



Morristown

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Altamont Court Unit 25	OneFloor	2	1.0	30	\$299,900	\$299,900	\$277,000	92.36%	\$164,900	1.68
2	7 Prospect Street Unit 610	OneFloor	1	1.0	97	\$339,900	\$339,900	\$337,000	99.15%	\$264,700	1.27
3	41 Mount Kemble Avenue 307	OneFloor	2	2.0	46	\$355,000	\$349,000	\$344,000	98.57%	\$226,200	1.52
4	54F Ridgedale Avenue	OneFloor	2	1.0	33	\$369,000	\$369,000	\$359,000	97.29%	\$233,500	1.54
5	58D Ridgedale Avenue	TwndEndUn	2	1.1	15	\$399,000	\$399,000	\$399,000	100.00%	\$258,300	1.54
6	61 Mount Kemble Avenue 201	OneFloor	2	2.0	21	\$410,000	\$410,000	\$405,000	98.78%	\$226,200	1.79
7	63 Hillairy Avenue	CapeCod	4	2.0	18	\$379,000	\$379,000	\$416,000	109.76%	\$227,400	1.83
8	42 Hillairy Avenue	CapeCod	3	2.1	15	\$449,000	\$449,000	\$470,000	104.68%	\$263,700	1.78
9	23 Elliott Street	CapeCod	4	2.0	8	\$499,000	\$499,000	\$510,000	102.20%	\$314,000	1.62
10	102 Western Avenue	Colonial	3	1.1	13	\$529,900	\$529,900	\$529,900	100.00%	\$314,300	1.69
11	22 Franklin Place 1A	TwndEndUn	2	2.0	11	\$539,000	\$539,000	\$560,000	103.90%	\$375,500	1.49
12	33 Walker Avenue	CapeCod	4	2.1	14	\$545,000	\$545,000	\$560,500	102.84%	\$275,000	2.04
13	10 Carolyn Court	TwndEndUn	2	2.1	8	\$600,000	\$600,000	\$665,400	110.90%	\$292,300	2.28
14	131 Washington Avenue	Colonial	3	2.1	1	\$850,000	\$850,000	\$850,000	100.00%	\$482,100	1.76
15	40 W Park Place Unit 705	OneFloor	2	3.0	39	\$1,737,000	\$1,737,000	\$1,725,000	99.31%	\$1,445,000	1.19
AVERAGE					25	\$553,380	\$552,980	\$560,520	101.32%		1.67

Active Listings in Morristown

Number of Units: 29
 Average List Price: \$1,130,276
 Average Days on Market: 59

Under Contract Listings in Morristown

Number of Units: 39
 Average List Price: \$522,415
 Average Days on Market: 34

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	49	43	21	38	25						40
List Price	\$498,213	\$450,963	\$650,682	\$596,557	\$524,181	\$713,565	\$552,980						\$573,157
Sales Price	\$497,870	\$441,313	\$644,406	\$597,464	\$533,714	\$707,382	\$560,520						\$573,410
SP:LP%	100.76%	97.68%	99.02%	99.78%	101.81%	100.62%	101.32%						100.41%
SP to AV	1.41	1.32	1.51	1.65	1.57	1.49	1.67						1.52
# Units Sold	23	8	17	14	21	17	15						115
3 Mo Rate of Ab	1.91	2.04	1.94	2.92	1.86	2.24	2.14						2.15
Active Listings	35	39	33	32	37	37	29						35
Under Contracts	29	34	39	38	30	30	39						34

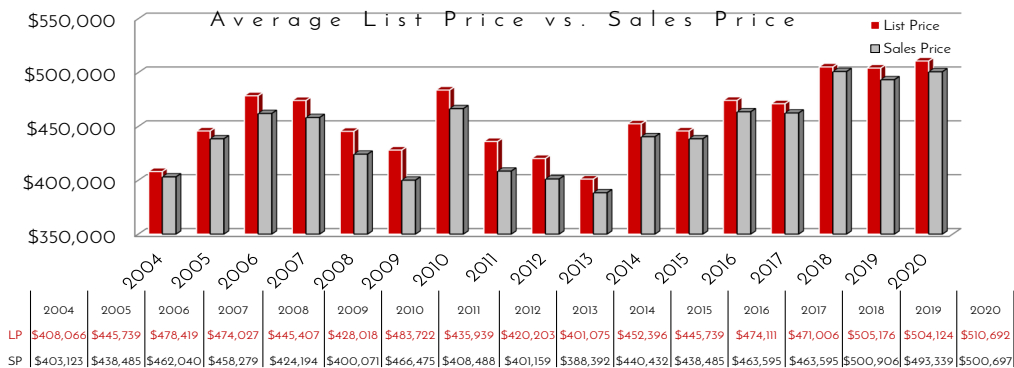
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	42	40	-3.47%
Sales Price	\$485,671	\$573,410	18.07%
LP:SP	98.03%	100.41%	2.43%
SP:AV	1.396	1.522	9.00%



YTD	2020	2021	% Change
# Units Sold	78	115	47.44%
Rate of Ab 3 Mo	4.42	2.14	-51.58%
Actives	49	29	-40.82%
Under Contracts	42	39	-7.14%

Morristown Yearly Market Trends



Morristown Monthly Market Trends

