

Morris Twp.

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Timothy Court	TwnIntUn	3	2.1	36	\$470,000	\$479,000	\$465,000	97.08%	\$347,000	1.34
2	73 Wildflower Lane	TwnIntUn	2	2.1	38	\$515,000	\$499,000	\$485,000	97.19%	\$394,400	1.23
3	45 Raven Drive	TwnIntUn	3	2.1	19	\$679,000	\$679,000	\$670,000	98.67%	\$460,100	1.46
4	65 Redner Road	TwnIntUn	3	2.1	15	\$650,000	\$650,000	\$686,000	105.54%	\$476,100	1.44
5	3 Concord Lane	Colonial	4	2.1	18	\$789,000	\$789,000	\$740,000	93.79%	\$676,500	1.09
6	19 Black Watch Trail	Colonial	4	3.1	8	\$679,000	\$679,000	\$801,000	117.97%	\$597,200	1.34
7	11 Egbert Hill Road	RanchRas	3	2.0	63	\$899,900	\$899,900	\$890,000	98.90%	\$504,400	1.76
8	6 Three Gables Road	Colonial	4	3.1	11	\$925,000	\$925,000	\$982,000	106.16%	\$757,700	1.30
9	17 Exeter Lane	Contemp	3	2.2	50	\$1,350,000	\$1,300,000	\$1,150,000	88.46%	\$850,100	1.35
10	20 Mark Twain Drive	Colonial	4	4.1	9	\$1,197,500	\$1,197,500	\$1,230,000	102.71%	\$812,300	1.51
11	15 Oheka Place	TwnEndUn	3	3.1	7	\$1,375,000	\$1,375,000	\$1,491,000	108.44%	\$1,014,000	1.47
12	7 Easley Terrace	Colonial	5	2.2	151	\$1,699,000	\$1,549,000	\$1,492,000	96.32%	\$864,500	1.73
AVERAGE					35	\$935,700	\$918,450	\$923,500	100.94%		1.42

"Active" Listings in Morris Twp.

Number of Units: 29
 Average List Price: \$813,259
 Average Days on Market: 39

"Under Contract" Listings in Morris Twp.

Number of Units: 51
 Average List Price: \$801,304
 Average Days on Market: 17

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									32
List Price	\$958,408	\$898,690	\$799,700	\$918,450									\$898,020
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500									\$888,952
SP:LP%	100.10%	97.29%	102.42%	100.94%									99.68%
SP to AV	1.44	1.28	1.36	1.42									1.36
# Units Sold	12	20	10	12									54
3 Mo Rate of Ab	0.97	1.05	1.65	2.34									1.50
Active Listings	17	20	23	29									22
Under Contracts	23	24	33	51									33

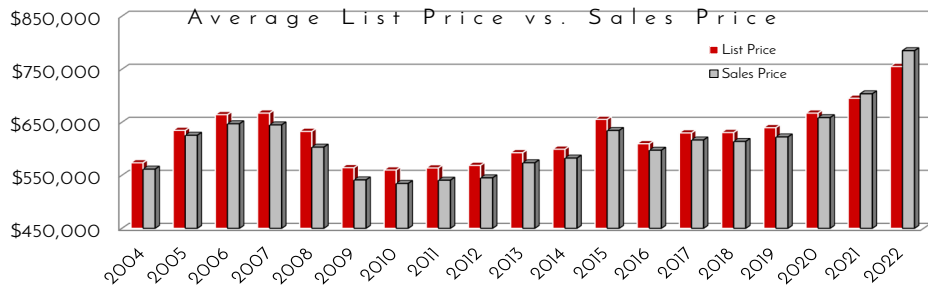
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	32	32	0.72%
Sales Price	\$724,043	\$888,952	22.78%
LP:SP	103.59%	99.68%	-3.78%
SP:AV	1.35	1.36	0.67%



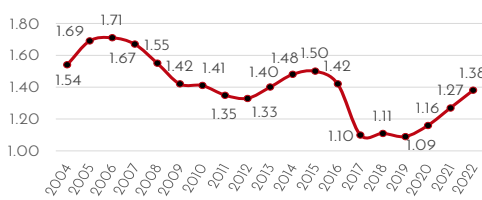
YTD	2022	2023	% Change
# Units Sold	106	54	-49.06%
Rate of Ab 3 Mo	0.75	1.50	101.00%
Actives	21	22	8.54%
Under Contracts	53	33	-38.21%

Morris Township Yearly Market Trends

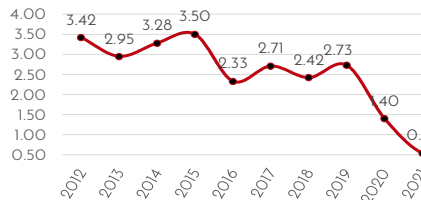


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$573,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$629,801	\$630,570	\$639,715	\$667,204	\$695,143	\$755,065
SP	\$561,544	\$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

Sales Price to Assessed Value Ratio

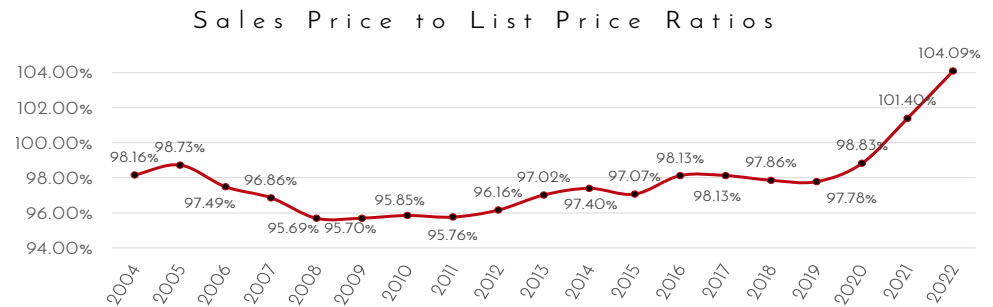


12 Month Rate of Absorption

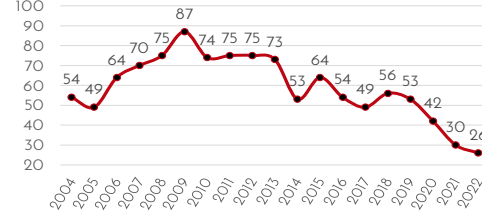


Data only available until 2012

Morris Township Yearly Market Trends



Average Days on Market



Number of Units Sold

