

Morris Twp.

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	54 Village Drive	OneFloor	2	2.0	23	\$449,000	\$449,000	\$440,000	98.00%	\$306,400	1.44
2	223 E Hanover Avenue	CapeCod	4	2.0	8	\$550,000	\$550,000	\$550,000	100.00%	\$220,000	2.50
3	26 Gate House Court	TwnIntUn	2	2.0	67	\$590,000	\$590,000	\$553,000	93.73%	\$422,700	1.31
4	17 Timothy Court	TwnIntUn	2	2.1	81	\$599,000	\$589,000	\$570,000	96.77%	\$388,600	1.47
5	10 Caroline Foster Court	TwnIntUn	2	2.1	9	\$599,999	\$599,999	\$605,000	100.83%	\$374,400	1.62
6	86 Wildflower Lane	TwnIntUn	2	2.1	8	\$579,000	\$579,000	\$607,000	104.84%	\$374,500	1.62
7	39 Wildflower Lane	TwnEndUn	2	2.1	43	\$649,000	\$625,000	\$610,000	97.60%	\$358,200	1.70
8	78 Pippins Way	TwnEndUn	2	2.1	41	\$718,000	\$649,000	\$612,000	94.30%	\$425,600	1.44
9	67 Hancock Drive	TwnIntUn	2	2.1	4	\$609,000	\$609,000	\$620,000	101.81%	\$357,800	1.73
10	2 Gate House Court	TwnEndUn	2	2.1	23	\$635,000	\$635,000	\$635,000	100.00%	\$434,500	1.46
11	16 Searing Avenue	Colonial	4	2.1	36	\$675,000	\$675,000	\$662,500	98.15%	\$391,400	1.69
12	28 Independence Way	TwnIntUn	3	2.1	27	\$695,000	\$695,000	\$680,000	97.84%	\$457,400	1.49
13	42 Woodcrest Drive	MultiFlr	2	2.1	9	\$690,000	\$690,000	\$690,000	100.00%	\$532,500	1.30
14	35 Edgehill Avenue	SplitLev	3	1.1	16	\$699,900	\$699,900	\$780,000	111.44%	\$436,400	1.79
15	41 Hillcrest Avenue	Ranch	4	2.0	14	\$725,000	\$725,000	\$807,000	111.31%	\$414,000	1.95
16	46 Colgate Drive	TwnIntUn	3	3.1	43	\$829,900	\$829,900	\$817,500	98.51%	\$598,800	1.37
17	17 Kitchell Road	SplitLev	3	2.1	14	\$799,900	\$799,900	\$825,000	103.14%	\$548,900	1.50
18	13 Raven Drive	TwnEndUn	3	2.1	15	\$849,000	\$849,000	\$880,000	103.65%	\$542,900	1.62
19	31 Ellsworth Avenue	Colonial	4	2.1	20	\$875,000	\$875,000	\$925,000	105.71%	\$550,500	1.68
20	25 Cromwell Drive	SplitLev	4	2.1	42	\$949,900	\$949,900	\$1,060,000	111.59%	\$687,500	1.54

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21	7 Addie Place	TwndEndUn	3	3.1	12	\$1,077,000	\$1,077,000	\$1,100,000	102.14%	\$737,500	1.49
22	43 Blackberry Lane	Colonial	4	2.1	17	\$999,900	\$999,900	\$1,144,150	114.43%	\$670,100	1.71
23	14 Colonel Evans Drive	Colonial	4	2.1	13	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	\$745,100	1.61
24	2 Fieldstone Drive	Colonial	4	4.0	13	\$995,000	\$995,000	\$1,250,000	125.63%	\$648,300	1.93
25	28 Pippins Way	SeeRem	3	3.1	1	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$911,500	1.48
26	25 Glimpsewood Lane	Contemp	4	3.0	13	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$852,900	1.64
AVERAGE					24	\$797,635	\$793,673	\$822,044	102.91%		1.62

"Active" Listings in Morris Twp.

Number of Units: 14
 Average List Price: \$1,616,406
 Average Days on Market: 88

"Under Contract" Listings in Morris Twp.

Number of Units: 11
 Average List Price: \$715,254
 Average Days on Market: 48

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	49	13	21	14	19	15	17	27	24	24	21
List Price	\$767,738	\$696,167	\$805,911	\$717,033	\$1,002,914	\$789,185	\$955,864	\$862,223	\$830,425	\$788,568	\$962,505	\$793,673	\$849,713
Sales Price	\$773,533	\$695,333	\$814,275	\$773,639	\$1,042,195	\$863,481	\$1,016,408	\$945,783	\$897,271	\$832,679	\$993,495	\$822,044	\$898,297
SP:LP%	101.64%	99.87%	101.66%	108.12%	104.72%	109.66%	106.72%	109.33%	109.90%	106.50%	103.37%	102.91%	106.07%
SP to AV	1.51	1.42	1.42	1.61	1.61	1.58	1.63	1.80	1.70	1.65	1.50	1.62	1.62
# Units Sold	16	6	11	18	22	26	35	30	16	19	19	26	244
3 Mo Rate of Ab	0.71	1.36	1.06	2.00	2.19	0.97	1.05	0.65	1.36	1.29	0.87	0.57	1.17
Active Listings	11	19	14	22	26	18	25	29	29	26	15	14	21
Under Contracts	16	21	29	40	55	55	35	27	36	34	28	11	32

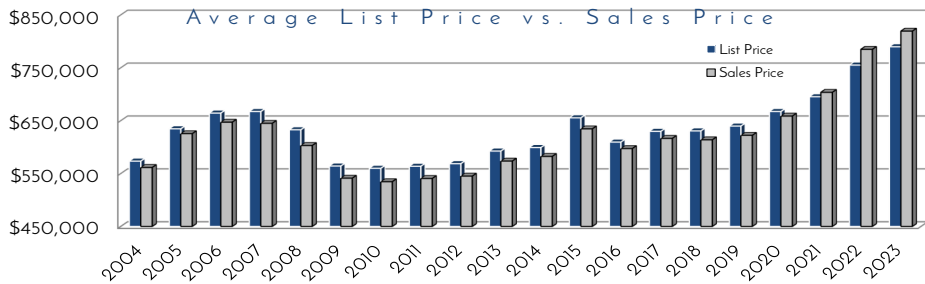
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	24	21	-12.74%
Sales Price	\$819,297	\$898,297	9.64%
LP:SP	104.34%	106.07%	1.66%
SP:AV	1.44	1.62	12.73%

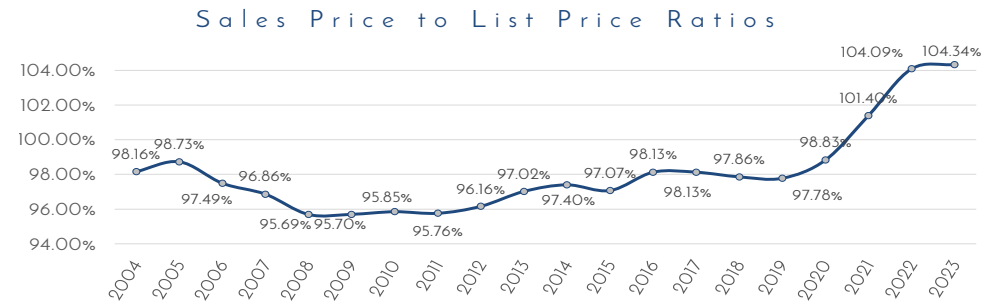
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	251	244	-2.79%
Rate of Ab 3 Mo	1.10	1.17	6.67%
Actives	20	21	2.06%
Under Contracts	37	32	-11.85%

Morris Township Yearly Market Trends



Morris Township Yearly Market Trends



Year	LP	SP
2004	\$575,453	\$561,544
2005	\$634,561	\$625,410
2006	\$664,257	\$647,21
2007	\$632,723	\$644,975
2008	\$664,185	\$603,093
2009	\$559,885	\$541,246
2010	\$563,730	\$534,612
2011	\$568,645	\$540,727
2012	\$592,483	\$545,162
2013	\$599,144	\$573,586
2014	\$582,477	\$582,477
2015	\$653,338	\$634,473
2016	\$609,409	\$597,236
2017	\$609,801	\$616,508
2018	\$630,370	\$616,508
2019	\$639,715	\$622,259
2020	\$667,204	\$667,204
2021	\$703,568	\$703,568
2022	\$735,065	\$784,810
2023	\$789,688	\$819,297

