

Morris Twp.

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	405 Pitney Place	TwnIntUn	2	1.0	6	\$320,000	\$320,000	\$320,000	100.00%	\$206,400	1.55
2	213 Pitney Place	OneFloor	2	1.0	17	\$319,900	\$319,900	\$340,000	106.28%	\$211,100	1.61
3	66 Fairchild Avenue	CapeCod	2	1.0	16	\$375,000	\$375,000	\$389,000	103.73%	\$306,100	1.27
4	11D Leva Drive	OneFloor	2	2.0	38	\$450,000	\$425,000	\$425,000	100.00%	\$297,000	1.43
5	50 Highland Avenue	Colonial	3	1.1	14	\$499,900	\$399,900	\$427,000	106.78%	\$248,600	1.72
6	38 Witherspoon Court	TwnEndUn	2	2.1	14	\$415,000	\$415,000	\$450,000	108.43%	\$334,400	1.35
7	3 Caroline Foster Court	TwnEndUn	2	2.1	21	\$495,000	\$475,000	\$475,000	100.00%	\$371,200	1.28
8	408 South Street	CapeCod	3	2.0	26	\$499,000	\$499,000	\$477,000	95.59%	\$418,400	1.14
9	45 Davenport Place	TwnIntUn	2	2.0	72	\$475,000	\$475,000	\$505,000	106.32%	\$425,000	1.19
10	12 Timothy Court	TwnEndUn	2	2.1	16	\$469,000	\$469,000	\$515,000	109.81%	\$369,800	1.39
11	130 Hillcrest Avenue	Ranch	4	2.0	22	\$525,000	\$525,000	\$535,000	101.90%	\$358,700	1.49
12	150 Mount Kemble Avenue	Colonial	3	1.1	16	\$515,000	\$515,000	\$540,000	104.85%	\$448,900	1.20
13	9 Gregory Avenue	Colonial	3	1.1	12	\$548,000	\$548,000	\$581,000	106.02%	\$381,700	1.52
14	45 Fairchild Avenue	Colonial	4	2.1	18	\$575,000	\$575,000	\$600,000	104.35%	\$430,400	1.39
15	19 Raven Drive	TwnIntUn	3	2.1	20	\$625,000	\$625,000	\$610,000	97.60%	\$448,500	1.36
16	48 E Lake Boulevard	Colonial	3	1.1	10	\$565,000	\$565,000	\$625,000	110.62%	\$433,600	1.44
17	13 Richlyn Court	Bi-Level	4	2.1	21	\$649,900	\$649,900	\$625,500	96.25%	\$510,000	1.23
18	12 Shelley Place	TwnEndUn	3	2.1	15	\$620,000	\$620,000	\$637,500	102.82%	\$477,200	1.34
19	25 Independence Way	TwnIntUn	3	2.1	8	\$599,000	\$599,000	\$650,000	108.51%	\$454,700	1.43
20	56 Monroe Street	Colonial	4	3.1	12	\$699,000	\$699,000	\$700,000	100.14%		

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21	9 Valley View Road	Ranch	5	3.0	17	\$699,900	\$699,900	\$712,150	101.75%	\$631,700	1.13
22	7 Dorothy Drive	SplitLev	4	3.0	30	\$699,000	\$699,000	\$750,000	107.30%	\$523,000	1.43
23	60 Monroe Street	Colonial	4	3.1	36	\$799,000	\$769,000	\$750,000	97.53%		
24	3 Starlight Drive	SplitLev	4	2.1	15	\$750,000	\$750,000	\$810,000	108.00%	\$500,000	1.62
25	16 Fox Chase Lane	SplitLev	4	2.1	15	\$824,900	\$824,900	\$855,000	103.65%	\$616,200	1.39
26	2 Mountainside Drive	Ranch	3	3.0	14	\$789,000	\$789,000	\$900,000	114.07%	\$528,500	1.70
27	12 Lee Drive	TwnIntUn	3	3.1	1	\$959,000	\$959,000	\$959,000	100.00%	\$639,100	1.50
28	11 Fox Chase Lane	Colonial	4	2.1	24	\$895,000	\$895,000	\$975,000	108.94%	\$619,200	1.57
29	51 Laura Lane	Colonial	5	3.2	8	\$1,195,000	\$1,195,000	\$1,307,000	109.37%	\$945,400	1.38
AVERAGE					19	\$615,500	\$609,466	\$636,040	104.16%		1.41

"Active" Listings in Morris Twp.

Number of Units: 27
 Average List Price: \$901,511
 Average Days on Market: 39

"Under Contract" Listings in Morris Twp.

Number of Units: 46
 Average List Price: \$820,767
 Average Days on Market: 36

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	16	19					24
List Price	\$646,274	\$709,879	\$741,926	\$710,562	\$686,334	\$908,392	\$793,562	\$609,466					\$735,817
Sales Price	\$663,481	\$738,328	\$747,587	\$759,955	\$752,333	\$974,695	\$847,897	\$636,040					\$776,489
SP:LP%	102.49%	104.50%	101.28%	107.25%	109.04%	107.23%	105.70%	104.16%					105.23%
SP to AV	1.30	1.28	1.33	1.50	1.51	1.43	1.41	1.41					1.40
# Units Sold	31	20	31	24	29	37	42	29					243
3 Mo Rate of Ab	0.57	0.63	0.75	1.04	1.02	1.07	0.99	0.76					0.85
Active Listings	20	13	23	26	29	28	29	27					24
Under Contracts	45	51	53	63	68	67	51	46					56

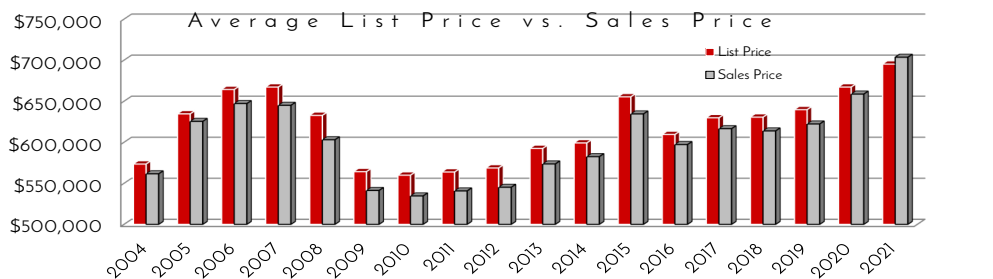
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	24	-24.57%
Sales Price	\$710,687	\$776,489	9.26%
LP:SP	101.20%	105.23%	3.98%
SP:AV	1.25	1.40	12.04%



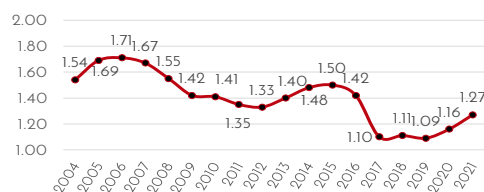
YTD	2021	2022	% Change
# Units Sold	263	243	-7.60%
Rate of Ab 3 Mo	1.49	0.76	-48.99%
Actives	59	27	-54.24%
Under Contracts	75	46	-38.67%

Morris Twp. Yearly Market Trends

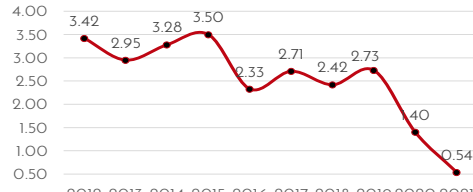


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143
SP	\$561,544	\$625,410	\$647,21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



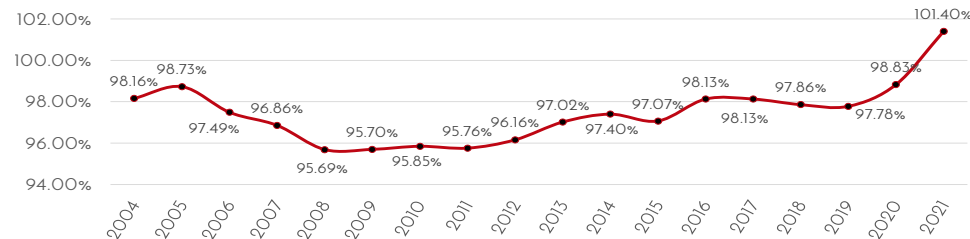
12 Month Rate of Absorption



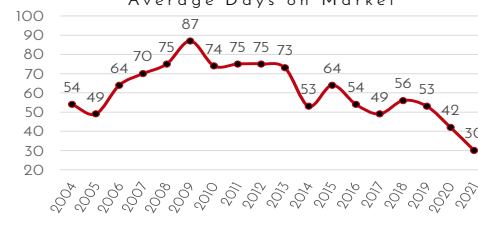
Data only available until 2012

Morris Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

