

Morris Twp.

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 South Street	Colonial	3	2.0	0	\$300,000	\$300,000	\$335,000	111.67%	\$340,900	0.98
2	77 Hancock Drove	TwnIntUn	2	2.1	20	\$559,900	\$559,900	\$570,000	101.80%	\$417,000	1.37
3	106 A Mill Road	Colonial	4	2.1	31	\$625,000	\$595,000	\$595,000	100.00%	\$385,300	1.54
4	30 Terry Drive	SplitLev	4	2.1	73	\$639,900	\$639,900	\$625,000	97.67%	\$500,200	1.25
5	25 Florence Avenue	CapeCod	4	2.0	66	\$675,000	\$675,000	\$750,000	111.11%	\$409,800	1.83
6	241 Lake Road	SeeRem	4	2.1	9	\$779,000	\$779,000	\$885,000	113.61%	\$510,600	1.73
7	1 Cromwell Drive	SplitLev	3	2.1	10	\$749,000	\$749,000	\$900,000	120.16%	\$548,600	1.64
8	7 Catalpa Road	SplitLev	4	2.1	44	\$1,100,000	\$949,900	\$925,000	97.38%	\$553,000	1.67
9	5 Wheatsheaf Farm Road	TwnEndUn	4	4.1	33	\$1,749,900	\$1,749,900	\$1,850,000	105.72%	\$1,050,900	1.76
10	10 Brigade Hill Road	Tudor	5	7.1	1	\$2,600,000	\$2,600,000	\$2,600,000	100.00%	\$1,448,300	1.80
AVERAGE					29	\$977,770	\$959,760	\$1,003,500	105.91%		1.56

"Active" Listings in Morris Twp.

Number of Units: 14
 Average List Price: \$1,646,199
 Average Days on Market: 81

"Under Contract" Listings in Morris Twp.

Number of Units: 35
 Average List Price: \$916,743
 Average Days on Market: 20

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											30
List Price	\$689,500	\$959,760											\$858,412
Sales Price	\$722,667	\$1,003,500											\$898,188
SP:LP%	103.91%	105.91%											105.16%
SP to AV	1.66	1.56											1.60
# Units Sold	6	10											16
3 Mo Rate of Ab	0.98	1.14											1.06
Active Listings	14	14											14
Under Contracts	21	35											28

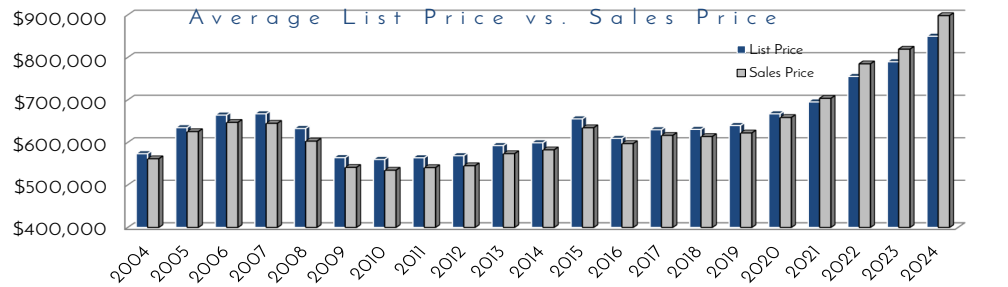
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	27	30	11.32%
Sales Price	\$752,206	\$898,188	19.41%
LP:SP	101.16%	105.16%	3.96%
SP:AV	1.49	1.60	7.09%

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YTD	2024	2025	% Change
# Units Sold	22	16	-27.27%
Rate of Ab 3 Mo	1.04	1.06	2.42%
Actives	15	14	-6.67%
Under Contracts	19	28	51.35%

Morris Township Yearly Market Trends



Year	LP	SP
2004	\$573K	\$561K
2005	\$635K	\$625K
2006	\$664K	\$647K
2007	\$677K	\$645K
2008	\$633K	\$603K
2009	\$564K	\$541K
2010	\$560K	\$535K
2011	\$564K	\$541K
2012	\$569K	\$545K
2013	\$592K	\$574K
2014	\$599K	\$582K
2015	\$655K	\$634K
2016	\$609K	\$597K
2017	\$630K	\$617K
2018	\$631K	\$617K
2019	\$640K	\$622K
2020	\$667K	\$659K
2021	\$695K	\$704K
2022	\$755K	\$785K
2023	\$790K	\$819K
2024	\$845K	\$898K

Morris Township Yearly Market Trends

