

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5C Leva Drive	OneFloor	2	2.0	13	\$399,900	\$399,900	\$385,000	96.27%	\$309,500	1.24
2	104 W Hanover Avenue	Colonial	3	2.1	30	\$499,000	\$449,000	\$439,500	97.88%	\$323,700	1.36
3	21 Davenport Place	TwnEndUn	2	3.0	10	\$479,900	\$479,900	\$470,000	97.94%	\$433,700	1.08
4	62 Highland Avenue	CapeCod	4	3.0	160	\$599,000	\$519,999	\$495,000	95.19%	\$264,000	1.88
5	21 Cadence Court	TwnEndUn	2	3.0	34	\$579,000	\$579,000	\$570,000	98.45%	\$438,100	1.30
6	40 Nottingham Court	TwnEndUn	2	2.1	30	\$600,000	\$600,000	\$575,000	95.83%	\$474,800	1.21
7	32 Raynor Road	Ranch	5	2.2	80	\$649,900	\$625,000	\$625,000	100.00%	\$482,500	1.30
8	25 Pilgrim Court	TwnEndUn	3	3.1	0	\$605,000	\$605,000	\$646,000	106.78%	\$488,000	1.32
9	39 Blackberry Lane	SplitLev	4	2.1	85	\$724,900	\$710,000	\$650,000	91.55%	\$620,800	1.05
10	30 Pilgrim Court	TwnIntUn	3	2.1	18	\$595,000	\$595,000	\$650,000	109.24%	\$458,800	1.42
11	9 Independence Court	TwnIntUn	3	2.1	49	\$674,900	\$654,900	\$654,900	100.00%	\$487,500	1.34
12	6 Irondale Road	Colonial	4	3.0	12	\$650,000	\$650,000	\$690,000	106.15%	\$505,300	1.37
13	16 Chimney Ridge Drive	SplitLev	4	3.1	14	\$739,900	\$739,900	\$760,000	102.72%	\$565,400	1.34
14	21 Colgate Drive	TwnIntUn	3	3.1	1	\$800,000	\$800,000	\$800,000	100.00%		
15	19 Dale Drive	Colonial	4	2.2	14	\$800,000	\$800,000	\$829,000	103.63%	\$597,100	1.39
16	35 Egbert Avenue	Colonial	5	2.1	11	\$899,000	\$899,000	\$899,000	100.00%	\$620,700	1.45
17	51 Schoolhouse Lane	Custom	3	2.1	8	\$799,000	\$799,000	\$900,000	112.64%	\$631,200	1.43
18	12 Aspen Way	Colonial	4	2.1	13	\$899,000	\$899,000	\$950,000	105.67%	\$731,100	1.30
19	20 Hawthorne Court	Colonial	4	2.1	16	\$1,100,000	\$1,100,000	\$1,050,000	95.45%	\$867,400	1.21
20	29 Old Harter Road	Custom	4	3.1	9	\$1,249,000	\$1,249,000	\$1,234,000	98.80%	\$760,900	1.62
21	12 Armstrong Road	Colonial	5	4.1	88	\$1,599,000	\$1,549,000	\$1,495,000	96.51%	\$1,236,900	1.21
22	31 Kitchell Road	Colonial	5	5.1	8	\$1,875,000	\$1,875,000	\$1,950,000	104.00%	\$1,584,900	1.23
AVERAGE					32	\$809,836	\$798,982	\$805,336	100.67%		1.34

"Active" Listings in Morris Twp.

Number of Units: 24
 Average List Price: \$943,367
 Average Days on Market: 51

"Under Contract" Listings in Morris Twp.

Number of Units: 38
 Average List Price: \$824,376
 Average Days on Market: 22

Morris Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	40	34	19	20	19	16	19	30	36	32		26
List Price	\$646,274	\$709,879	\$741,926	\$710,562	\$686,334	\$908,392	\$793,562	\$609,466	\$798,178	\$852,471	\$798,982		\$754,713
Sales Price	\$663,481	\$738,328	\$747,587	\$759,955	\$752,333	\$974,695	\$847,897	\$636,040	\$810,762	\$832,886	\$805,336		\$785,970
SP:LP%	102.49%	104.50%	101.28%	107.25%	109.04%	107.23%	105.70%	104.16%	101.96%	101.14%	100.67%		104.28%
SP to AV	1.30	1.28	1.33	1.50	1.51	1.43	1.41	1.41	1.33	1.30	1.34		1.38
# Units Sold	31	20	31	24	29	37	42	29	36	21	22		322
3 Mo Rate of Ab	0.57	0.63	0.75	1.04	1.02	1.07	0.99	0.76	1.01	1.34	1.31		0.95
Active Listings	20	13	23	26	29	28	29	27	34	30	24		26
Under Contracts	45	51	53	63	68	67	51	46	34	46	38		51

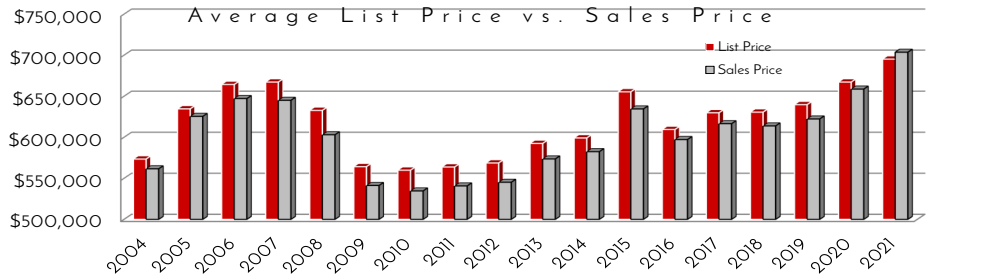
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	30	26	-12.70%
Sales Price	\$702,752	\$785,970	11.84%
LP:SP	101.19%	104.28%	3.06%
SP:AV	1.27	1.38	8.94%



YTD	2021	2022	% Change
# Units Sold	379	322	-15.04%
Rate of Ab 3 Mo	1.14	1.31	14.91%
Actives	28	24	-14.29%
Under Contracts	52	38	-26.92%

Morris Twp. Yearly Market Trends



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

Morris Twp. Yearly Market Trends

