

Morristown

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	320 South Street 9E	OneFloor	1	1.0	13	\$265,000	\$265,000	\$291,000	109.81%		
2	11 Wetmore Avenue UD	OneFloor	1	1.0	11	\$285,000	\$285,000	\$295,000	103.51%	\$190,500	1.55
3	41 Mount Kemble Avenue U209	OneFloor	2	2.0	17	\$340,000	\$340,000	\$340,000	100.00%	\$222,100	1.53
4	8 Anderson Street	Colonial	3	1.0	19	\$349,900	\$349,900	\$370,000	105.74%	\$226,500	1.63
5	7 Prospect Street U509	OneFloor	1	1.0	10	\$375,000	\$375,000	\$378,000	100.80%	\$276,700	1.37
6	51 Mount Kemble Avenue U103	OneFloor	3	2.0	34	\$424,000	\$424,000	\$402,000	94.81%	\$214,000	1.88
7	7 Colonial Road	Colonial	3	1.0	14	\$375,000	\$375,000	\$425,000	113.33%	\$286,500	1.48
8	2 Altamont	OneFloor	3	1.0	16	\$449,000	\$449,000	\$450,000	100.22%	\$227,100	1.98
9	2 Collins Drive	TwnIntUn	3	2.1	13	\$499,000	\$499,000	\$500,000	100.20%	\$270,500	1.85
10	119 Early Street	Colonial	3	1.1	27	\$550,000	\$500,000	\$500,000	100.00%	\$322,000	1.55
11	13 Frederick Street	Colonial	4	1.1	43	\$625,000	\$550,000	\$505,000	91.82%	\$369,900	1.37
12	21 Hazlett Street	Victrian	3	2.0	34	\$550,000	\$519,000	\$510,000	98.27%	\$325,800	1.57
13	74 Sussex Avenue	Tudor	3	2.1	20	\$650,000	\$650,000	\$700,000	107.69%	\$407,600	1.72
14	50 Sherman Place	Colonial	3	2.1	30	\$699,000	\$699,000	\$819,050	117.17%	\$389,000	2.11
15	40 W Park Place U502	HighRise	2	2.0	50	\$925,000	\$865,000	\$865,000	100.00%	\$480,000	1.80
16	178 James Street	SeeRem	7	6.1	19	\$1,699,000	\$1,699,000	\$1,650,000	97.12%	\$1,091,100	1.51
AVERAGE					23	\$566,244	\$552,744	\$562,503	102.53%		1.66

"Active" Listings in Morristown

Number of Units: 22
Average List Price: \$1,085,213
Average Days on Market: 77

"Under Contract" Listings in Morristown

Number of Units: 21
Average List Price: \$497,467
Average Days on Market: 32

Morristown 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	44	37	38	25	21	22	23					30
List Price	\$799,545	\$527,692	\$576,261	\$595,992	\$682,800	\$525,785	\$675,568	\$552,744					\$615,418
Sales Price	\$782,000	\$539,538	\$584,219	\$624,917	\$685,675	\$544,194	\$666,826	\$562,503					\$621,576
SP:LP%	98.83%	102.52%	100.65%	104.89%	101.58%	103.31%	100.97%	102.53%					101.84%
SP to AV	1.57	1.69	1.60	1.91	1.75	1.75	1.77	1.66					1.71
# Units Sold	11	13	18	12	16	13	19	16					118
3 Mo Rate of Ab	0.83	1.11	1.17	1.33	1.40	1.88	1.75	1.13					1.33
Active Listings	15	15	21	24	24	28	26	22					22
Under Contracts	27	27	21	22	24	28	26	21					25

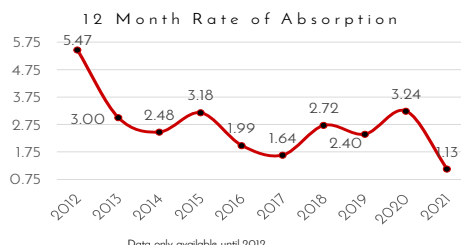
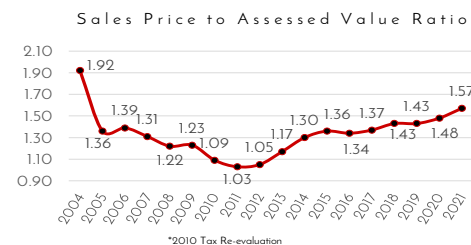
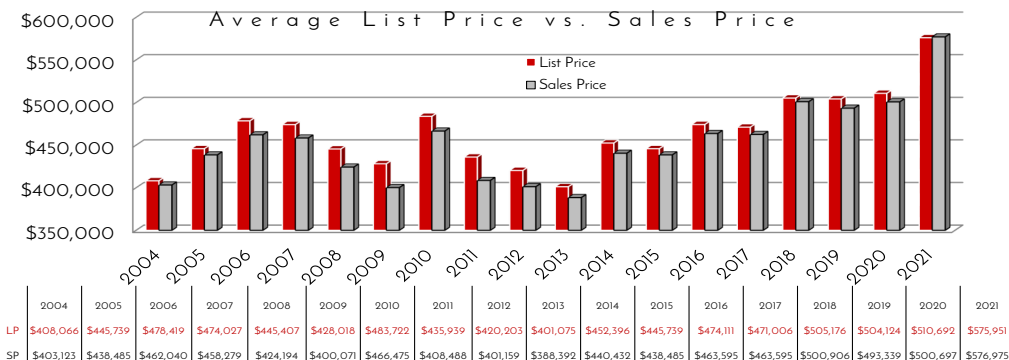
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	38	30	-19.98%
Sales Price	\$564,613	\$621,576	10.09%
LP:SP	100.65%	101.84%	1.18%
SP:AV	1.53	1.71	11.54%



YTD	2021	2022	% Change
# Units Sold	134	118	-11.94%
Rate of Ab 3 Mo	1.56	1.13	-27.56%
Actives	26	22	-15.38%
Under Contracts	36	21	-41.67%

Morristown Yearly Market Trends



Morristown Monthly Market Trends

