

# Morristown

## 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 Elm Street Unit B	OneFloor	2	1.0	11	\$269,900	\$269,900	\$279,000	103.37%	\$95,000	2.94
2	320 South Street U6L	OneFloor	1	1.0	17	\$285,000	\$285,000	\$300,000	105.26%		
3	4 Macculloch Avenue U2	OneFloor	1	1.0	5	\$309,000	\$309,000	\$309,000	100.00%	\$117,800	2.62
4	6 Altamont U27	OneFloor	1	1.0	12	\$305,000	\$305,000	\$310,000	101.64%	\$175,600	1.77
5	57 James Street	Colonial	3	1.1	33	\$440,000	\$440,000	\$400,000	90.91%	\$298,800	1.34
6	4A Dorado Drive	TwndUn	2	2.1	15	\$464,990	\$464,990	\$485,000	104.30%	\$265,400	1.83
7	61 Mount Kemble Avenue U502	HighRise	2	3.0	5	\$459,900	\$459,900	\$555,000	120.68%	\$242,700	2.29
8	4 Lynn Court	TwndUn	3	2.1	29	\$599,000	\$599,000	\$575,000	95.99%	\$281,600	2.04
9	111 Sussex Avenue	Colonial	4	2.1	155	\$729,000	\$620,000	\$595,000	95.97%	\$423,000	1.41
10	10 Tiffany Road	Colonial	6	4.2	82	\$900,000	\$799,900	\$780,000	97.51%	\$783,700	1.00
11	3 Gillespie Lane	Colonial	5	2.1	224	\$1,299,000	\$1,199,000	\$1,179,000	98.33%	\$570,000	2.07
12	33 Morris Avenue	Colonial	5	5.1	29	\$1,550,000	\$1,550,000	\$1,525,000	98.39%	\$651,400	2.34
AVERAGE					51	\$634,233	\$608,474	\$607,667	101.03%	\$355,000	1.97

### *"Active"* Listings in Morristown

Number of Units: 8  
 Average List Price: \$1,142,250  
 Average Days on Market: 67

### *"Under Contract"* Listings in Morristown

Number of Units: 19  
 Average List Price: \$698,979  
 Average Days on Market: 25

# Morristown 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	20	51										43
List Price	\$562,986	\$582,400	\$608,474										\$589,775
Sales Price	\$546,429	\$605,600	\$607,667										\$589,375
SP:LP%	98.04%	104.50%	101.03%										100.88%
SP to AV	1.74	1.76	1.97										1.85
# Units Sold	7	5	12										24
3 Mo Rate of Ab	2.40	1.58	1.25										1.74
Active Listings	15	10	8										11
Under Contracts	17	22	19										19

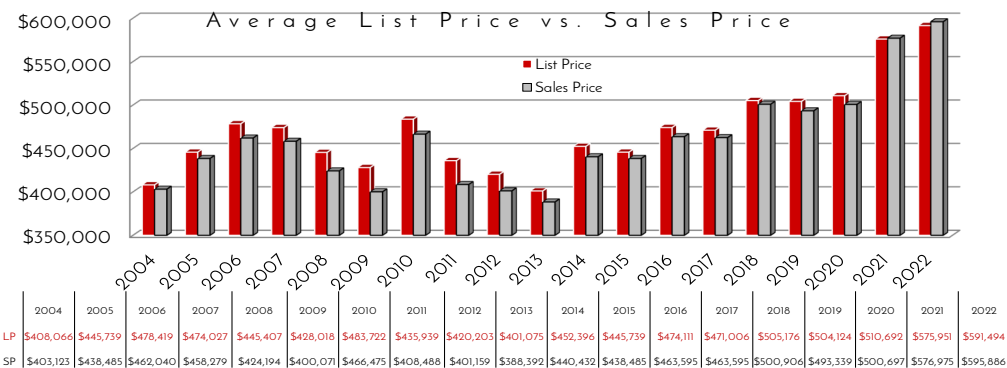
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	40	43	7.51%
Sales Price	\$622,189	\$589,375	-5.27%
LP:SP	100.75%	100.88%	0.12%
SP:AV	1.61	1.85	14.82%

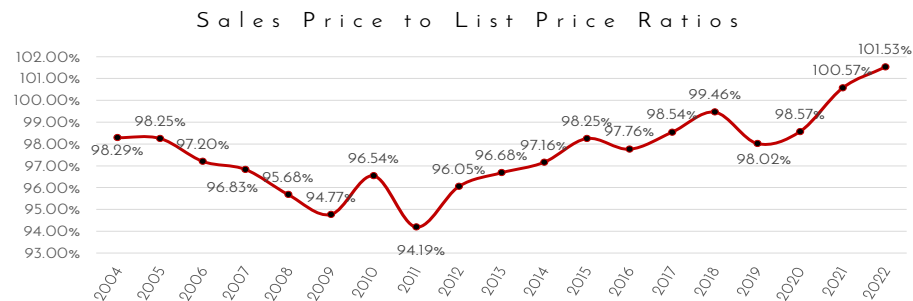


YTD	2022	2023	% Change
# Units Sold	42	24	-42.86%
Rate of Ab 3 Mo	1.04	1.74	68.17%
Actives	17	11	-35.29%
Under Contracts	25	19	-22.67%

## Morristown Yearly Market Trends



## Morristown Monthly Market Trends



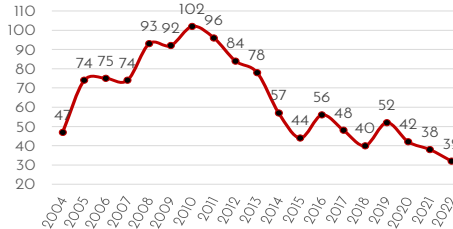
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

