

Morris Twp.

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	113 Pitney Place	OneFloor	1	1.0	14	\$259,900	\$259,900	\$285,000	109.66%	\$171,900	1.66
2	14C Leva Drive	OneFloor	2	2.0	16	\$399,000	\$399,000	\$450,500	112.91%	\$326,800	1.38
3	320 South Street U:8B	TwnIntUn	2	1.1	14	\$399,000	\$399,000	\$466,000	116.79%	\$27,300,000	0.02
4	21 Timothy Court	TwnIntUn	2	2.1	15	\$470,000	\$470,000	\$480,000	102.13%	\$368,400	1.30
5	4C Leva Drive	MultiFlr	2	2.0	21	\$499,000	\$499,000	\$503,000	100.80%	\$325,200	1.55
6	63 Pippins Way	MultiFlr	2	3.0	108	\$599,000	\$559,000	\$540,000	96.60%	\$447,500	1.21
7	12 Caroline Foster Court	TwnIntUn	2	2.1	10	\$534,000	\$534,000	\$550,000	103.00%	\$374,700	1.47
8	16 N Star Drive	Ranch	4	3.0	10	\$499,900	\$499,900	\$576,000	115.22%	\$431,300	1.34
9	53 Fairmount Avenue	Ranch	3	1.1	10	\$525,000	\$525,000	\$590,000	112.38%	\$381,700	1.55
10	12 Byron Avenue	TwnIntUn	2	2.1	131	\$589,000	\$589,000	\$613,217	104.11%	\$438,700	1.40
11	17 Parkview Plaza	RanchRas	4	2.1	16	\$575,000	\$575,000	\$635,000	110.43%	\$440,000	1.44
12	9 Godet Place	Colonial	3	1.1	23	\$659,000	\$659,000	\$635,000	96.36%	\$438,400	1.45
13	9 Zamrok Way	TwnEndUn	2	2.1	9	\$619,000	\$619,000	\$650,000	105.01%	\$421,700	1.54
14	27 Wood Road	CapeCod	4	2.0	15	\$499,999	\$499,999	\$654,400	130.88%	\$524,500	1.25
15	11 Sunderland Drive	Colonial	4	2.1	18	\$649,900	\$649,900	\$665,000	102.32%	\$550,600	1.21
16	49 Symor Drive	Ranch	3	2.0	25	\$799,000	\$749,900	\$750,000	100.01%	\$531,100	1.41
17	15 Boxwood Drive	TwnIntUn	3	2.1	9	\$719,000	\$719,000	\$758,000	105.42%	\$568,100	1.33
18	33 Stonehenge Road	Colonial	5	3.0	39	\$799,000	\$799,000	\$765,000	95.74%	\$618,100	1.24
19	24 Lynnfield Drive	Colonial	4	2.1	9	\$699,000	\$699,000	\$775,000	110.87%	\$512,700	1.51
20	31 N Star Drive	Bi-Level	4	2.1	17	\$699,500	\$699,500	\$782,000	111.79%	\$472,200	1.66
21	15 Corn Hill Drive	Colonial	4	2.1	8	\$729,900	\$729,900	\$811,000	111.11%	\$582,500	1.39
22	18 Black Watch Trail	Colonial	4	2.1	14	\$775,000	\$775,000	\$825,000	106.45%	\$544,300	1.52
23	44 Kahdena Road	Colonial	4	3.1	16	\$845,000	\$845,000	\$845,000	100.00%	\$598,800	1.41
24	30 Mountainside Drive	Colonial	4	2.1	133	\$949,000	\$888,000	\$850,524	95.78%	\$705,000	1.21
25	40 Harwich Road	Colonial	4	2.1	15	\$819,900	\$819,900	\$860,000	104.89%	\$537,100	1.60

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26	32 Lord William Penn Drive	Colonial	4	2.1	12	\$748,800	\$748,800	\$871,005	116.32%	\$633,200	1.38
27	1 Pond Hill Road	Ranch	3	2.2	7	\$789,000	\$789,000	\$875,000	110.90%	\$737,300	1.19
28	16 Alexandria Road	Colonial	4	2.1	8	\$799,900	\$799,900	\$910,000	113.76%	\$594,900	1.53
29	8 Catalpa Road	CapeCod	4	2.0	19	\$849,000	\$849,000	\$920,000	108.36%	\$658,100	1.40
30	13 Chadwell Place	TwnEndUn	3	2.1	7	\$920,000	\$920,000	\$921,000	100.11%	\$876,600	1.05
31	10 Warren Drive	TwnEndUn	3	3.1	17	\$975,000	\$975,000	\$965,000	98.97%	\$708,500	1.36
32	4 Concord Lane	Colonial	4	2.1	8	\$869,000	\$869,000	\$975,000	112.20%	\$684,000	1.43
33	4 Nast Road	TwnEndUn	3	2.1	13	\$975,000	\$975,000	\$980,000	100.51%	\$739,500	1.33
34	1 Exeter Lane	Colonial	4	2.1	79	\$1,190,000	\$1,185,000	\$990,000	83.54%	\$913,400	1.08
35	22 Rolling Hill Drive	Colonial	4	2.1	15	\$899,000	\$899,000	\$999,000	111.12%	\$577,100	1.73
36	21 Evans Farm Road	Colonial	5	3.1	15	\$950,000	\$950,000	\$1,080,000	113.68%	\$654,500	1.65
37	5 Delano Court	TwnIntUn	3	3.1	19	\$1,085,000	\$1,085,000	\$1,100,000	101.38%	\$891,400	1.23
38	17 Chadwell Place	MultiFlr	3	3.1	33	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$912,900	1.37
39	221 Lake Road	Colonial	5	3.1	8	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$816,800	1.53
40	6 Thompson Court	Colonial	5	4.0	45	\$1,300,000	\$1,300,000	\$1,310,000	100.77%	\$934,200	1.40
41	11 Brigade Hill Road	Colonial	5	3.2	21	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$994,000	1.51
AVERAGE					25	\$780,627	\$776,844	\$810,016	105.58%		1.37

Active Listings in Morris Twp.

Number of Units: 19
 Average List Price: \$827,933
 Average Days on Market: 37

Under Contract Listings in Morris Twp.

Number of Units: 34
 Average List Price: \$732,394
 Average Days on Market: 26

Morris Twp. 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	35	24	35	14	17	18	25					23
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457	\$737,291	\$863,135	\$776,844					\$812,648
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291	\$796,050	\$910,218	\$810,016					\$841,338
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%	107.99%	106.02%	105.58%					104.41%
SP to AV	1.44	1.28	1.36	1.42	1.45	1.46	1.48	1.37					1.41
# Units Sold	12	20	10	12	14	48	20	41					177
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19	1.09	0.82	0.57					1.34
Active Listings	17	20	23	29	30	24	18	19					23
Under Contracts	23	24	33	51	65	54	50	34					42

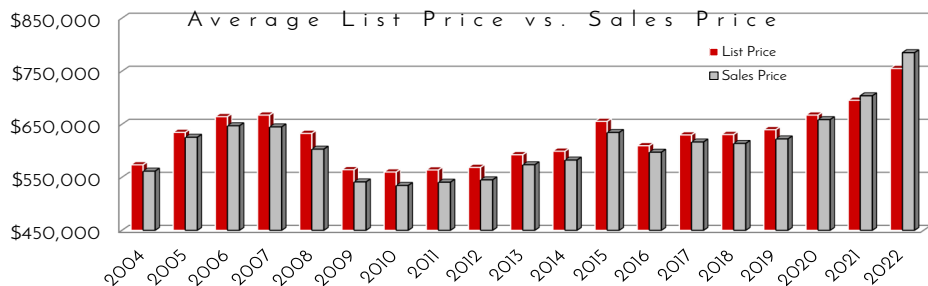
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24	23	-3.76%
Sales Price	\$776,489	\$841,338	8.35%
LP:SP	105.23%	104.41%	-0.78%
SP:AV	1.40	1.41	0.84%



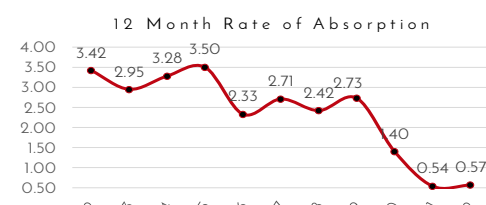
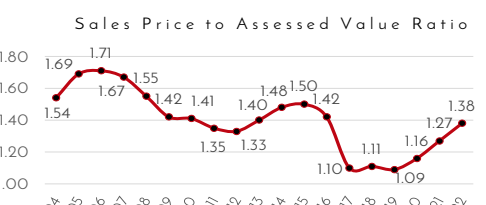
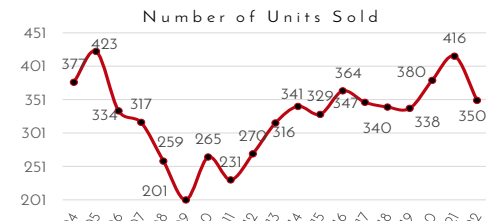
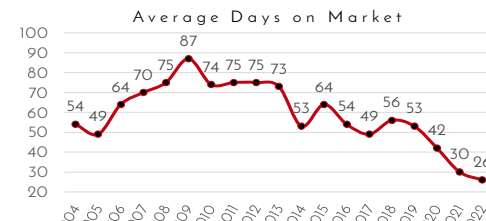
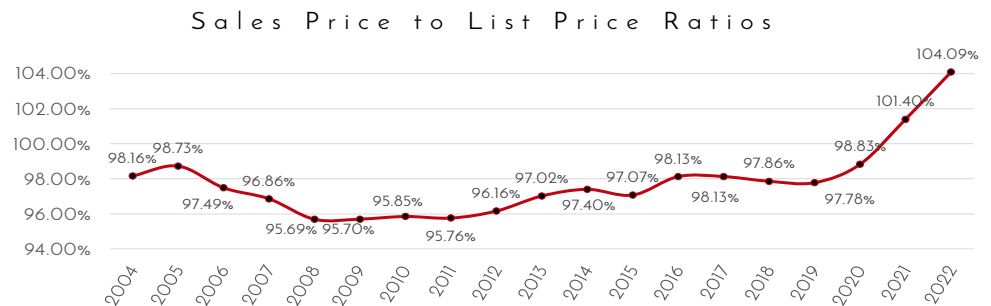
YTD	2022	2023	% Change
# Units Sold	243	177	-27.16%
Rate of Ab 3 Mo	0.85	1.34	56.37%
Actives	24	23	-7.69%
Under Contracts	56	42	-24.77%

Morris Township Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	\$755,065
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	\$784,810

Morris Township Yearly Market Trends



Data only available until 2012