

# Morristown

## April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	48A Phoenix Avenue	TwndUn	1	1.1	12	\$349,000	\$349,000	\$371,000	106.30%	\$265,100	1.40
2	24-26 King Street Unit 1A	OneFloor	2	1.0	20	\$385,000	\$385,000	\$397,000	103.12%	\$196,000	2.03
3	1 Guy Court	TwndUn	2	2.1	104	\$519,900	\$509,900	\$500,000	98.06%	\$287,900	1.74
4	154 Franklin Street	Colonial	3	1.1	42	\$485,000	\$485,000	\$505,000	104.12%	\$256,500	1.97
5	22 Garden Street	Custom	3	2.0	1	\$525,000	\$525,000	\$530,000	100.95%	\$234,100	2.26
6	2 Burnham Parkway	SplitLev	3	3.0	19	\$579,000	\$579,000	\$585,000	101.04%	\$375,800	1.56
7	10 Carla Court	TwndUn	3	2.1	23	\$605,000	\$595,000	\$605,000	101.68%	\$281,600	2.15
8	89 Wetmore Avenue	Colonial	4	2.0	11	\$650,000	\$650,000	\$750,000	115.38%	\$366,300	2.05
9	58 Chestnut Street U1	TwndUn	2	3.0	167	\$799,000	\$775,000	\$765,000	98.71%	\$444,700	1.72
10	4 John Glenn Road	Colonial	3	2.2	1	\$825,000	\$825,000	\$825,000	100.00%	\$430,500	1.92
11	142 James Street	Contemp	3	3.0	8	\$649,000	\$649,000	\$831,000	128.04%	\$374,000	2.22
12	17 Hill Street	Victrian	5	2.0	53	\$825,000	\$825,000	\$835,000	101.21%	\$440,300	1.90
AVERAGE					38	\$599,658	\$595,992	\$624,917	104.89%		1.91

### *"Active"* Listings in Morristown

Number of Units: 24  
 Average List Price: \$948,229  
 Average Days on Market: 38

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

Number of Units: 22  
 Average List Price: \$515,009  
 Average Days on Market: 23

# Morristown 2022 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	44	37	38									39
List Price	\$799,545	\$527,692	\$576,261	\$595,992									\$614,437
Sales Price	\$782,000	\$539,538	\$584,219	\$624,917									\$622,795
SP:LP%	98.83%	102.52%	100.65%	104.89%									101.67%
SP to AV	1.57	1.69	1.60	1.91									1.68
# Units Sold	11	13	18	12									54
3 Mo Rate of Ab	0.83	1.11	1.17	1.33									1.11
Active Listings	15	15	21	24									19
Under Contracts	27	27	21	22									24

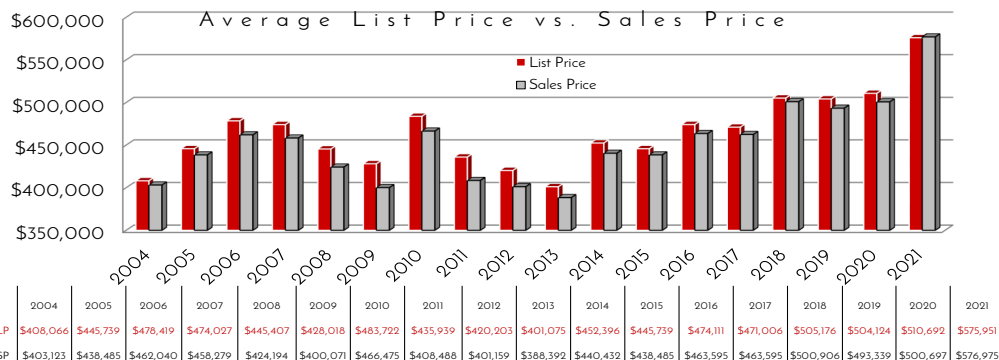
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	52	39	-23.71%
Sales Price	\$553,240	\$622,795	12.57%
LP:SP	99.67%	101.67%	2.01%
SP:AV	1.48	1.68	14.10%



YTD	2021	2022	% Change
# Units Sold	62	54	-12.90%
Rate of Ab 3 Mo	2.92	1.33	-54.45%
Actives	32	24	-25.00%
Under Contracts	38	22	-42.11%

## Morristown Yearly Market Trends



## Morristown Monthly Market Trends

