

Morris Twp.

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Center Avenue U9	TwnEndUn	1	1.1	11	\$350,000	\$350,000	\$401,000	114.57%	\$232,700	1.72
2	5 Center Avenue U8	TwnIntUn	2	2.0	15	\$425,000	\$425,000	\$480,000	112.94%	\$259,000	1.85
3	8 Timothy Court	TwnEndUn	2	2.1	15	\$599,900	\$599,900	\$620,000	103.35%	\$382,000	1.62
4	16 Timothy Court	TwnIntUn	2	2.1	12	\$612,000	\$612,000	\$676,000	110.46%	\$406,600	1.66
5	50 Davenport Place	MultiFlr	2	2.0	23	\$699,000	\$699,000	\$681,000	97.42%	\$409,000	1.67
6	90 Burnham Parkway	CapeCod	3	2.0	40	\$700,000	\$700,000	\$700,000	100.00%	\$408,500	1.71
7	8 Mendham Avenue	Colonial	4	2.2	13	\$700,000	\$700,000	\$700,000	100.00%	\$463,400	1.51
8	23 Davenport Place	TwnEndUn	2	3.0	15	\$725,000	\$725,000	\$775,000	106.90%	\$416,400	1.86
9	21 Delmar Avenue	Colonial	4	2.1	16	\$815,000	\$799,900	\$815,000	101.89%	\$411,300	1.98
10	15 House Road	Colonial	4	2.0	9	\$749,999	\$749,999	\$820,000	109.33%	\$446,700	1.84
11	40 Mill Road	CapeCod	3	3.0	15	\$749,000	\$749,000	\$850,000	113.48%	\$415,500	2.05
12	125 Park Avenue	SplitLev	4	2.1	24	\$800,000	\$800,000	\$865,000	108.13%	\$441,600	1.96
13	46 Junard Drive	CapeCod	4	2.1	8	\$799,000	\$799,000	\$893,000	111.76%	\$606,900	1.47
14	6 Lynnfield Drive	Custom	5	3.1	11	\$969,000	\$969,000	\$947,000	97.73%	\$625,700	1.51
15	11 Ames Road	Custom	5	3.0	10	\$869,000	\$869,000	\$970,000	111.62%	\$545,600	1.78
16	70 Constitution Way	TwnIntUn	3	2.1	8	\$899,000	\$899,000	\$999,000	111.12%	Renovated	
17	144 Lake Road	Colonial	4	4.0	36	\$1,144,000	\$1,144,000	\$1,165,000	101.84%	\$1,054,300	1.10
18	15 Catalpa Road	Ranch	4	2.1	10	\$900,000	\$900,000	\$1,170,000	130.00%	\$690,300	1.69
19	45 Pippins Way	TwnIntUn	2	3.1	8	\$1,200,000	\$1,200,000	\$1,280,000	106.67%	\$724,200	1.77
20	1 Shephard Place	Colonial	4	2.1	7	\$1,100,000	\$1,100,000	\$1,305,000	118.64%	Renovated	
21	2 Barnstable Court	Colonial	4	2.1	14	\$1,299,000	\$1,299,000	\$1,350,000	103.93%	\$710,200	1.90
22	48 Pippins Way	MultiFlr	3	2.1	13	\$1,348,999	\$1,349,000	\$1,550,000	114.90%	\$873,600	1.77
23	11 Windsor Way	Colonial	5	4.0	1	\$1,850,000	\$1,850,000	\$1,900,000	102.70%	\$847,200	2.24
24	17 Spencer Drive	Colonial	5	4.1	19	\$1,950,000	\$1,950,000	\$1,950,000	100.00%	Renovated	
25	26 Wheatsheaf Farm Road	TwnEndUn	4	4.1	18	\$1,874,000	\$1,874,000	\$1,975,000	105.39%	\$963,900	2.05
AVERAGE					15	\$965,076	\$964,472	\$1,033,480	107.79%		1.76

"Active" Listings in Morris Twp.

Number of Units: 38
Average List Price: \$1,620,790
Average Days on Market: 57

"Under Contract" Listings in Morris Twp.

Number of Units: 47
Average List Price: \$1,115,804
Average Days on Market: 21

Morris Twp. 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	29	55	16	13	15							21
List Price	\$1,016,062	\$898,727	\$995,722	\$1,006,593	\$1,098,950	\$964,472							\$1,004,555
Sales Price	\$1,071,625	\$916,834	\$1,031,167	\$1,050,267	\$1,210,566	\$1,033,480							\$1,068,346
SP:LP%	105.57%	102.57%	104.15%	106.28%	109.89%	107.79%							106.71%
SP to AV	1.69	1.76	1.74	1.69	1.83	1.76							1.76
# Units Sold	16	15	9	15	26	25							106
3 Mo Rate of Ab	1.00	1.06	1.43	2.07	3.00	1.94							1.75
Active Listings	15	16	19	27	49	38							27
Under Contracts	21	15	30	42	42	47							33

Flashback! YTD 2025 vs YTD 2026

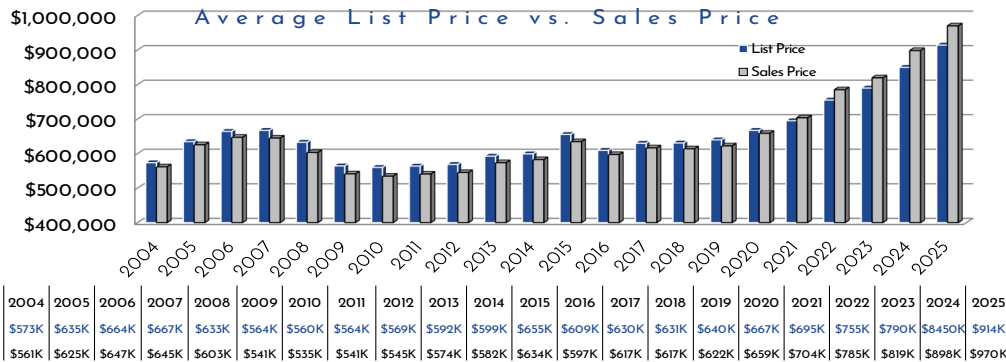
YTD	2025	2026	% Change
DOM	21	21	0.00%
Sales Price	\$925,038	\$1,068,346	15.49%
LP:SP	107.41%	106.71%	-0.66%
SP:AV	1.71	1.76	3.19%

Prominent
Properties

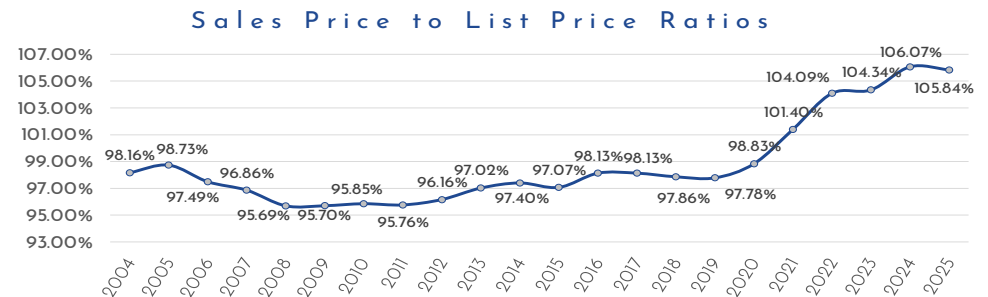
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INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	102	106	3.92%
Rate of Ab 3 Mo	1.46	1.75	20.14%
Actives	21	27	32.26%
Under Contracts	36	33	-8.80%

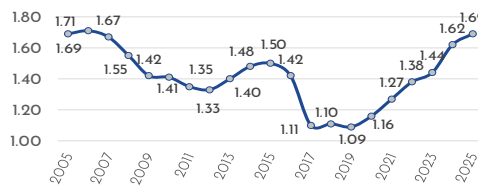
Morris Township Yearly Market Trends



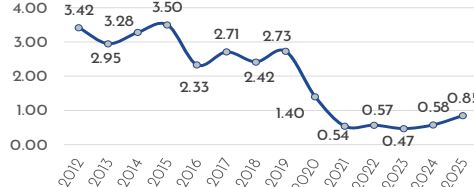
Morris Township Yearly Market Trends



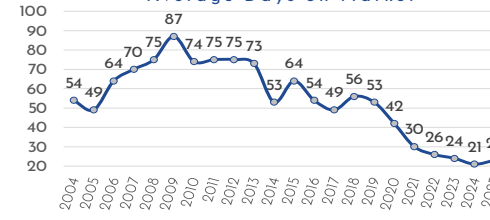
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

