

Morris Plains

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65 Veterans Way	TwnIntUn	2	3.0	5	\$569,990	\$569,990	\$569,990	100.00%	New Cnstrct	
2	24 Whitney Avenue U3101	OneFloor	3	2.0	34	\$672,740	\$657,740	\$599,990	91.22%	New Cnstrct	
3	55 Veterans Way	MultiFlr	3	2.1	31	\$646,440	\$599,990	\$560,000	93.33%	New Cnstrct	
4	5 Myers Terrace	TwnIntUn	3	3.1	42	\$799,990	\$799,990	\$774,000	96.75%	New Cnstrct	
5	15 Whitney Avenue U3201	OneFloor	3	2.0	1	\$699,990	\$699,990	\$699,990	100.00%	New Cnstrct	
6	59 Veterans Way	MultiFlr	3	2.1	28	\$599,990	\$599,990	\$580,000	96.67%	New Cnstrct	
7	16 Signorelli Lane	TwnIntUn	3	2.1	5	\$829,990	\$829,990	\$799,990	96.39%	New Cnstrct	
8	11 Myers B23	TwnIntUn	3	3.1	21	\$784,990	\$784,990	\$784,990	100.00%	New Cnstrct	
9	43 Veterans Way	MultiFlr	3	2.1	22	\$614,990	\$614,990	\$610,000	99.19%	New Cnstrct	
AVERAGE					21	\$691,012	\$684,184	\$664,328	97.06%		

"Active" Listings in Morris Plains

Number of Units: 15
Average List Price: \$691,956
Average Days on Market: 26

"Under Contract" Listings in Morris Plains

Number of Units: 18
Average List Price: \$640,909
Average Days on Market: 37



Morris Plains 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	21											22
List Price	\$601,330	\$684,184											\$663,471
Sales Price	\$598,663	\$664,328											\$647,912
SP:LP%	101.90%	97.06%											98.27%
SP to AV	1.29												1.29
# Units Sold	3	9											12
3 Mo Rate of Ab	2.00	1.63											1.82
Active Listings	8	2											5
Under Contracts	26	18											22

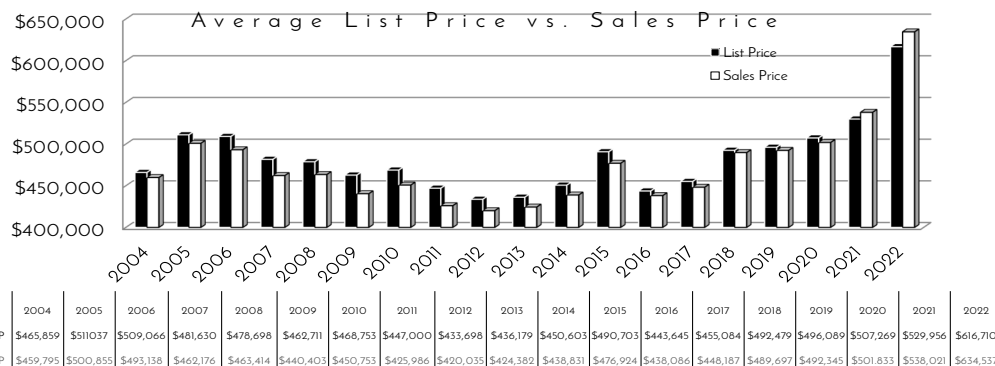
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	36	22	-39.56%
Sales Price	\$525,749	\$647,912	23.24%
LP:SP	100.73%	98.27%	-2.45%
SP:AV	1.291	1.294	0.25%

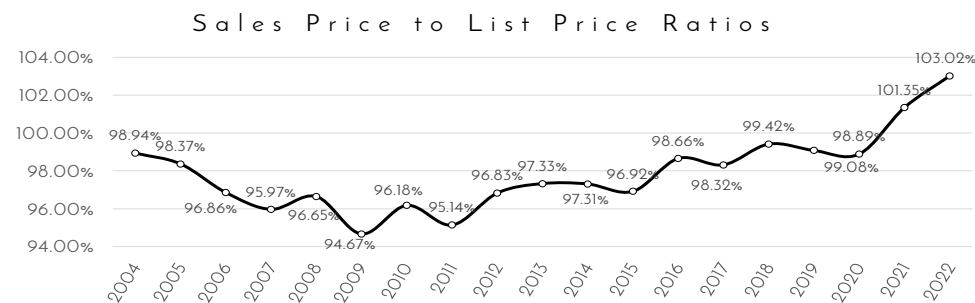


YTD	2022	2023	% Change
# Units Sold	8	12	50.00%
Rate of Ab 3 Mo	2.57	1.82	-29.38%
Actives	No Data	5	
Under Contracts	No Data	22	

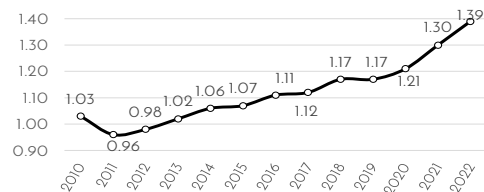
Morris Plains Yearly Market Trends



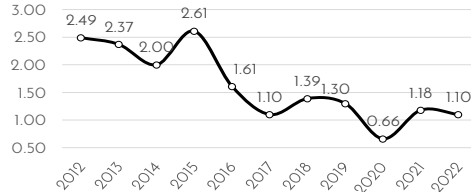
Morris Plains Yearly Market Trends



Sales Price to Assessed Value Ratio

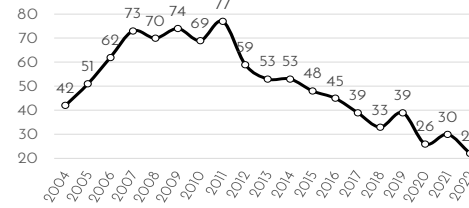


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

