

Morris Twp.

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	313 Pitney Place	TwndEndUn	1	1.0	16	\$319,000	\$319,000	\$340,000	106.58%	\$178,400	1.91
2	32 Burnham Road	CapeCod	3	1.1	0	\$440,000	\$440,000	\$440,000	100.00%	\$323,800	1.36
3	2 Cory Road Unit K	MultiFlr	3	1.1	61	\$495,000	\$480,000	\$460,000	95.83%	\$227,200	2.02
4	98 Village Drive	OneFloor	3	2.0	12	\$499,000	\$499,000	\$505,000	101.20%	\$312,000	1.62
5	4522 Piedmont Court	TwndIntUn	3	1.0	18	\$489,900	\$475,000	\$530,000	111.58%	\$227,400	2.33
6	15 Shelley Place	TwndIntUn	2	2.1	33	\$639,900	\$619,900	\$585,000	94.37%	\$445,300	1.31
7	31 Sherman Avenue	CapeCod	4	1.0	14	\$595,000	\$595,000	\$641,000	107.73%	\$340,900	1.88
8	108 Burnham Parkway	SplitLev	3	2.1	20	\$699,999	\$699,999	\$710,000	101.43%	\$443,000	1.60
9	8 Jardine Court	Colonial	4	2.1	14	\$749,999	\$749,999	\$725,000	96.67%	\$496,300	1.46
10	7 Thomas Paine Road	TwndEndUn	3	2.1	9	\$650,000	\$650,000	\$739,500	113.77%	\$459,200	1.61
11	29 Columbia Road	Colonial	4	2.1	26	\$799,000	\$779,000	\$747,000	95.89%	\$461,800	1.62
12	28 Byron Avenue	MultiFlr	2	2.1	4	\$739,000	\$679,000	\$755,000	111.19%	\$430,600	1.75
13	20 Lynnfield Drive	Colonial	5	2.1	8	\$785,000	\$785,000	\$777,500	99.04%	\$561,900	1.38
14	39 Harwich Road	Colonial	4	3.1	7	\$649,900	\$649,900	\$830,000	127.71%	\$582,700	1.42
15	32 Harwich Road	SplitLev	5	2.1	23	\$879,900	\$879,900	\$860,000	97.74%	\$567,300	1.52
16	75 Chimney Ridge Drive	SplitLev	5	2.1	16	\$885,000	\$885,000	\$865,000	97.74%	\$573,800	1.51
17	22 Stonehenge Road	SplitLev	5	3.0	10	\$799,000	\$799,000	\$870,000	108.89%	\$580,900	1.50
18	20 Raven Drive	TwndEndUn	3	2.1	9	\$799,000	\$799,000	\$895,000	112.02%	\$549,400	1.63
19	18 Cromwell Drive	Ranch	3	2.0	20	\$735,000	\$735,000	\$933,500	127.01%	\$559,700	1.67
20	9 Lord William Penn Drive	Colonial	4	2.2	10	\$925,000	\$925,000	\$950,000	102.70%	\$564,200	1.68

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21	38 Rolling Hill Drive	Colonial	4	2.1	16	\$980,000	\$980,000	\$980,000	100.00%	\$575,400	1.70
22	29 Skyline Drive	Ranch	4	2.1	15	\$900,000	\$900,000	\$1,110,000	123.33%	\$480,100	2.31
23	4 Skyline Drive	Contemp	4	2.1	29	\$799,000	\$799,000	\$1,150,000	143.93%	\$574,100	2.00
24	20 Woodruff Road	Colonial	4	2.2	6	\$979,000	\$979,000	\$1,300,000	132.79%	\$650,100	2.00
25	3 Catalpa Road	Colonial	4	3.1	10	\$1,100,000	\$1,100,000	\$1,350,000	122.73%	\$638,600	2.11
26	99 Skyline Drive	Bi-Level	4	3.0	12	\$1,100,000	\$1,100,000	\$1,360,000	123.64%	\$530,500	2.56
27	47 Laura Lane	Colonial	4	3.1	8	\$1,495,000	\$1,495,000	\$1,495,000	100.00%	\$919,700	1.63
28	14 Oheka Place	TwnIntUn	3	3.1	8	\$1,395,000	\$1,395,000	\$1,520,000	108.96%	\$909,500	1.67
29	12 Jacob Arnold Road	Colonial	4	4.1	8	\$1,900,000	\$1,900,000	\$1,950,000	102.63%	\$1,275,500	1.53
30	48 Spring Valley Road	Custom	6	6.0	9	\$1,775,000	\$1,775,000	\$2,000,000	112.68%	\$530,900	3.77
AVERAGE					15	\$866,553	\$862,223	\$945,783	109.33%		1.80

"Active" Listings in Morris Twp.

Number of Units: 29
 Average List Price: \$1,388,100
 Average Days on Market: 45

"Under Contract" Listings in Morris Twp.

Number of Units: 27
 Average List Price: \$809,396
 Average Days on Market: 22

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					20
List Price	\$767,738	\$696,167	\$805,911	\$717,033	\$1,002,914	\$789,185	\$955,864	\$862,223					\$854,496
Sales Price	\$773,533	\$695,333	\$814,275	\$773,639	\$1,042,195	\$863,481	\$1,016,408	\$945,783					\$907,059
SP:LP%	101.64%	99.87%	101.66%	108.12%	104.72%	109.66%	106.72%	109.33%					106.46%
SP to AV	1.51	1.42	1.42	1.61	1.61	1.58	1.63	1.80					1.62
# Units Sold	16	6	11	18	22	26	35	30					164
3 Mo Rate of Ab	0.71	1.36	1.06	2.00	2.19	0.97	1.05	0.65					1.25
Active Listings	11	19	14	22	26	18	25	29					21
Under Contracts	16	21	29	40	55	55	35	27					35

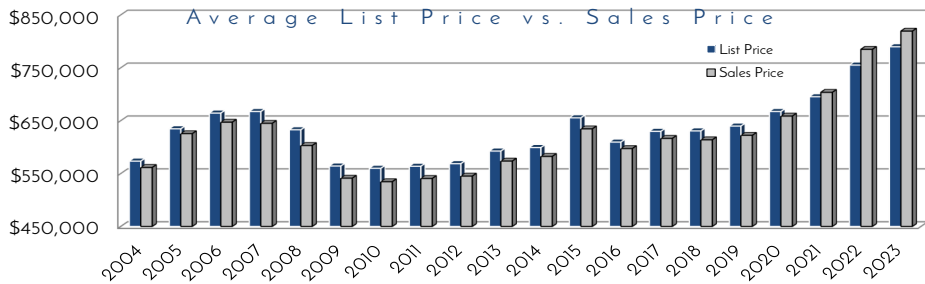
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	20	-14.44%
Sales Price	\$841,338	\$907,059	7.81%
LP:SP	104.41%	106.46%	1.97%
SP:AV	1.41	1.62	14.79%

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Properties
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	177	164	-7.34%
Rate of Ab 3 Mo	1.34	1.25	-6.46%
Actives	23	21	-8.89%
Under Contracts	42	35	-16.77%

Morris Township Yearly Market Trends

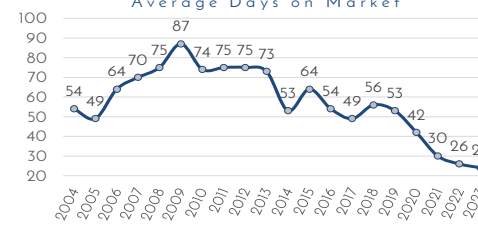


Morris Township Yearly Market Trends

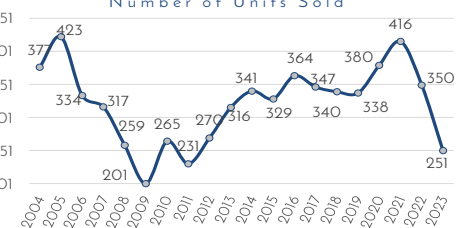


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$575,453	\$634,561	\$664,257	\$667,234	\$632,723	\$564,185	\$559,885	\$563,730	\$568,645	\$592,483	\$599,144	\$655,338	\$609,409	\$609,801	\$630,570	\$639,715	\$667,204	\$755,143	\$755,065	\$789,688
SP	\$561,544	\$625,410	\$647,21	\$644,945	\$603,093	\$541,246	\$534,612	\$540,727	\$545,162	\$573,586	\$582,477	\$634,473	\$597,236	\$616,508	\$616,508	\$622,259	\$703,568	\$784,810	\$819,297	

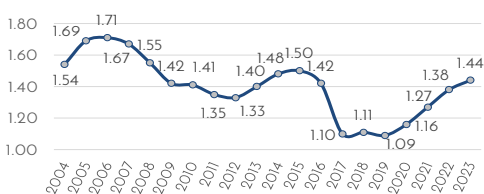
Average Days on Market



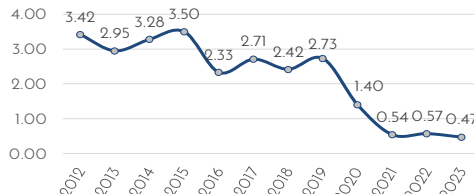
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012