

# Morris Twp.

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	228 Pitney Place	OneFloor	1	1.0	30	\$329,000	\$329,000	\$329,000	100.00%	\$178,400	1.84
2	415 Pitney Place	OneFloor	1	1.0	10	\$329,000	\$329,000	\$329,000	100.00%	\$181,100	1.82
3	249 Martin Luther King Avenue	FixrUppr	3	1.0	40	\$450,000	\$450,000	\$408,000	90.67%	\$193,600	2.11
4	213 Pitney Place	OneFloor	2	1.0	12	\$385,000	\$385,000	\$426,000	110.65%	\$211,100	2.02
5	28 Wildflower Lane	TwnEndUn	2	2.1	73	\$500,000	\$500,000	\$500,000	100.00%	\$374,500	1.34
6	63 Village Drive	OneFloor	2	2.0	82	\$539,999	\$524,900	\$525,000	100.02%	\$309,400	1.70
7	62 Witherspoon Court	TwnEndUn	2	2.1	10	\$585,000	\$585,000	\$625,000	106.84%	\$345,700	1.81
8	17 Meslar Road	CapeCod	3	2.0	53	\$625,000	\$625,000	\$703,017	112.48%	\$377,400	1.86
9	80 Independence Way	TwnEndUn	3	2.1	13	\$764,000	\$764,000	\$817,500	107.00%	\$489,000	1.67
10	9 Dorothy Drive	Bi-Level	4	3.0	29	\$959,000	\$959,000	\$920,000	95.93%	\$446,000	2.06
11	97 Skyline Drive	RanchExp	5	3.1	17	\$995,000	\$995,000	\$1,050,000	105.53%	\$665,900	1.58
12	3 Carrington Way	TwnIntUn	3	2.1	11	\$1,150,000	\$1,150,000	\$1,175,000	102.17%	\$723,400	1.62
13	70 Ketch Road	Colonial	5	3.0	24	\$1,295,000	\$1,295,000	\$1,400,000	108.11%	\$764,200	1.83
14	1 Cromwell Drive	Custom	5	4.1	6	\$1,895,000	\$1,895,000	\$1,945,000	102.64%	Renovated	
15	182 Washington Valley Road	Colonial	5	5.2	32	\$2,695,000	\$2,695,000	\$2,600,000	96.47%	\$1,801,400	1.44
AVERAGE					29	\$899,733	\$898,727	\$916,834	102.57%		1.76

### "Active" Listings in Morris Twp.

Number of Units: 16  
 Average List Price: \$1,5114,882  
 Average Days on Market: 56

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

Number of Units: 15  
 Average List Price: \$1,098,860  
 Average Days on Market: 43

# 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											25
List Price	\$1,016,062	\$898,727											\$959,287
Sales Price	\$1,071,625	\$916,834											\$996,726
SP:LP%	105.57%	102.57%											104.12%
SP to AV	1.69	1.76											1.73
# Units Sold	16	15											31
3 Mo Rate of Ab	1.00	1.06											1.03
Active Listings	15	16											16
Under Contracts	21	15											18

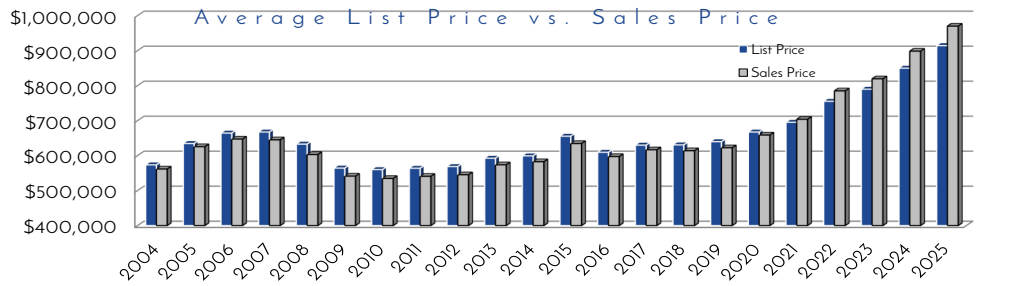
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	30	25	-14.05%
Sales Price	\$898,188	\$996,726	10.97%
LP:SP	105.16%	104.12%	-0.99%
SP:AV	1.60	1.73	8.21%

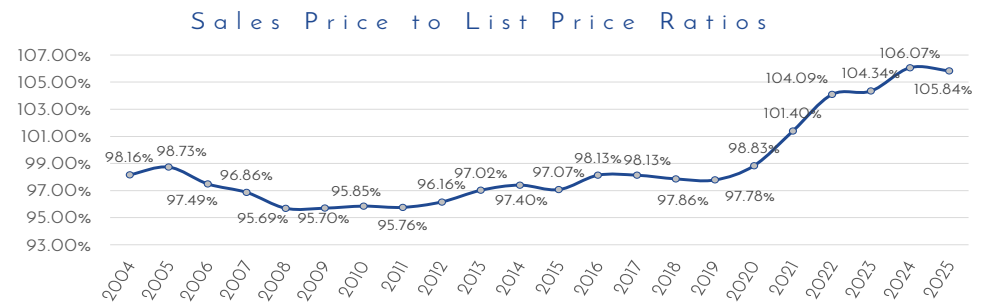
Prominent  
Properties  
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YTD	2025	2026	% Change
# Units Sold	16	31	93.75%
Rate of Ab 3 Mo	1.06	1.03	-2.83%
Actives	14	16	10.71%
Under Contracts	28	18	-35.71%

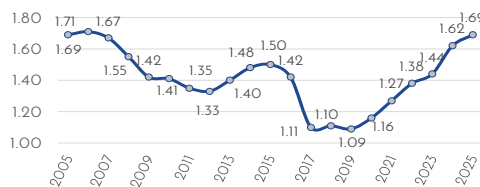
## Morris Township Yearly Market Trends



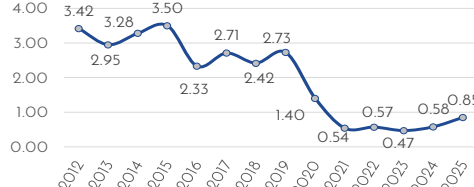
## Morris Township Yearly Market Trends



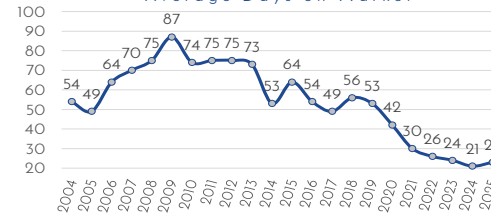
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

