE | | | | | 24 | \$661,053 | \$653,053 | \$683,740 | 104.64% | | 1.61 |

"Active" Listings in Morris Twp.

| | |
|-------------------------|-----------|
| Number of Units: | 10 |
| Average List Price: | \$836,390 |
| Average Days on Market: | 85 |

"Under Contract" Listings in Morris Twp.

| | |
|-------------------------|-----------|
| Number of Units: | 18 |
| Average List Price: | \$726,663 |
| Average Days on Market: | 28 |

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 | 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 | \$653,053 | \$789,688 |
| Sales Price | \$947,000 | \$869,250 | \$817,239 | \$923,500 | \$806,291 | \$796,050 | \$910,218 | \$810,016 | \$747,973 | \$772,250 | \$840,914 | \$683,740 | \$819,297 |
| SP:LP% | 100.10% | 97.29% | 102.42% | 100.94% | 104.62% | 107.99% | 106.02% | 105.58% | 103.57% | 104.55% | 104.25% | 104.64% | 104.34% |
| 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 | 1.61 | 1.44 |
| # Units Sold | 12 | 20 | 10 | 12 | 14 | 48 | 20 | 41 | 22 | 16 | 21 | 15 | 251 |
| 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 | 0.57 | 1.10 |
| Active Listings | 17 | 20 | 23 | 29 | 30 | 24 | 18 | 19 | 18 | 23 | 12 | 10 | 20 |
| Under Contracts | 23 | 24 | 33 | 51 | 65 | 54 | 50 | 34 | 34 | 25 | 28 | 18 | 37 |

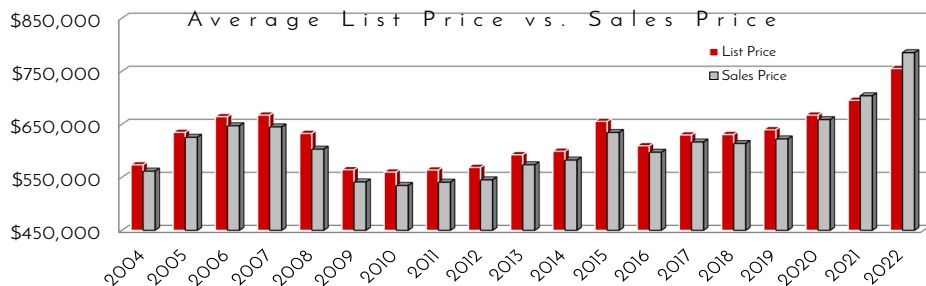
Flashback! YTD 2022 vs YTD 2023

| YTD | 2022 | 2023 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 26 | 24 | -7.61% |
| Sales Price | \$784,810 | \$819,297 | 4.39% |
| LP:SP | 104.09% | 104.34% | 0.24% |
| SP:AV | 1.38 | 1.44 | 4.16% |



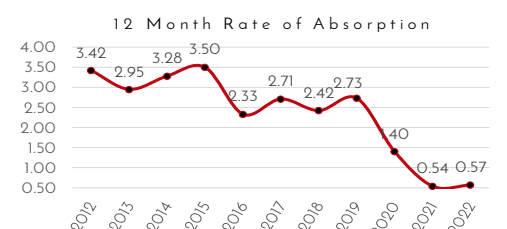
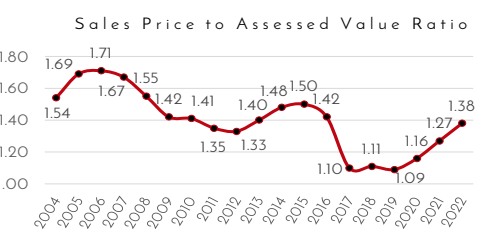
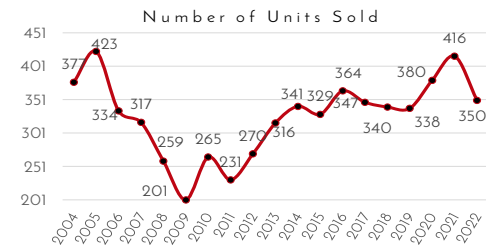
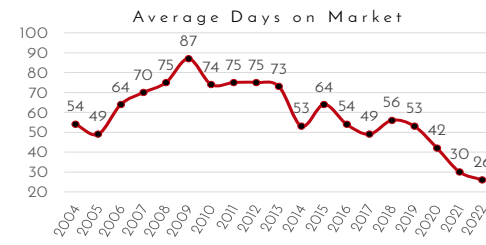
| YTD | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 350 | 251 | -28.29% |
| Rate of Ab 3 Mo | 0.93 | 1.10 | 17.75% |
| Actives | 25 | 20 | -18.73% |
| Under Contracts | 49 | 37 | -25.21% |

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