

Morris Twp.

June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	8 Lake Valley Road	Colonial	4	2.1	44	\$499,800	\$475,000	\$470,000	98.95%	\$376,900	1.25
2	117 Burnham Road	Colonial	3	1.0	18	\$500,000	\$500,000	\$510,000	102.00%	\$324,900	1.57
3	22 Mill Road	CapeCod	4	2.0	14	\$479,000	\$479,000	\$535,000	111.69%	\$352,000	1.52
4	19 Cadence Court	TwnEndUn	2	2.1	7	\$551,900	\$551,900	\$575,000	104.19%	\$426,100	1.35
5	136 Lake Valley Road	Custom	4	3.0	14	\$574,999	\$574,999	\$626,500	108.96%	\$381,500	1.64
6	18 Raven Drive	Contemp	3	2.1	10	\$610,000	\$610,000	\$662,500	108.61%	\$475,800	1.39
7	10 Max Drive	Bi-Level	4	3.0	45	\$669,900	\$669,900	\$669,900	100.00%	\$430,500	1.56
8	4 Brookfield Way	SplitLev	3	2.1	16	\$700,000	\$700,000	\$685,000	97.86%	\$498,200	1.37
9	4 Woodside Road	CapeCod	4	2.1	1	\$685,000	\$685,000	\$685,000	100.00%	\$490,300	1.40
10	30 Woodcrest Drive	TwnIntUn	3	2.1	9	\$685,000	\$685,000	\$716,000	104.53%	\$521,900	1.37
11	3 Black Watch Trail	Bi-Level	5	3.0	21	\$650,000	\$650,000	\$721,800	111.05%	\$538,900	1.34
12	2 Frederick Place	Colonial	4	2.1	0	\$750,000	\$750,000	\$750,000	100.00%	\$737,000	1.02
13	33 Pippins Way	TwnIntUn	2	2.1	51	\$800,000	\$780,000	\$780,000	100.00%	\$751,800	1.04
14	2 Black Watch Trail	Colonial	4	2.1	1	\$749,000	\$749,000	\$780,000	104.14%	\$604,800	1.29
15	28 Corn Hill Drive	Colonial	5	2.1	52	\$789,000	\$789,000	\$832,000	105.45%	\$578,000	1.44
16	49 Schoolhouse Lane	CapeCod	5	3.1	102	\$899,000	\$899,000	\$840,000	93.44%	\$895,900	0.94
17	12 Whitney Farm Place	TwnIntUn	3	2.1	6	\$839,999	\$839,999	\$848,000	100.95%	\$600,900	1.41
18	33 Bradwahl Drive	Ranch	3	2.1	16	\$800,000	\$800,000	\$850,000	106.25%	\$610,000	1.39
19	5 Nichols Road	Ranch	4	3.0	15	\$800,000	\$800,000	\$885,000	110.63%	\$537,000	1.65
20	37 Ferndale Avenue	SplitLev	4	2.1	8	\$750,000	\$750,000	\$900,000	120.00%	\$528,100	1.70
21	29 Whitney Farm Place	TwnIntUn	3	2.1	12	\$849,000	\$849,000	\$901,000	106.12%	\$685,500	1.31
22	14 Raskin Road	Colonial	5	2.1	1	\$895,000	\$895,000	\$920,000	102.79%	\$672,600	1.37
23	31 Ketch Road	Colonial	4	3.1	13	\$895,000	\$895,000	\$930,000	103.91%	\$638,700	1.46
24	23 Spring Valley Road	Colonial	4	3.1	14	\$895,000	\$895,000	\$980,000	109.50%	\$812,200	1.21
25	17 Normandy Boulevard East	Colonial	4	2.0	10	\$899,900	\$899,900	\$990,000	110.01%		

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26	32 Colonial Drive	Colonial	5	3.1	35	\$800,000	\$800,000	\$999,999	125.00%	\$606,600	1.65
27	40 Symor Drive	Colonial	4	3.1	46	\$875,000	\$875,000	\$999,999	114.29%	\$566,400	1.77
28	32 Bradwahl Drive	Colonial	5	3.1	1	\$1,050,000	\$1,050,000	\$1,050,000	100.00%	\$775,900	1.35
29	9 Exeter Lane	Ranch	4	3.1	8	\$899,900	\$899,900	\$1,075,000	119.46%	\$735,800	1.46
30	20 Bennington Road	Custom	5	2.1	8	\$949,900	\$949,900	\$1,210,000	127.38%	\$722,600	1.67
31	9 Squirrel Run	Colonial	4	2.2	13	\$1,195,000	\$1,195,000	\$1,335,000	111.72%	\$950,100	1.41
32	171 Lake Road	Custom	4	3.2	27	\$1,195,000	\$1,195,000	\$1,350,000	112.97%	\$825,800	1.63
33	2 Tennyson Court	Colonial	5	3.1	13	\$1,295,000	\$1,295,000	\$1,450,000	111.97%	\$980,000	1.48
34	20 Spencer Drive	Colonial	5	3.1	12	\$1,388,000	\$1,388,000	\$1,450,000	104.47%	\$928,600	1.56
35	4 Pioneers Lane	Colonial	5	4.1	1	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$1,000,600	1.50
36	4 Brigade Hill Road	Colonial	4	4.1	6	\$1,295,000	\$1,295,000	\$1,501,000	115.91%	\$1,016,000	1.48
37	28 Van Beuren Road	Colonial	5	6.1	24	\$2,996,000	\$2,996,000	\$3,100,000	103.47%	\$2,143,800	1.45
AVERAGE					19	\$909,603	\$908,392	\$974,695	107.23%		1.43

"Active" Listings in Morris Twp.

Number of Units: 28
Average List Price: \$843,339
Average Days on Market: 30

"Under Contract" Listings in Morris Twp.

Number of Units: 67
Average List Price: \$728,015
Average Days on Market: 20

Morris Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	40	34	19	20	19							27
List Price	\$646,274	\$709,879	\$741,926	\$710,562	\$686,334	\$908,392							\$743,020
Sales Price	\$663,481	\$738,328	\$747,587	\$759,955	\$752,333	\$974,695							\$782,732
SP:LP%	102.49%	104.50%	101.28%	107.25%	109.04%	107.23%							105.29%
SP to AV	1.30	1.28	1.33	1.50	1.51	1.43							1.40
# Units Sold	31	20	31	24	29	37							172
3 Mo Rate of Ab	0.57	0.63	0.75	1.04	1.02	1.07							0.85
Active Listings	20	13	23	26	29	28							23
Under Contracts	45	51	53	63	68	67							58

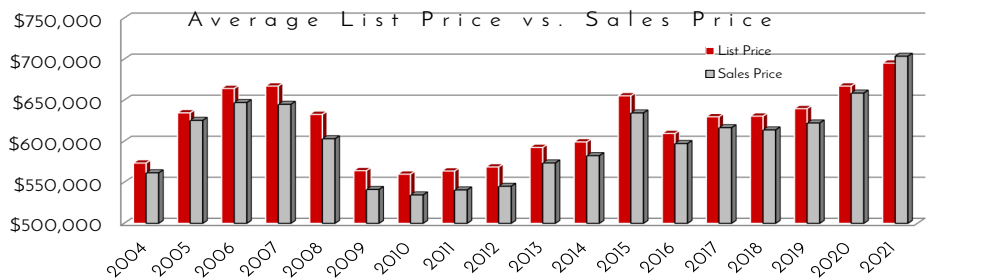
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	34	27	-20.46%
Sales Price	\$702,827	\$782,732	11.37%
LP:SP	101.04%	105.29%	4.21%
SP:AV	1.24	1.40	12.20%



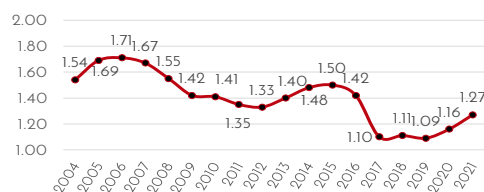
YTD	2021	2022	% Change
# Units Sold	191	172	-9.95%
Rate of Ab 3 Mo	1.49	1.07	-28.19%
Actives	48	28	-41.67%
Under Contracts	68	67	-1.47%

Morris Twp. Yearly Market Trends

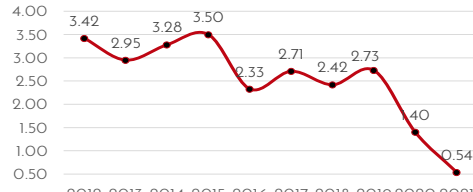


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143
SP	\$561,544	\$625,410	\$647,21	\$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

Sales Price to Assessed Value Ratio



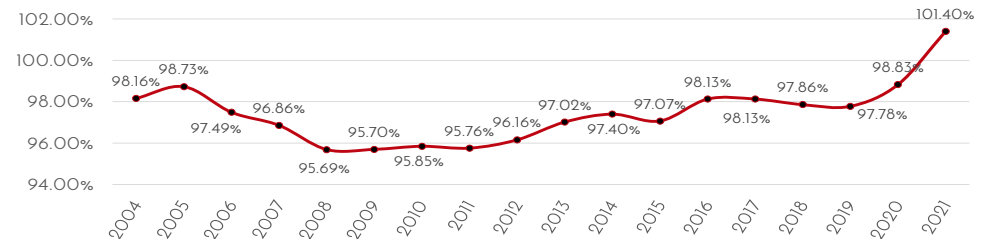
12 Month Rate of Absorption



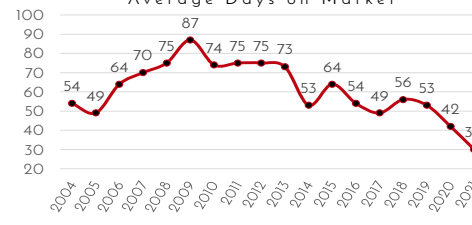
Data only available until 2012

Morris Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

