

Morris Twp.

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	323 Pitney Place	OneFloor	1	1.0	47	\$349,999	\$339,999	\$340,000	100.00%	\$181,100	1.88
2	7 Witherspoon Court	TwnIntUn	2	2.1	16	\$565,000	\$565,000	\$565,000	100.00%	\$335,200	1.69
3	1 Caroline Foster Court	TwnEndUn	2	2.1	10	\$599,000	\$599,000	\$650,000	108.51%	\$371,900	1.75
4	16 Fairchild Avenue	Colonial	3	2.0	14	\$599,900	\$599,900	\$675,000	112.52%	\$374,800	1.80
5	12 Raymond Road	Colonial	3	2.0	7	\$700,000	\$700,000	\$730,000	104.29%	\$375,700	1.94
6	21 Shelley Place	TwnEndUn	3	2.1	42	\$850,000	\$815,000	\$815,000	100.00%	\$512,800	1.59
7	15 Maxine Drive	SplitLev	4	2.1	8	\$749,000	\$749,000	\$850,000	113.48%	\$543,200	1.56
8	308 Mount Kemble Avenue	CapeCod	4	2.0	16	\$815,000	\$815,000	\$885,000	108.59%	Renovated	
9	48 Midland Drive	CapeCod	3	2.0	15	\$675,000	\$675,000	\$890,000	131.85%	\$418,200	2.13
10	28 Raynor Road	RanchRas	3	2.0	10	\$749,000	\$749,000	\$910,527	121.57%	\$520,300	1.75
11	120 Hillcrest Avenue	Colonial	3	2.0	21	\$729,000	\$729,000	\$950,000	130.32%	\$451,800	2.10
12	47 Constitution Way	TwnIntUn	3	2.1	15	\$899,000	\$899,000	\$975,000	108.45%	\$456,800	2.13
13	7 Molly Stark Drive	Ranch	4	3.0	9	\$890,000	\$890,000	\$990,000	111.24%	\$519,700	1.90
14	29 Skyline Drive	Ranch	3	2.1	28	\$1,175,000	\$1,175,000	\$1,100,000	93.62%	\$664,200	1.66
15	59 Whitney Farm Place	MultiFlr	3	2.1	46	\$1,150,000	\$1,150,000	\$1,125,000	97.83%	\$660,500	1.70
16	66 Hillcrest Avenue	Colonial	4	2.1	19	\$999,000	\$999,000	\$1,150,000	115.12%	\$582,400	1.97
17	23 Pepperidge Road	Colonial	5	3.0	11	\$950,000	\$950,000	\$1,151,000	121.16%	\$602,700	1.91
18	39 Skyline Drive	Ranch	4	3.0	79	\$1,249,900	\$1,170,626	\$1,180,000	100.80%	\$457,000	2.58
19	8 Bennington Road	Colonial	5	4.0	28	\$1,379,000	\$1,379,000	\$1,300,000	94.27%	\$760,500	1.71
20	29 Blackberry Lane	Colonial	4	3.1	19	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$684,900	1.90

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21	1 Copperfield Way	Colonial	4	2.1	18	\$999,999	\$999,999	\$1,310,000	131.00%	\$598,300	2.19
22	11 Lee Drive	TwndEndUn	3	3.1	12	\$1,395,000	\$1,395,000	\$1,410,000	101.08%	\$719,100	1.96
23	38 Wilson Drive	TwndEndUn	3	3.1	0	\$1,410,000	\$1,410,000	\$1,425,000	101.06%	\$737,500	1.93
24	15 Manchester Court	Contemp	5	3.0	27	\$1,435,000	\$1,435,000	\$1,520,000	105.92%	\$779,600	1.95
25	54 Blackberry Lane	Custom	6	4.1	12	\$1,369,000	\$1,369,000	\$1,530,000	111.76%	\$845,500	1.81
26	16 Crestview Terrace	Colonial	5	3.1	10	\$1,450,000	\$1,450,000	\$1,600,000	110.34%	\$797,900	2.01
27	39 Eagle Nest Road	Custom	6	5.2	20	\$2,425,000	\$2,425,000	\$2,600,000	107.22%	\$1,231,800	2.11
AVERAGE					21	\$1,026,178	\$1,021,575	\$1,108,390	109.45%		1.91

"Active" Listings in Morris Twp.

Number of Units: 39
Average List Price: \$1,638,390
Average Days on Market: 61

"Under Contract" Listings in Morris Twp.

Number of Units: 41
Average List Price: \$1,119,007
Average Days on Market: 24

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						21
List Price	\$1,016,062	\$898,727	\$995,722	\$1,006,593	\$1,098,950	\$964,472	\$1,021,575						\$1,008,010
Sales Price	\$1,071,625	\$916,834	\$1,031,167	\$1,050,267	\$1,210,566	\$1,033,480	\$1,108,390						\$1,076,476
SP:LP%	105.57%	102.57%	104.15%	106.28%	109.89%	107.79%	109.45%						107.26%
SP to AV	1.69	1.76	1.74	1.69	1.83	1.76	1.91						1.79
# Units Sold	16	15	9	15	26	25	27						133
3 Mo Rate of Ab	1.00	1.06	1.43	2.07	3.00	1.94	1.73						1.75
Active Listings	15	16	19	27	49	38	39						29
Under Contracts	21	15	30	42	42	47	41						34

Flashback! YTD 2025 vs YTD 2026

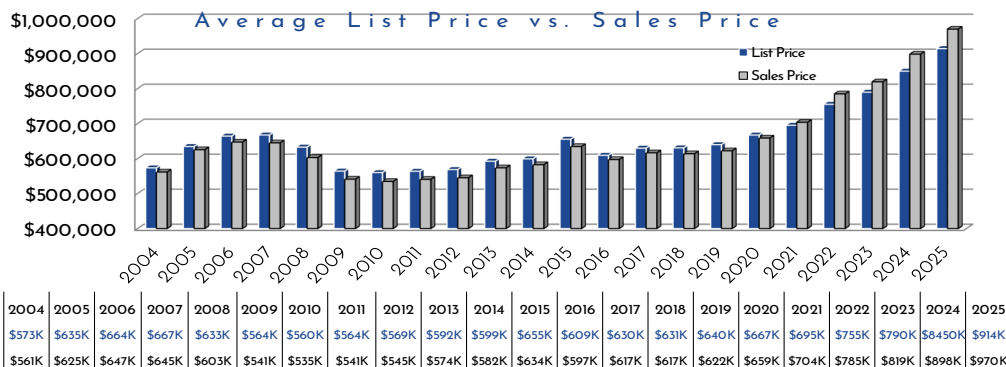
YTD	2025	2026	% Change
DOM	20	21	3.55%
Sales Price	\$931,947	\$1,076,476	15.51%
LP:SP	107.17%	107.26%	0.08%
SP:AV	1.70	1.79	5.69%

Prominent
Properties

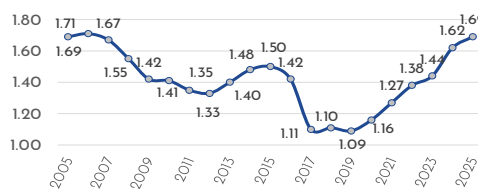
Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	124	133	7.26%
Rate of Ab 3 Mo	1.41	1.75	23.82%
Actives	20	29	42.96%
Under Contracts	36	34	-5.93%

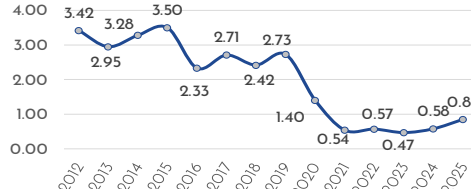
Morris Township Yearly Market Trends



Sales Price to Assessed Value Ratio



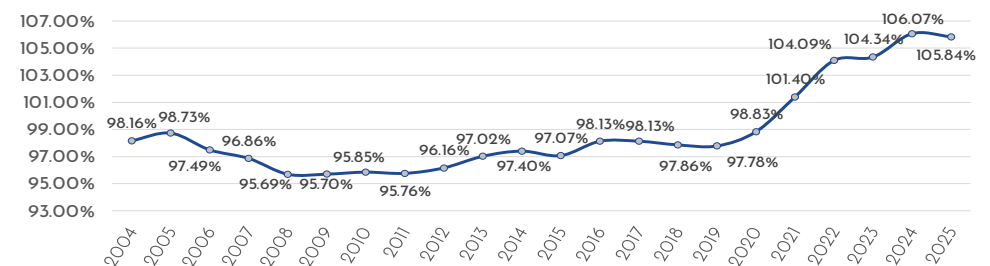
12 Month Rate of Absorption



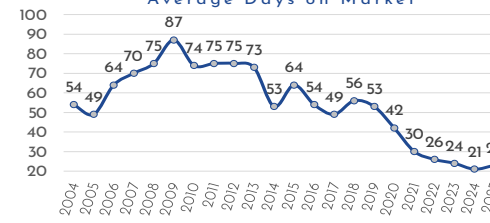
Data only available until 2012

Morris Township Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

