

Morris Plains

October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 Grannis Avenue	SplitLev	4	2.1	333	\$725,000	\$650,000	\$537,000	82.62%	\$516,600	1.04
2	33 Franklin Place	Colonial	4	2.0	7	\$599,000	\$599,000	\$635,000	106.01%	\$385,000	1.65
3	17 Morris Plains Avenue	Colonial	4	3.1	31	\$679,000	\$679,000	\$675,000	99.41%	\$397,200	1.70
4	12 Rosedale Avenue	Colonial	5	2.1	10	\$699,000	\$699,000	\$705,000	100.86%	\$376,800	1.87
5	24 Beech Drive	CapeCod	5	3.0	22	\$698,900	\$698,900	\$715,000	102.30%	\$501,600	1.43
6	48 Whitney Avenue	OneFloor	3	2.0	11	\$725,000	\$725,000	\$725,000	100.00%	\$475,300	1.53
7	15 Sunset Road	SplitLev	3	2.0	7	\$699,000	\$699,000	\$790,000	113.02%	Renovated	
8	20 Idlewild Drive	Colonial	5	2.1	15	\$995,000	\$995,000	\$1,311,000	131.76%	\$669,200	1.96
AVERAGE					55	\$727,488	\$718,113	\$761,625	104.50%		1.60

"Active" Listings in Morris Plains

Number of Units: 10
Average List Price: \$784,290
Average Days on Market: 29

"Under Contract" Listings in Morris Plains

Number of Units: 6
Average List Price: \$634,150
Average Days on Market: 22



Morris Plains 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26	9	20	25	18	18	21	23	10	55			23
List Price	\$743,745	\$776,471	\$860,172	\$836,190	\$841,541	\$718,563	\$678,890	\$644,992	\$783,333	\$718,113			\$743,846
Sales Price	\$746,373	\$798,971	\$850,998	\$839,554	\$834,414	\$770,921	\$702,136	\$663,644	\$850,000	\$761,625			\$765,407
SP:LP%	100.47%	103.02%	99.46%	101.00%	99.50%	107.92%	105.25%	103.33%	108.29%	104.50%			103.43%
SP to AV	1.51	1.68	1.86	1.59	1.52	1.69	1.63	1.59	1.68	1.60			1.62
# Units Sold	8	6	5	9	7	12	11	12	3	8			81
3 Mo Rate of Ab	1.08	1.14	1.05	1.23	1.35	1.29	0.54	0.33	0.76	1.50			1.03
Active Listings	9	8	6	6	8	8	4	3	6	10			7
Under Contracts	13	14	16	12	16	15	17	6	10	6			13

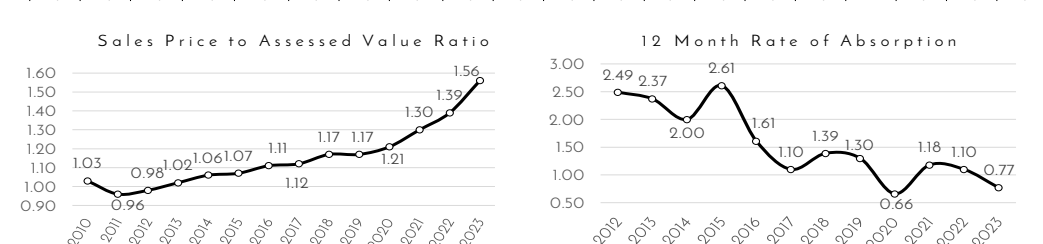
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	21	23	12.46%
Sales Price	\$681,183	\$765,407	12.36%
LP:SP	101.83%	103.43%	1.57%
SP:AV	1.57	1.62	3.07%



YTD	2023	2024	% Change
# Units Sold	101	81	-19.80%
Rate of Ab 3 Mo	1.47	1.03	-29.95%
Actives	12	7	-45.43%
Under Contracts	21	13	-39.90%

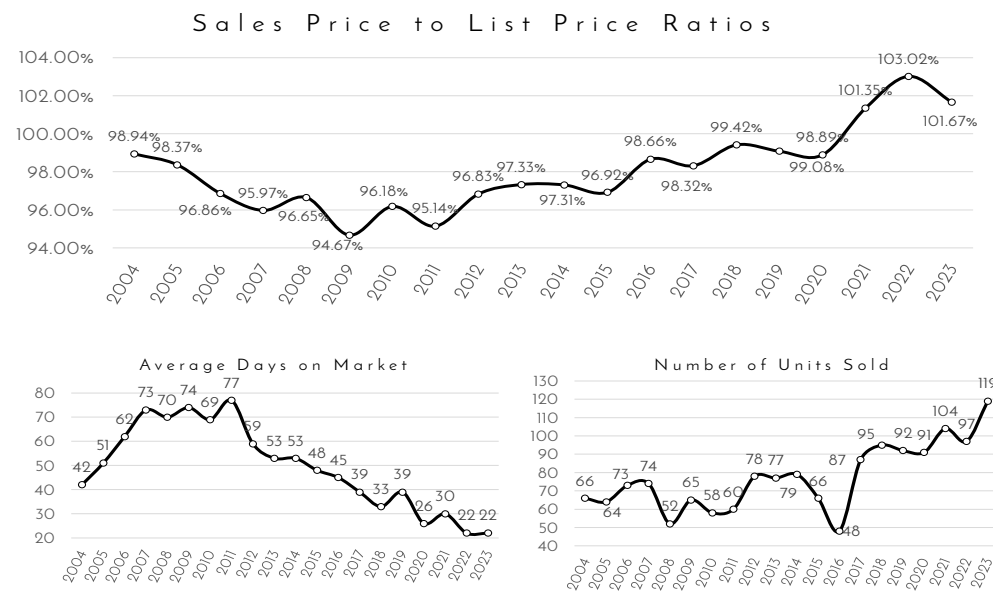
Morris Plains Yearly Market Trends



Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Morris Plains Yearly Market Trends



Not intended to solicit a property already listed.

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