

# Morris Twp.

## July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	83 Village Drive	OneFloor	3	2.0	9	\$469,900	\$469,900	\$480,000	102.15%	\$306,300	1.57
2	19 Wildflower Lane	TwnEndUn	2	2.1	12	\$549,000	\$549,000	\$559,000	101.82%	\$358,800	1.56
3	25 Cadence Court	TwnIntUn	2	2.1	28	\$575,000	\$575,000	\$591,000	102.78%	\$426,200	1.39
4	38 Skyline Drive	SplitLev	5	3.0	8	\$590,000	\$590,000	\$631,850	107.09%	\$545,600	1.16
5	20 Harwich Road	Colonial	4	2.1	18	\$625,000	\$625,000	\$689,000	110.24%	\$480,800	1.43
6	21 Parkview Plaza	Ranch	4	2.1	16	\$675,000	\$675,000	\$716,000	106.07%	\$431,500	1.66
7	167 Mount Kemble Avenue	Colonial	4	2.1	17	\$645,000	\$645,000	\$745,000	115.50%	\$405,000	1.84
8	26 Sherwood Drive	TwnIntUn	2	2.1	13	\$729,000	\$729,000	\$750,000	102.88%	\$505,800	1.48
9	174 Lake Road	Colonial	4	2.1	11	\$649,900	\$649,900	\$761,500	117.17%	\$485,700	1.57
10	15 Delaware Road	Custom	5	2.2	53	\$949,000	\$849,000	\$825,000	97.17%	\$586,500	1.41
11	15 Lynnfield Drive	Ranch	3	2.1	10	\$749,999	\$749,999	\$850,000	113.33%	\$514,300	1.65
12	7 Baer Court	Colonial	4	3.1	17	\$895,000	\$849,000	\$890,000	104.83%	\$655,900	1.36
13	7 House Road	Ranch	3	2.2	18	\$879,000	\$879,000	\$901,000	102.50%	\$621,200	1.45
14	32 Bennington Road	Colonial	3	2.1	9	\$850,000	\$850,000	\$925,000	108.82%	\$609,300	1.52
15	24 Vom Eigen Drive	Colonial	4	2.1	11	\$949,900	\$949,900	\$960,000	101.06%	\$613,900	1.56
16	20 Chadwell Place	TwnEndUn	2	3.1	42	\$970,000	\$970,000	\$970,000	100.00%	\$887,900	1.09
17	8 Wyndmoor Drive	Colonial	4	2.1	8	\$899,000	\$899,000	\$1,040,000	115.68%	\$560,500	1.86
18	25 Manor Drive	Colonial	5	4.0	35	\$1,160,000	\$1,160,000	\$1,170,000	100.86%	\$819,300	1.43
19	167 Washington Valley Road	Colonial	4	5.1	11	\$1,200,000	\$1,200,000	\$1,300,000	108.33%	\$1,065,400	1.22
20	23 Van Beuren Road	Custom	5	6.2	16	\$2,399,000	\$2,399,000	\$2,450,000	102.13%	\$1,750,000	1.40
<b>AVERAGE</b>					18	\$870,435	\$863,135	\$910,218	106.02%		1.48

### "Active" Listings in Morris Twp.

Number of Units:	18
Average List Price:	\$811,950
Average Days on Market:	45

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

Number of Units:	50
Average List Price:	\$716,770
Average Days on Market:	18

# 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	14	17	18						23
List Price	\$958,408	\$898,690	\$799,700	\$918,450	\$774,457	\$737,291	\$863,135						\$823,442
Sales Price	\$947,000	\$869,250	\$817,239	\$923,500	\$806,291	\$796,050	\$910,218						\$850,781
SP:LP%	100.10%	97.29%	102.42%	100.94%	104.62%	107.99%	106.02%						104.05%
SP to AV	1.44	1.28	1.36	1.42	1.45	1.46	1.48						1.42
# Units Sold	12	20	10	12	14	48	20						136
3 Mo Rate of Ab	0.97	1.05	1.65	2.34	2.19	1.09	0.82						1.44
Active Listings	17	20	23	29	30	24	18						23
Under Contracts	23	24	33	51	65	54	50						43

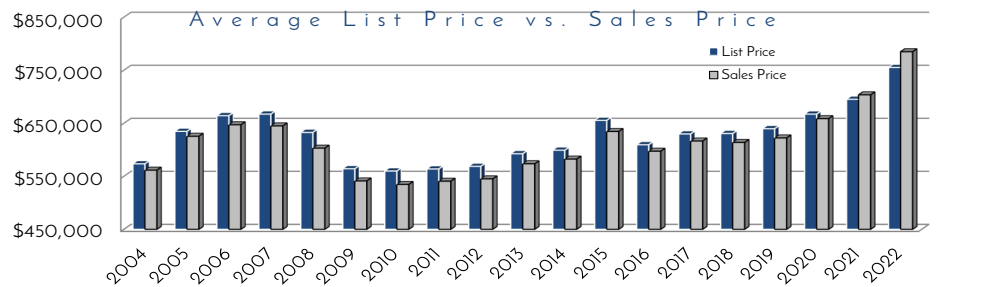
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	23	-8.90%
Sales Price	\$795,522	\$850,781	6.95%
LP:SP	105.37%	104.05%	-1.25%
SP:AV	1.40	1.42	1.84%

Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	214	136	-36.45%
Rate of Ab 3 Mo	0.87	1.44	66.56%
Actives	24	23	-4.17%
Under Contracts	57	43	-24.62%

## 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	\$647,211	\$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

## Morris Township Yearly Market Trends

