

# Morristown

## January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Willow Street	Colonial	2	1.0	49	\$221,900	\$213,500	\$177,000	82.90%	\$173,600	1.02
2	46 Phoenix Avenue	TwndEndUn	1	1.1	14	\$269,900	\$269,900	\$280,500	103.93%	\$240,000	1.17
3	16 Abbett Avenue	FixrUppr	4	2.0	8	\$199,000	\$199,000	\$285,000	143.22%	\$292,400	0.97
4	113 Village Drive	TwndEndUn	2	2.0	15	\$300,000	\$300,000	\$300,000	100.00%	\$289,600	1.04
5	54 Hillairy Drive	CapeCod	4	2.0	22	\$325,000	\$325,000	\$346,000	106.46%	\$222,700	1.55
6	28 Willow Street	Colonial	3	2.0	13	\$349,999	\$349,999	\$350,000	100.00%	\$187,000	1.87
7	3 Fairview Place	Colonial	3	1.1	33	\$379,000	\$379,000	\$360,000	94.99%	\$319,900	1.13
8	52-C Ridgedale Avenue	TwndIntUn	2	1.1	55	\$399,000	\$384,900	\$367,000	95.35%	\$253,300	1.45
9	24 Cobb Place	TwndEndUn	3	2.1	354	\$45,000	\$379,900	\$376,500	99.11%	\$303,100	1.24
10	8H Doradop Drive	TwndIntUn	2	2.1	9	\$409,000	\$409,000	\$409,000	100.00%	\$260,000	1.57
11	10 Gregory Terrace	CapeCod	4	2.0	21	\$449,900	\$449,900	\$430,000	95.58%	\$264,500	1.63
12	30 Hillcrest Avenue	Ranch	2	1.0	27	\$449,000	\$449,000	\$450,000	100.22%	\$359,600	1.25
13	35 Windmill Drive	TwndIntUn	2	2.1	84	\$474,900	\$474,900	\$475,000	100.02%	\$269,000	1.77
14	15 Taft Lane	TwndIntUn	2	2.1	13	\$500,000	\$500,000	\$495,000	99.00%	\$265,000	1.87
15	74 Wetmore Avenue	SplitLev	3	1.1	48	\$565,000	\$550,000	\$540,000	98.18%	\$389,000	1.39
16	1 Longview Terrace	Colonial	4	2.0	78	\$590,000	\$565,000	\$545,000	96.46%	\$457,300	1.19
17	19 Randolph Drive	Custom	4	2.2	53	\$599,000	\$575,000	\$575,000	100.00%	\$501,000	1.15
18	113 Early Street	Colonial	3	2.0	21	\$599,900	\$599,900	\$615,000	102.52%	\$380,600	1.62
19	33 Morris Avenue	Colonial	6	3.1	116	\$999,000	\$800,000	\$715,000	89.38%	\$651,400	1.10
20	5 John Glenn Road	Colonial	4	3.1	9	\$695,000	\$695,000	\$760,000	109.35%	\$484,100	1.57
21	127 Washington Avenue	Colonial	3	2.1	13	\$765,000	\$765,000	\$775,000	101.31%	\$435,500	1.78
22	12 Macculloch Avenue Unit 5	TwndEndUn	3	2.2	85	\$839,000	\$825,000	\$800,000	96.97%	\$661,000	1.21
23	40 W Park Place Unit 211	HighRise	2	2.0	38	\$999,999	\$999,999	\$1,025,000	102.50%	\$530,000	1.93
AVERAGE					51	\$496,674	\$498,213	\$497,870	100.76%		1.41

### *"Active"* Listings in Morristown

Number of Units: 35  
 Average List Price: \$853,664  
 Average Days on Market: 91

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

Number of Units: 29  
 Average List Price: \$643,279  
 Average Days on Market: 57

# Morristown 2021 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51												51
List Price	\$498,213												\$498,213
Sales Price	\$497,870												\$497,870
SP:LP%	100.76%												100.76%
SP to AV	1.41												1.41
# Units Sold	23												23
3 Mo Rate of Ab	1.91												1.91
Active Listings	35												35
Under Contracts	29												29

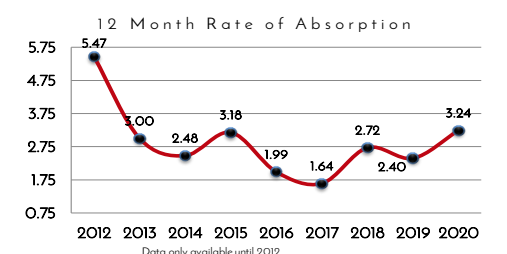
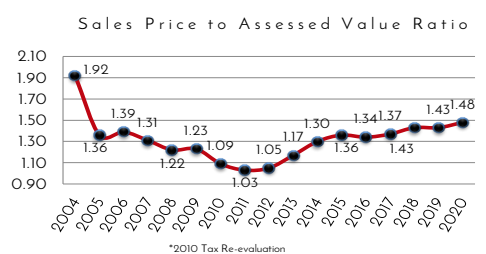
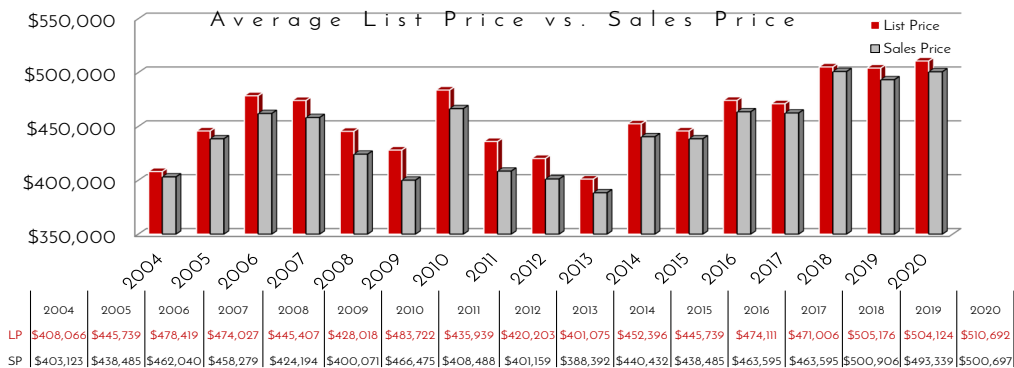
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	41	51	25.80%
Sales Price	\$523,432	\$497,870	-4.88%
LP:SP	98.31%	100.76%	2.49%
SP:AV	1.520	1.411	-7.14%



YTD	2020	2021	% Change
# Units Sold	14	23	64.29%
Rate of Ab 3 Mo	2.27	1.91	-15.86%
Actives	34	35	2.94%
Under Contracts	18	29	61.11%

## Morristown Yearly Market Trends



## Morristown Monthly Market Trends

