

# Morris Plains

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7J Foxwood Drive	OneFloor	1	1.0	13	\$295,000	\$295,000	\$295,000	100.00%	\$230,300	1.28
2	44 Dogwood Road	Ranch	3	2.0	7	\$625,000	\$625,000	\$675,000	108.00%	\$383,900	1.76
3	3 Cecala Road B11	TwnIntUn	3	3.1	24	\$739,990	\$739,990	\$729,990	98.65%		
4	8 Higbie Way U5101	OneFloor	3	2.0	37	\$729,990	\$729,990	\$729,990	100.00%		
5	5 Cecala Road B11	TwnIntUn	3	3.1	7	\$734,990	\$734,990	\$734,990	100.00%		
6	1 Cecala Road B11	TwnEndUn	3	3.1	23	\$749,990	\$749,990	\$749,980	100.00%		
7	6 McCluskey Place	TwnIntUn	3	3.1	11	\$734,990	\$734,990	\$749,990	102.04%		
8	2 McCluskey Place B25	TwnEndUn	3	3.1	12	\$769,990	\$769,990	\$764,990	99.35%		
9	8 McCluskey Place B25	TwnEndUn	3	3.1	9	\$769,990	\$769,990	\$769,990	100.00%		
10	129 Grannis Avenue	Colonial	4	2.1	6	\$689,000	\$689,000	\$784,000	113.79%	\$534,700	1.47
11	37 Dogwood Road	RanchRas	5	2.1	8	\$699,900	\$699,900	\$799,000	114.16%	\$404,700	1.97
12	33 Higbie Way B13	MultiFlr	3	2.1	46	\$859,990	\$859,990	\$833,000	96.86%	\$703,400	1.18
13	14 McCluskey Place B24	TwnIntUn	3	2.1	16	\$829,990	\$829,990	\$839,990	101.20%		
AVERAGE					17	\$709,908	\$709,908	\$727,378	102.62%	\$451,400	1.53

### "Active" Listings in Morris Plains

Number of Units: 13  
Average List Price: \$781,707  
Average Days on Market: 24

### "Under Contract" Listings in Morris Plains

Number of Units: 18  
Average List Price: \$720,130  
Average Days on Market: 21



# 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	24	24	18	24	17	17					20
List Price	\$601,330	\$684,184	\$586,434	\$703,780	\$696,058	\$647,263	\$768,982	\$709,908					\$680,670
Sales Price	\$598,663	\$664,328	\$611,089	\$693,971	\$708,623	\$654,733	\$777,165	\$727,378					\$688,796
SP:LP%	101.90%	97.06%	104.44%	98.80%	102.22%	100.76%	101.07%	102.62%					101.40%
SP to AV	1.29	1.39	1.43	1.30	1.57	1.41	1.51	1.53					1.60
# Units Sold	3	9	11	5	18	15	11	13					85
3 Mo Rate of Ab	2.00	1.63	2.25	1.78	1.97	0.79	0.89	0.98					1.54
Active Listings	8	2	14	19	15	8	14	13					12
Under Contracts	26	18	23	26	27	23	17	18					22

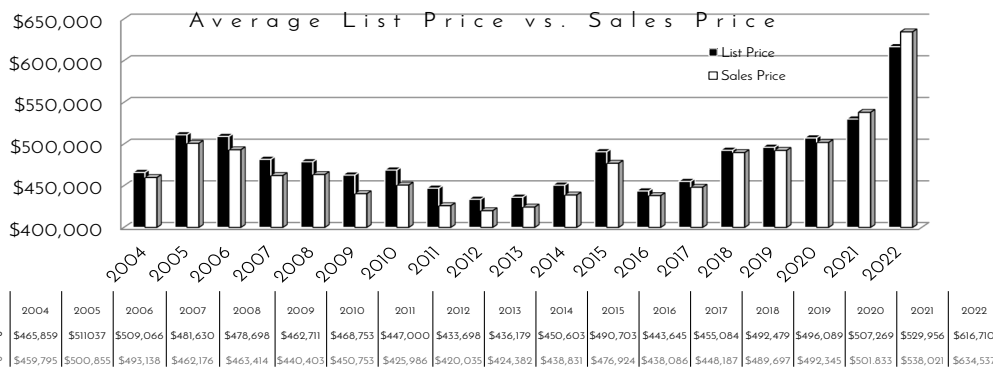
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	20	9.60%
Sales Price	\$634,257	\$688,796	8.60%
LP:SP	104.17%	101.40%	-2.65%
SP:AV	1.39	1.60	15.08%



YTD	2022	2023	% Change
# Units Sold	62	85	37.10%
Rate of Ab 3 Mo	2.20	1.54	-30.05%
Actives	20	12	-42.13%
Under Contracts	22	22	1.14%

## Morris Plains Yearly Market Trends



## Morris Plains Yearly Market Trends

