

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	48-50 Elm Street Apt B3	OneFloor	0	1.0	24	\$195,000	\$195,000	\$195,000	100.00%	\$107,800	1.81
2	51 Mt Kemble Avenue 206	OneFloor	1	1.0	6	\$285,000	\$285,000	\$296,000	103.86%	\$190,000	1.56
3	47 Mills Street	FixrUppr	4	1.1	77	\$400,000	\$385,000	\$360,000	93.51%	\$296,300	1.21
4	7 Prospect Street 809	OneFloor	1	1.0	57	\$389,000	\$380,000	\$375,000	98.68%	\$276,700	1.36
5	41 Mt Kemble Avenue	OneFloor	2	2.0	31	\$385,000	\$385,000	\$375,000	97.40%	\$222,100	1.69
6	1A Ames Place	Bi-Level	3	2.0	17	\$479,900	\$479,900	\$485,000	101.06%	\$340,300	1.43
7	38 Taft Lane	TwnIntUn	2	2.1	29	\$499,000	\$499,000	\$492,500	98.70%	\$265,000	1.86
8	15 Lake Road	Colonial	4	2.1	11	\$539,000	\$539,000	\$545,000	101.11%	\$346,100	1.57
9	11 Sand Hill Road	Colonial	3	2.0	13	\$550,000	\$550,000	\$550,000	100.00%	\$372,700	1.48
10	84 Chestnut Street	Colonial	4	2.1	27	\$574,900	\$574,900	\$574,900	100.00%	\$371,000	1.55
11	13 Franklin Place 7B	TwnIntUn	3	2.1	23	\$625,000	\$625,000	\$612,500	98.00%	\$433,700	1.41
12	26 Altamont Court	Colonial	4	2.2	24	\$715,000	\$715,000	\$670,000	93.71%	\$473,400	1.42
13	170 Madison Avenue Unit 2	TwnIntUn	3	2.1	35	\$699,900	\$699,000	\$689,000	98.57%		
14	18 King Street Unit 2	TwnEndUn	3	3.2	74	\$795,000	\$699,000	\$740,000	105.87%		
15	30B King Street	TwnEndUn	3	2.1	36	\$929,000	\$865,000	\$855,000	98.84%		
<b>AVERAGE</b>					32	\$537,380	\$525,053	\$520,993	99.29%		1.53

### *"Active"* Listings in Morristown

Number of Units: 50  
 Average List Price: \$874,164  
 Average Days on Market: 80

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

Number of Units: 41  
 Average List Price: \$480,441  
 Average Days on Market: 44

# 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	31	32		43
List Price	\$535,771	\$567,725	\$451,727	\$415,557	\$454,300	\$483,433	\$532,747	\$548,921	\$581,095	\$527,541	\$525,053		\$521,551
Sales Price	\$523,432	\$547,125	\$433,386	\$411,700	\$455,158	\$461,969	\$524,029	\$536,816	\$566,945	\$519,908	\$520,993		\$510,926
SP:LP%	98.31%	96.80%	96.02%	99.27%	100.61%	95.74%	98.58%	98.64%	99.24%	99.30%	99.29%		98.57%
SP to AV	1.52	1.23	1.42	1.34	1.30	1.43	1.42	1.50	1.54	1.58	1.53		1.46
# Units Sold	14	8	11	7	12	9	17	19	20	23	15		155
3 Mo Rate of Ab	2.27	3.08	2.74	3.83	4.70	4.30	4.42	3.71	3.06	3.15	2.71		3.45
Active Listings	34	35	33	40	43	49	49	53	56	59	50		46
Under Contracts	18	30	28	22	25	33	42	40	40	34	41		32

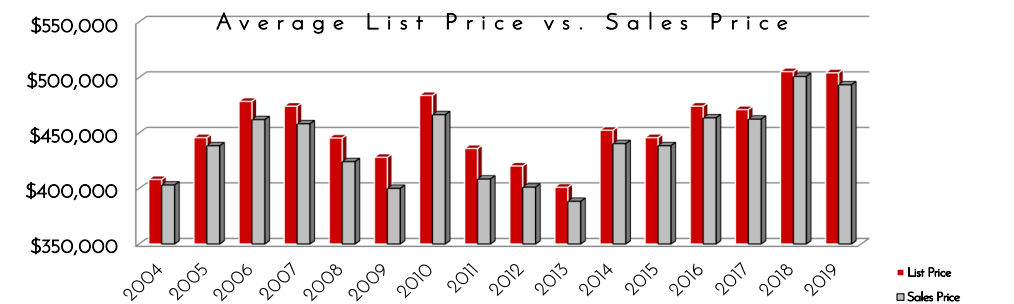
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	43	-11.45%
Sales Price	\$501,631	\$510,926	1.85%
LP:SP	97.89%	98.57%	0.70%
SP:AV	1.444	1.464	1.35%



YTD	2019	2020	% Change
# Units Sold	143	155	8.39%
Rate of Ab 3 Mo	3.16	2.71	-14.24%
Actives	42	50	19.05%
Under Contracts	28	41	46.43%

## Morristown Yearly Market Trends



	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	\$436,485	\$463,595	\$500,906	\$493,339	

## Morristown Monthly Market Trends

