

# Morris Twp.

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	194 James Street	Carriage	4	2.0	102	\$615,000	\$615,000	\$600,000	97.56%	\$446,200	1.34
2	24 Davenport Place	TwnIntUn	3	3.0	39	\$690,000	\$690,000	\$690,000	100.00%	\$450,900	1.53
3	33 Midland Drive	Colonial	3	2.1	15	\$760,000	\$760,000	\$827,000	108.82%	\$394,300	2.10
4	20 Gerhard Place	TwnEndUn	3	3.1	181	\$859,000	\$859,000	\$839,000	97.67%	\$598,800	1.40
5	24 Raynor Road	CapeCod	4	2.0	10	\$775,000	\$775,000	\$925,000	119.35%	\$450,300	2.05
6	16 Lee Drive	MultiFlr	3	3.1	110	\$1,149,000	\$1,095,000	\$1,068,000	97.53%	\$639,100	1.67
7	11 Armstrong Road	Colonial	4	3.1	10	\$1,100,000	\$1,100,000	\$1,314,000	119.45%	\$683,000	1.92
8	15 Beechwood Drive	CapeCod	5	3.0	1	\$1,417,500	\$1,417,500	\$1,417,500	100.00%	\$693,800	2.04
9	52 Schoolhouse Lane	Colonial	5	3.1	29	\$1,650,000	\$1,650,000	\$1,600,000	96.97%	\$985,100	1.62
AVERAGE					55	\$1,001,722	\$995,722	\$1,031,167	104.15%		1.74

### *"Active"* Listings in Morris Twp.

Number of Units: 19  
 Average List Price: \$1,232,884  
 Average Days on Market: 47

### *"Under Contract"* Listings in Morris Twp.

Number of Units: 30  
 Average List Price: \$1,112,756  
 Average Days on Market: 16

# 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										32
List Price	\$1,016,062	\$898,727	\$995,722										\$967,485
Sales Price	\$1,071,625	\$916,834	\$1,031,167										\$1,004,475
SP:LP%	105.57%	102.57%	104.15%										104.12%
SP to AV	1.69	1.76	1.74										1.73
# Units Sold	16	15	9										40
3 Mo Rate of Ab	1.00	1.06	1.43										1.16
Active Listings	15	16	19										17
Under Contracts	21	15	30										22

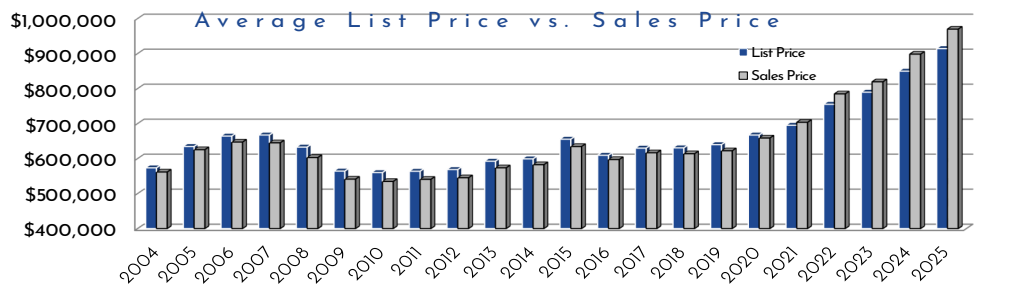
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	25	32	28.46%
Sales Price	\$907,728	\$1,004,475	10.66%
LP:SP	105.35%	104.12%	-1.16%
SP:AV	1.63	1.73	5.90%

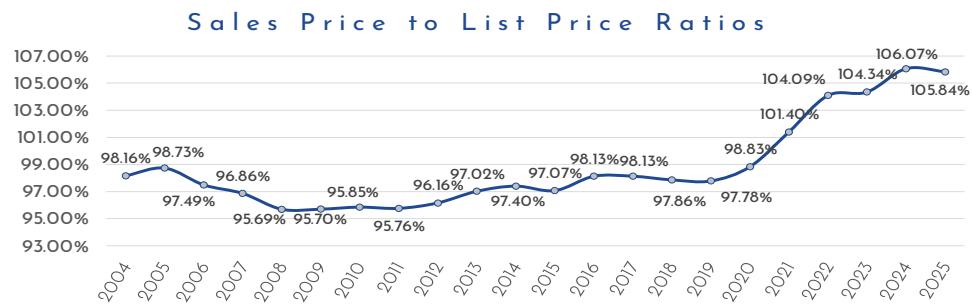
Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	32	40	25.00%
Rate of Ab 3 Mo	1.46	1.16	-20.14%
Actives	17	17	0.00%
Under Contracts	30	22	-26.67%

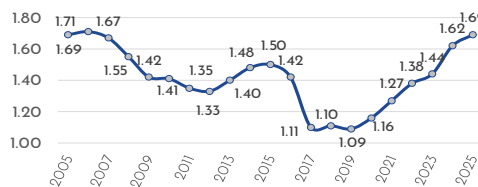
## Morris Township Yearly Market Trends



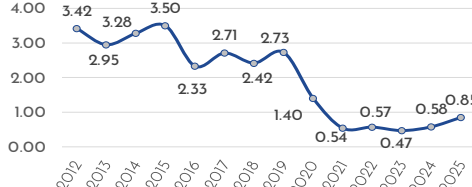
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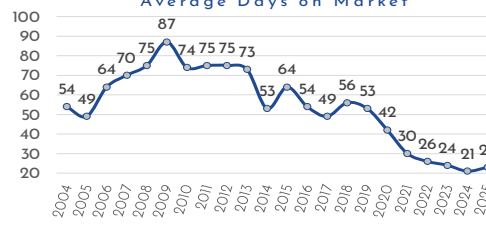
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

