

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Macculloch Avenue 4	TwnIntUn	1	1.0	10	\$195,000	\$195,000	\$220,000	112.82%	\$116,700	1.89
2	320 South Street 4P	OneFloor	1	1.0	14	\$250,000	\$250,000	\$240,000	96.00%		
3	320 South Street	OneFloor	1	1.0	10	\$269,900	\$269,900	\$269,900	100.00%		
4	320 South Street 9K	OneFloor	1	1.0	11	\$285,000	\$285,000	\$276,500	97.02%		
5	612 Pitney Place 12O	OneFloor	2	1.1	14	\$275,000	\$275,000	\$282,000	102.55%	\$199,900	1.41
6	41 Mt Kemble Avenue 310	OneFloor,	2	1.1	13	\$315,000	\$315,000	\$320,000	101.59%	\$214,300	1.49
7	44 Ridgedale Avenue Unit 239	TwnIntUn	1	1.1	13	\$339,900	\$339,900	\$338,000	99.44%	\$239,400	1.41
8	320 South Street 7D	TwnIntUn	2	1.1	18	\$355,000	\$355,000	\$360,000	101.41%		
9	41 Mt Kemble Avenue 401	MultiFlr	2	2.0	27	\$429,000	\$429,000	\$421,000	98.14%	\$224,000	1.88
10	50 Chestnut Street Unit 3	TwnEndUn	2	1.1	135	\$445,000	\$439,000	\$435,000	99.09%	\$281,300	1.55
11	3 Carolyn Court	TwnIntUn	2	2.1	32	\$469,900	\$469,900	\$460,000	97.89%	\$269,000	1.71
12	1 Lynn Court	TwnEndUn	2	2.1	44	\$479,900	\$479,900	\$467,500	97.42%	\$269,000	1.74
13	109 Mills Street	Colonial	3	1.1	11	\$485,000	\$485,000	\$516,000	106.39%	\$325,000	1.59
14	39 Sand Hill Road	Colonial	4	2.0	23	\$649,000	\$549,000	\$555,000	101.09%	\$413,400	1.34
15	12 Wetmore Avenue	Victrian	5	2.1	139	\$824,900	\$739,900	\$730,000	98.66%	\$574,900	1.27
16	59 Georgian Road	Colonial	4	2.2	36	\$875,000	\$865,000	\$840,000	97.11%	\$566,300	1.48
17	8 Perry Street	Colonial	7	3.1	22	\$949,900	\$949,900	\$941,500	99.12%	\$544,500	1.73
18	38 Headley Road	Ranch	5	3.1	186	\$975,000	\$962,500	\$950,000	98.70%		
19	51 Headley Road	Custom	4	3.1	189	\$1,250,000	\$1,169,000	\$979,000	83.75%	\$730,600	1.34
20	40 W Park Place Unit 705	OneFloor	2	3.0	181	\$1,999,999	\$1,799,000	\$1,737,500	96.58%	\$1,445,000	1.20
<b>AVERAGE</b>					56	\$605,870	\$581,095	\$566,945	99.24%		1.54

### *"Active"* Listings in Morristown

Number of Units: 56  
 Average List Price: \$810,953  
 Average Days on Market: 63

### *"Under Contract"* Listings in Morristown

Number of Units: 40  
 Average List Price: \$519,806  
 Average Days on Market: 38

# Morristown 2020 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41	59	65	17	18	48	44	54	56				46
List Price	\$535,771	\$567,725	\$451,727	\$415,557	\$454,300	\$483,433	\$532,747	\$548,921	\$581,095				\$519,924
Sales Price	\$523,432	\$547,125	\$433,386	\$411,700	\$455,158	\$461,969	\$524,029	\$536,816	\$566,945				\$507,869
SP:LP%	98.31%	96.80%	96.02%	99.27%	100.61%	95.74%	98.58%	98.64%	99.24%				98.34%
SP to AV	1.52	1.23	1.42	1.34	1.30	1.43	1.42	1.50	1.54				1.43
# Units Sold	14	8	11	7	12	9	17	19	20				117
3 Mo Rate of Ab	2.27	3.08	2.74	3.83	4.70	4.30	4.42	3.71	3.06				3.57
Active Listings	34	35	33	40	43	49	49	53	56				44
Under Contracts	18	30	28	22	25	33	42	40	40				31

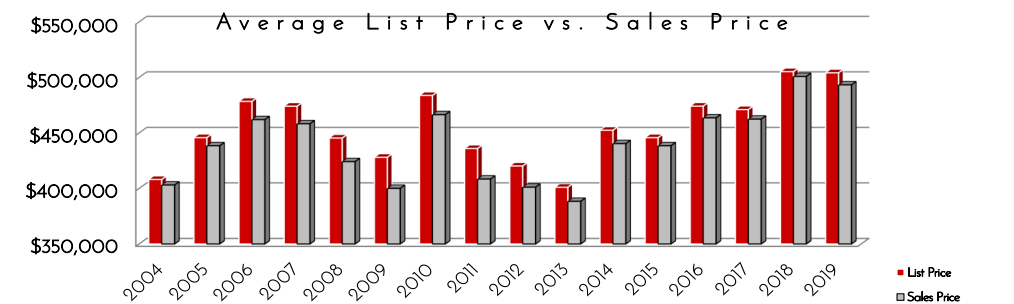
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	46	46	-0.48%
Sales Price	\$499,494	\$507,869	1.68%
LP:SP	98.12%	98.34%	0.22%
SP:AV	1.448	1.434	-0.99%

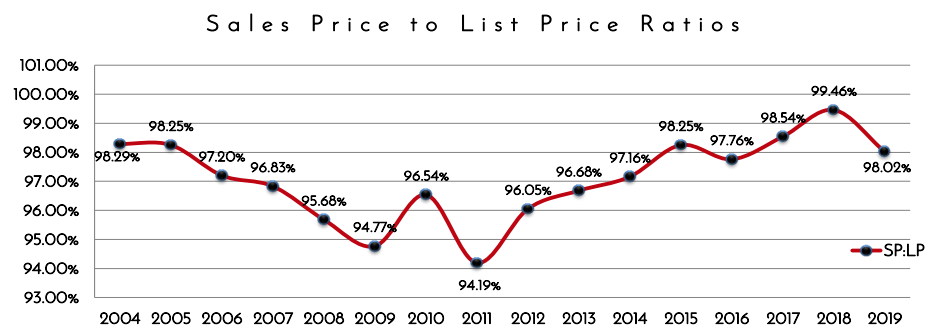


YTD	2019	2020	% Change
# Units Sold	119	117	-1.68%
Rate of Ab 3 Mo	2.88	3.06	6.25%
Actives	48	56	16.67%
Under Contracts	28	40	42.86%

## Morristown Yearly Market Trends



## Morristown Monthly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$408,066	\$445,739	\$478,419	\$474,027	\$445,407	\$428,018	\$483,722	\$435,939	\$420,203	\$401,075	\$452,396	\$445,739	\$474,111	\$471,006	\$505,176	\$504,124
SP	\$403,123	\$436,485	\$462,040	\$458,279	\$424,194	\$400,071	\$466,475	\$408,488	\$401,159	\$388,392	\$440,432	\$438,485	\$463,595	\$463,595	\$500,906	\$493,339

