

Morristown

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	320 South Street Unit 11M	TwnIntUn	1	1.0	142	\$269,900	\$259,900	\$250,000	96.19%	\$27,300,000	0.01
2	116 Village Drive	MultiFlr	2	2.0	172	\$389,000	\$379,000	\$370,000	97.63%	\$294,000	1.26
3	320 South Street Unit 2K	OneFloor	1	1.0	28	\$265,900	\$265,900	\$262,000	98.53%		
4	4 Malcolm Street	Colonial	3	2.1	75	\$638,000	\$548,000	\$548,000	100.00%	\$311,100	1.76
5	26 Cutler Street	Victrian	3	1.1	69	\$510,000	\$510,000	\$498,000	97.65%	\$413,900	1.20
6	28 Twombly Court	TwnIntUn	3	2.1	56	\$599,900	\$584,900	\$565,000	96.60%	\$308,700	1.83
7	51 Mount Kemble Avenue	OneFloor	3	2.0	37	\$435,000	\$435,000	\$412,500	94.83%	\$232,300	1.78
8	50 Georgian Road	Colonial	3	1.1	11	\$625,000	\$625,000	\$625,000	100.00%	\$451,000	1.39
AVERAGE					74	\$466,588	\$450,963	\$441,313	97.68%		1.32

Active Listings in Morristown

Number of Units: 39
 Average List Price: \$876,633
 Average Days on Market: 67

Under Contract Listings in Morristown

Number of Units: 34
 Average List Price: \$658,129
 Average Days on Market: 46

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	74											57
List Price	\$498,213	\$450,963											\$486,019
Sales Price	\$497,870	\$441,313											\$483,274
SP:LP%	100.76%	97.68%											99.96%
SP to AV	1.41	1.32											1.39
# Units Sold	23	8											31
3 Mo Rate of Ab	1.91	2.04											1.98
Active Listings	35	39											37
Under Contracts	29	34											32

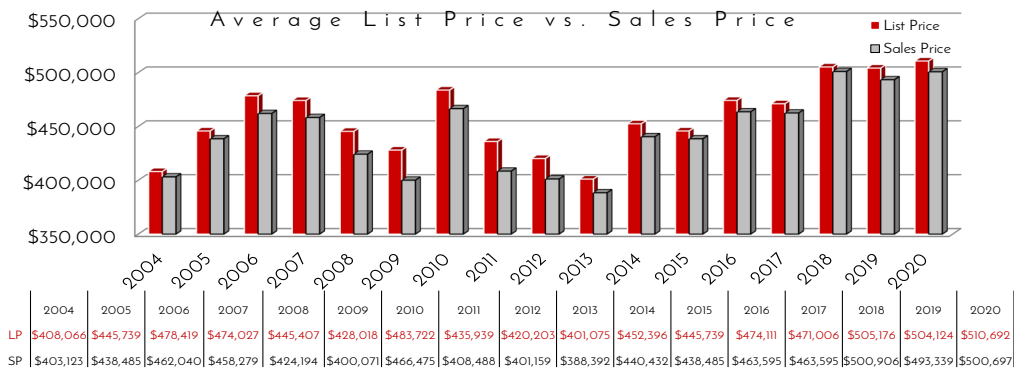
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	47	57	20.88%
Sales Price	\$532,048	\$483,274	-9.17%
LP:SP	97.76%	99.96%	2.25%
SP:AV	1.410	1.389	-1.46%



YTD	2020	2021	% Change
# Units Sold	22	31	40.91%
Rate of Ab 3 Mo	2.33	2.04	-12.45%
Actives	35	39	11.43%
Under Contracts	30	34	13.33%

Morristown Yearly Market Trends



Morristown Monthly Market Trends

