

Morristown

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	61 Western Avenue U:C	OneFloor	1	1.0	41	\$379,000	\$379,000	\$375,000	98.94%	\$336,100	1.12
2	31 Garden Street	Colonial	3	2.0	7	\$575,000	\$575,000	\$563,000	97.91%	\$457,500	1.23
3	40 Park Unit 315	HighRise	1	1.1	91	\$749,000	\$650,000	\$625,000	96.15%	\$612,700	1.02
4	13 Woodlawn Drive	CapeCod	4	2.1	1	\$849,000	\$849,000	\$850,000	100.12%	\$733,700	1.16
AVERAGE					35	\$638,000	\$613,250	\$603,250	98.28%		1.13

"Active" Listings in Morristown

Number of Units: 9
 Average List Price: \$906,656
 Average Days on Market: 16

"Under Contract" Listings in Morristown

Number of Units: 9
 Average List Price: \$740,222
 Average Days on Market: 37

Morristown 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	34	35											34
List Price	\$1,095,667	\$613,250											\$902,700
Sales Price	\$1,120,172	\$603,250											\$913,403
SP:LP%	104.68%	98.28%											102.12%
SP to AV	1.28	1.13											1.22
# Units Sold	6	4											10
3 Mo Rate of Ab	1.29	1.83											1.56
Active Listings	9	9											9
Under Contracts	5	9											7

Flashback! YTD 2025 vs YTD 2026

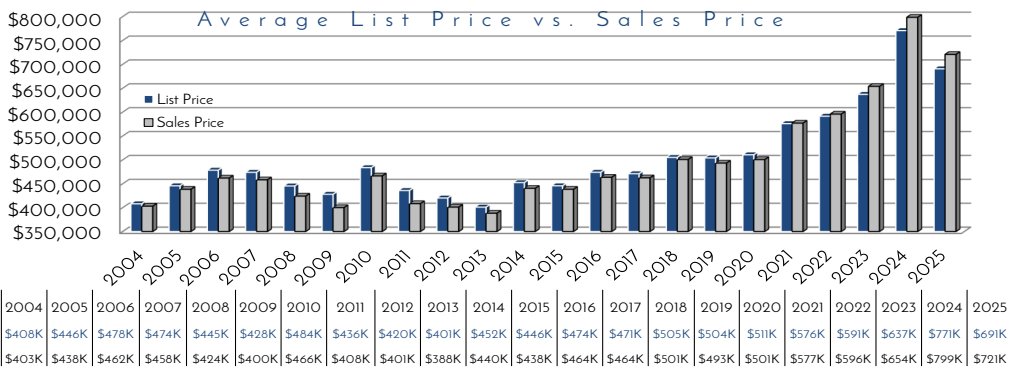
YTD	2025	2026	% Change
DOM	39	34	-13.23%
Sales Price	\$632,404	\$913,403	44.43%
LP:SP	100.27%	102.12%	1.85%
SP:AV	1.08	1.22	13.10%

Prominent Properties

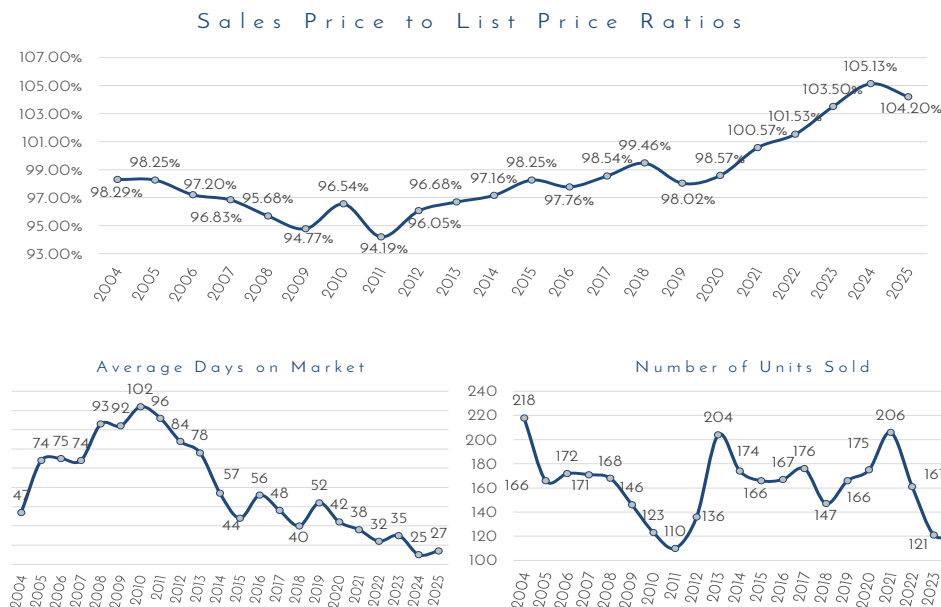
Sotheby's
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YTD	2025	2026	% Change
# Units Sold	20	10	-50.00%
Rate of Ab 3 Mo	1.19	1.56	31.09%
Actives	12	9	-25.00%
Under Contracts	15	7	-51.72%

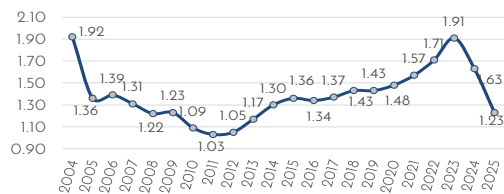
Morristown Yearly Market Trends



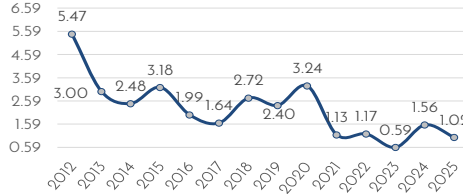
Morristown Monthly Market Trends



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Number of Units Sold

