

# Morris Twp.

## March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Livingston Road	OneFloor	1	1.0	141	\$93,026	\$93,026	\$93,026	100.00%	\$68,600	1.36
2	29 Skyline Drive	Ranch	4	2.1	1	\$550,000	\$550,000	\$520,000	94.55%	\$480,100	1.08
3	55 Raven Drive	TwnEndUn	3	3.1	12	\$650,000	\$650,000	\$675,000	103.85%	\$519,300	1.30
4	2 Woodcrest Drive	TwnEndUn	2	2.0	98	\$820,000	\$750,000	\$710,000	94.67%	\$526,200	1.35
5	252 Mount Kemble Avenue	Ranch	3	2.1	13	\$675,000	\$675,000	\$776,500	115.04%		
6	4 Hilltop Circle	Ranch	3	2.1	14	\$800,000	\$800,000	\$835,000	104.38%	\$666,600	1.25
7	60 Kahdena Road	Bi-Level	4	2.1	8	\$778,000	\$778,000	\$855,000	109.90%	\$457,000	1.87
8	15 Valley View Road	RanchRas	3	2.1	9	\$900,000	\$900,000	\$900,000	100.00%	\$561,200	1.60
9	32 Fillmore Drive	TwnIntUn	3	3.1	9	\$959,000	\$959,000	\$992,500	103.49%	\$726,700	1.37
10	75 Park Avenue	Colonial	4	2.1	99	\$1,275,000	\$1,215,000	\$1,200,000	98.77%	\$779,800	1.54
11	6 Jonathan Smith Road	Tudor	4	4.1	131	\$1,495,000	\$1,495,000	\$1,400,000	93.65%	\$916,600	1.53
AVERAGE					49	\$817,730	\$805,911	\$814,275	101.66%		1.42

### "Active" Listings in Morris Twp.

Number of Units: 14  
 Average List Price: \$994,964  
 Average Days on Market: 23

### "Under Contract" Listings in Morris Twp.

Number of Units: 29  
 Average List Price: \$782,869  
 Average Days on Market: 17

# 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										34
List Price	\$767,738	\$696,167	\$805,911										\$767,449
Sales Price	\$773,533	\$695,333	\$814,275										\$772,895
SP:LP%	101.64%	99.87%	101.66%										101.33%
SP to AV	1.51	1.42	1.42										1.47
# Units Sold	16	6	11										33
3 Mo Rate of Ab	0.71	1.36	1.06										1.04
Active Listings	11	19	14										15
Under Contracts	16	21	29										22

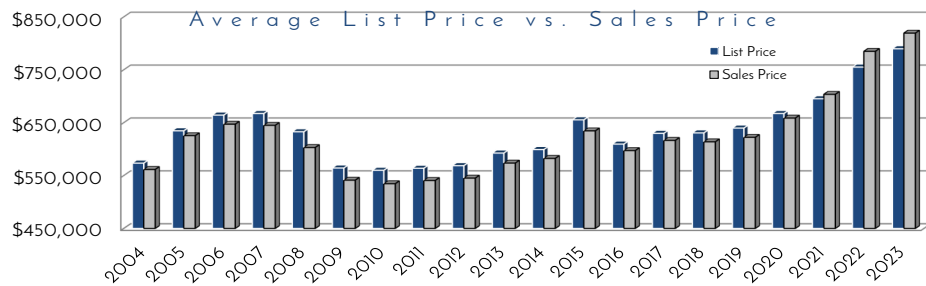
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	31	34	8.12%
Sales Price	\$879,081	\$772,895	-12.08%
LP:SP	99.32%	101.33%	2.02%
SP:AV	1.35	1.47	9.23%

Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	42	33	-21.43%
Rate of Ab 3 Mo	1.22	1.04	-14.71%
Actives	20	15	-26.67%
Under Contracts	27	22	-17.50%

## 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	\$695,143	\$735,065	\$789,688
SP	\$561,544	\$625,410	\$647,21	\$644,945	\$603,093	\$541,246	\$534,612	\$540,727	\$545,162	\$575,586	\$582,477	\$634,473	\$597,236	\$616,508	\$616,508	\$622,259	\$658,674	\$703,568	\$784,810	\$819,297

