



Morris Plains, New Jersey.

Current market data.

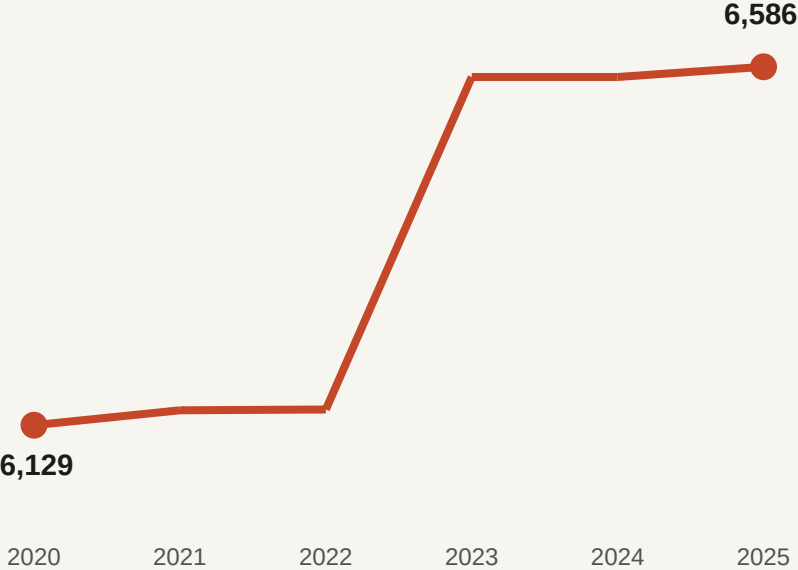
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.5% since 2020.

6,586

people, the 168th-largest of New Jersey's cities and towns.



Source: Census Population Estimates, 2025

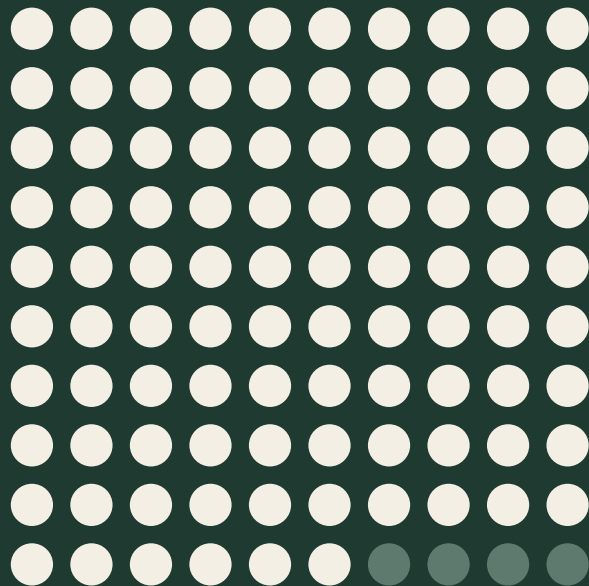
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.1%

of 4,978 jobs located in Morris Plains are filled by
in-commuters.

Source: Census LEHD LODES, 2023



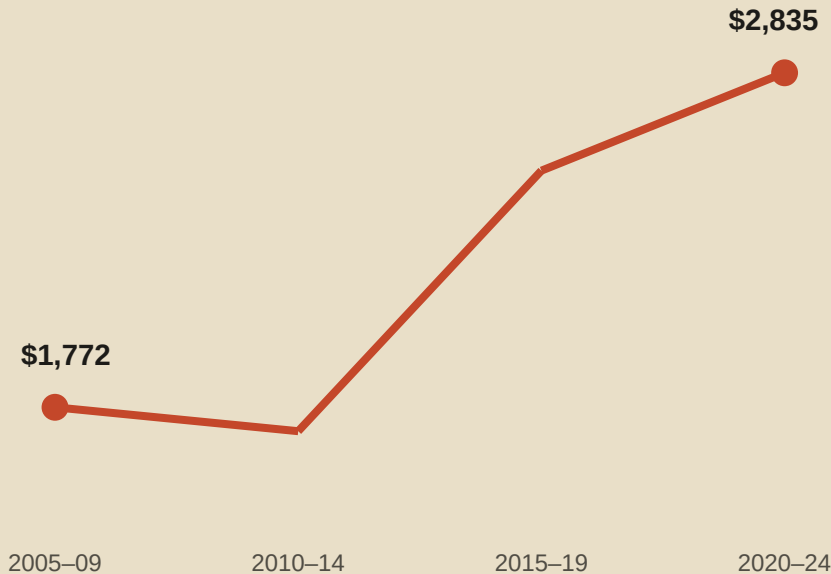
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$2,835

a month. New Jersey's median is \$1,720.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,779 gap between neighbors, the sharpest rent edge between adjacent tracts in Morris County.

TRACT 417.05

\$329

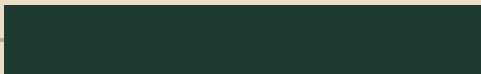
TRACT 418.03

\$3,108

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,317–\$1,976



\$2,835 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

822

homes permitted in ten years,
2016–2025

49%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.9% to the 2,638 homes here.

8–50

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 42% more than New Jersey's.

\$643,300

median home value in Morris Plains.

Morris Plains



\$643,300

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS MORRIS PLAINS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/nj/morris-plains/**](https://almanacdata.ai/e/nj/morris-plains/)

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