

Morris Twp.

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	47 Davenport Place	TwnIntUn	2	2.0	54	\$525,000	\$525,000	\$517,000	98.48%	\$453,100	1.14
2	2 Carlton Street	CapeCod	3	2.0	10	\$589,000	\$589,000	\$605,000	102.72%		
3	10 Center Avenue	CapeCod	3	2.0	55	\$639,999	\$639,999	\$605,000	94.53%	\$364,800	1.66
4	69 Constitution Way	TwnIntUn	3	2.1	76	\$675,000	\$675,000	\$647,000	95.85%	\$448,100	1.44
5	18 Ferndale Avenue	Colonial	4	1.1	12	\$649,000	\$649,000	\$698,000	107.55%	\$478,000	1.46
6	81 Overlook Road	SplitLev	4	3.0	16	\$1,099,000	\$1,099,000	\$1,100,000	100.09%	\$785,400	1.40
AVERAGE					37	\$696,167	\$696,167	\$695,333	99.87%		1.42

"Active" Listings in Morris Twp.

Number of Units: 19
 Average List Price: \$886,853
 Average Days on Market: 38

"Under Contract" Listings in Morris Twp.

Number of Units: 21
 Average List Price: \$790,616
 Average Days on Market: 34

Morris Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23	37											27
List Price	\$767,738	\$696,167											\$748,218
Sales Price	\$773,533	\$695,333											\$752,206
SP:LP%	101.64%	99.87%											101.16%
SP to AV	1.51	1.42											1.49
# Units Sold	16	6											22
3 Mo Rate of Ab	0.71	1.36											1.04
Active Listings	11	19											15
Under Contracts	16	21											19

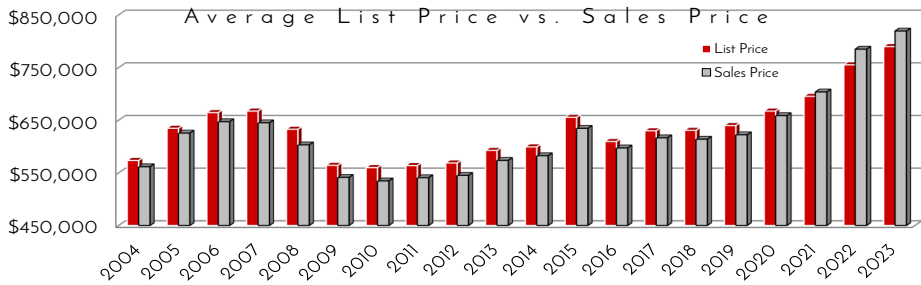
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	34	27	-21.19%
Sales Price	\$898,406	\$752,206	-16.27%
LP:SP	98.35%	101.16%	2.86%
SP:AV	1.34	1.49	11.06%

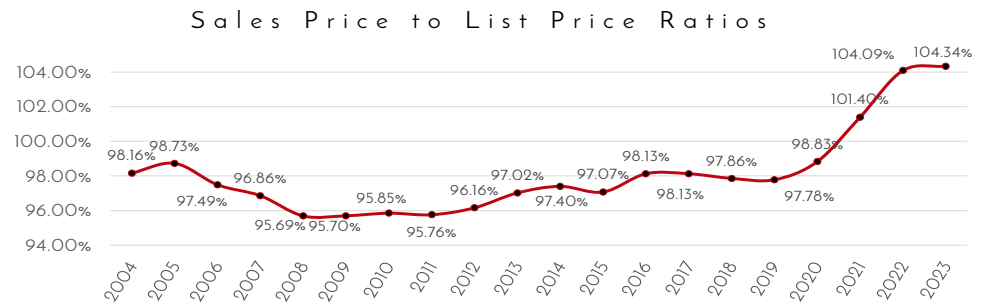


YTD	2023	2024	% Change
# Units Sold	32	22	-31.25%
Rate of Ab 3 Mo	1.01	1.04	2.48%
Actives	19	15	-18.92%
Under Contracts	24	19	-21.28%

Morris Township Yearly Market Trends



Morris Township Yearly Market Trends



Year	LP	SP
2004	\$573,453	\$561,544
2005	\$634,561	\$625,410
2006	\$664,257	\$647,21
2007	\$667,234	\$644,975
2008	\$632,723	\$603,093
2009	\$664,185	\$541,246
2010	\$559,885	\$534,612
2011	\$563,750	\$540,727
2012	\$568,645	\$545,162
2013	\$599,483	\$573,586
2014	\$599,144	\$582,477
2015	\$655,338	\$634,475
2016	\$609,409	\$597,236
2017	\$629,801	\$616,508
2018	\$630,570	\$622,259
2019	\$639,715	\$658,674
2020	\$667,204	\$703,568
2021	\$695,143	\$755,065
2022	\$755,065	\$789,688
2023	\$789,688	\$789,688

