

Morris Twp.

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	508 Pitney Place	OneFloor	1	1.0	40	\$325,000	\$325,000	\$325,000	100.00%	\$178,400	1.82
2	523 Pitney Place	OneFloor	2	1.0	19	\$375,000	\$375,000	\$380,000	101.33%	\$209,800	1.81
3	2 Blackwell Avenue	Cottage	2	1.0	22	\$499,000	\$499,000	\$515,000	103.21%	\$388,700	1.32
4	43 Raven Drive	TwnIntUn	3	2.1	59	\$785,000	\$750,000	\$750,000	100.00%	\$470,600	1.59
5	4 Elder Drive	CapeCod	3	2.0	8	\$699,000	\$699,000	\$775,000	110.87%	\$359,100	2.16
6	25 N Star Drive	RanchRas	4	3.0	11	\$749,000	\$749,000	\$780,000	104.14%	\$452,100	1.73
7	7 Sherwood Drive	TwnIntUn	2	2.1	35	\$775,000	\$775,000	\$790,000	101.94%	\$480,900	1.64
8	6 Brookfield Way	Ranch	3	2.1	44	\$815,000	\$799,000	\$815,000	102.00%	\$515,600	1.58
9	143 Hillcrest Avenue	RanchExp	4	2.0	29	\$799,990	\$799,990	\$840,000	105.00%	\$451,000	1.86
10	54 Chimney Ridge Drive	SplitLev	4	2.1	104	\$945,000	\$899,999	\$850,000	94.44%	\$558,400	1.52
11	33 Colonial Drive	Ranch	3	2.0	19	\$895,000	\$895,000	\$880,000	98.32%	\$551,500	1.60
12	23 Colonial Drive	RanchExp	4	2.1	21	\$949,999	\$949,999	\$956,000	100.63%	\$598,300	1.60
13	6 Raleigh Court	Colonial	4	2.2	16	\$950,000	\$950,000	\$1,070,000	112.63%	\$539,900	1.98
14	6 Alpine Drive	Colonial	4	2.1	28	\$950,000	\$950,000	\$1,150,000	121.05%	\$553,400	2.08
15	22 Walt Whitman Trail	Colonial	5	4.1	24	\$1,385,000	\$1,385,000	\$1,340,000	96.75%	\$882,000	1.52
16	21 Beechwood Drive	Colonial	4	2.2	12	\$1,245,000	\$1,245,000	\$1,500,000	120.48%	\$806,000	1.86
17	10 Westminster Place	Custom	6	5.1	108	\$2,650,000	\$2,650,000	\$2,750,000	103.77%	\$1,641,400	1.68
AVERAGE					35	\$928,941	\$923,293	\$968,588	104.50%		1.73

"Active" Listings in Morris Twp.

Number of Units: 17
Average List Price: \$1,538,589
Average Days on Market: 71

"Under Contract" Listings in Morris Twp.

Number of Units: 25
Average List Price: \$1,106,840
Average Days on Market: 27

Morris Twp. 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	29	20	23	14	18	18	20	21	27	27	35	23
List Price	\$689,500	\$959,760	\$857,862	\$886,689	\$746,250	\$894,017	\$909,859	\$970,824	\$982,286	\$1,009,515	\$954,563	\$923,293	\$914,224
Sales Price	\$722,667	\$1,003,500	\$917,269	\$959,963	\$796,086	\$973,876	\$963,977	\$1,043,761	\$1,027,963	\$1,061,935	\$972,863	\$968,588	\$969,799
SP:LP%	103.91%	105.91%	105.54%	107.69%	106.47%	109.89%	106.07%	105.98%	104.21%	104.40%	101.80%	104.50%	105.84%
SP to AV	1.66	1.56	1.68	1.75	1.72	1.74	1.65	1.77	1.58	1.68	1.73	1.73	1.69
# Units Sold	6	10	16	27	14	29	22	17	22	23	19	17	222
3 Mo Rate of Ab	0.98	1.14	2.25	2.13	1.15	1.09	1.14	0.74	1.55	1.40	0.81		1.31
Active Listings	14	14	24	32	16	24	18	17	29	29	15	17	21
Under Contracts	21	35	34	34	50	42	37	35	32	32	34	25	34

Flashback! YTD 2024 vs YTD 2025

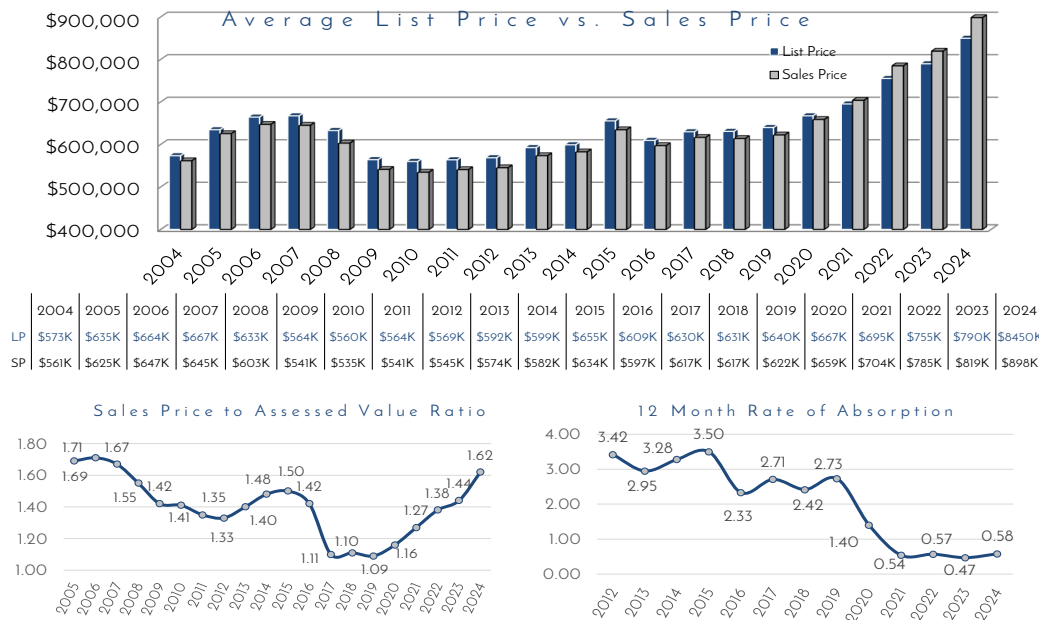
YTD	2024	2025	% Change
DOM	21	23	8.47%
Sales Price	\$898,297	\$969,799	7.96%
LP:SP	106.07%	105.84%	-0.22%
SP:AV	1.62	1.69	4.67%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	244	222	-9.02%
Rate of Ab 3 Mo	1.17	1.31	11.42%
Actives	21	21	0.40%
Under Contracts	32	34	6.20%

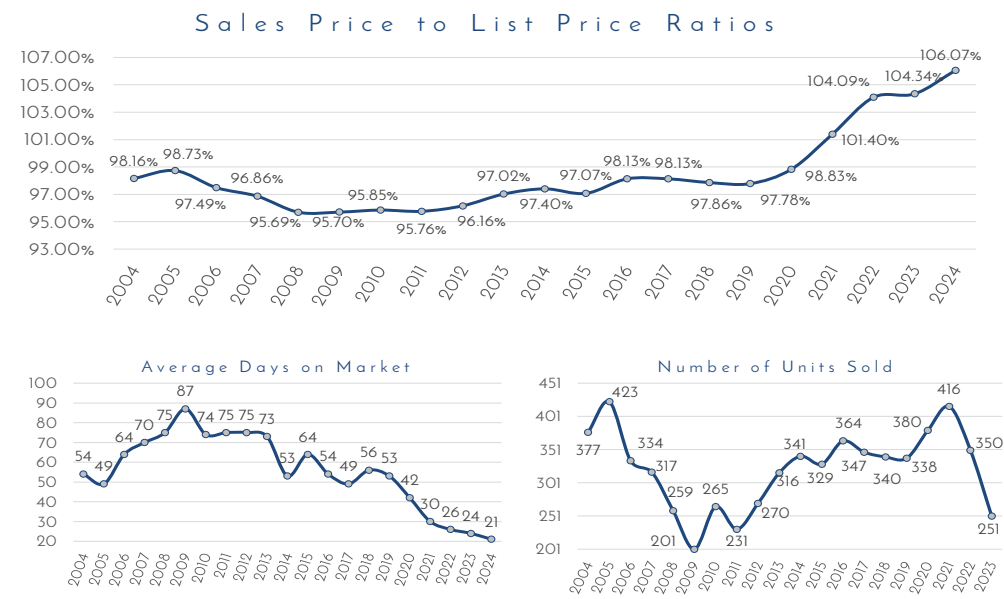
Morris Township Yearly Market Trends



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Morris Township Yearly Market Trends



Not intended to solicit a property already listed.

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