

An aerial photograph of a lush, forested landscape. In the center, a calm lake reflects the surrounding trees and the sky. The forest is dense with trees showing vibrant autumn colors, including shades of green, yellow, orange, and red. In the background, rolling hills and mountains are visible under a sky with soft, colorful clouds, suggesting a sunset or sunrise. Several houses are scattered throughout the forest, some with visible roofs and driveways. A road or path is visible on the right side of the image.

Q2 2026

# Sussex County Market Report

COMPASS



# Sussex County Overview

Year-To-Date Sales

983

2.1% Year-To-Date  
26.5% Quarter-Over-Quarter

Year-To-Date Contracts

1,137

7.5% Year-To-Date  
55.5% Quarter-Over-Quarter

Single-Family  
Average Sale Price

\$528K

6.2% Year-To-Date  
13.7% Quarter-Over-Quarter

Condo/Co-op/Townhouse  
Average Sale Price

\$309K

0.8% Year-To-Date  
8.4% Quarter-Over-Quarter

Average Days On Market

39

5.4% Year-To-Date  
-29.8% Quarter-Over-Quarter

Active Listings

555

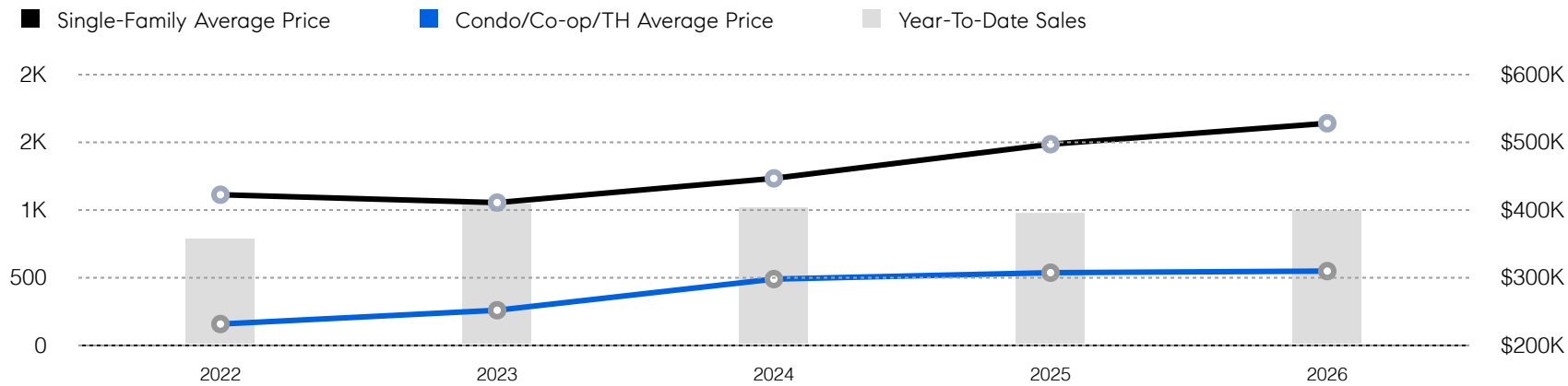
-18.6% Year-Over-Year  
21.7% Quarter-Over-Quarter



# Sussex County Overview

|                |                   | YTD 2025      | YTD 2026      | % Change | Q2 2025       | Q2 2026       | % Change |
|----------------|-------------------|---------------|---------------|----------|---------------|---------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 875           | 924           | 5.6%     | 517           | 588           | 13.7%    |
|                | ACTIVE LISTINGS   | 542           | 440           | -18.8%   | 542           | 440           | -18.8%   |
|                | # OF SALES        | 784           | 773           | -1.4%    | 446           | 450           | 0.9%     |
|                | SALES VOLUME      | \$389,834,070 | \$408,236,334 | 4.7%     | \$230,932,906 | \$250,247,957 | 8.4%     |
|                | MEDIAN PRICE      | \$440,500     | \$470,000     | 6.7%     | \$455,500     | \$491,000     | 7.8%     |
|                | AVERAGE PRICE     | \$497,237     | \$528,119     | 6.2%     | \$517,787     | \$556,107     | 7.4%     |
|                | AVERAGE DOM       | 40            | 42            | 5.0%     | 32            | 36            | 12.5%    |
|                | % OF ASKING PRICE | 103.3%        | 102.7%        | -0.5%    | 104.0%        | 103.6%        | -0.5%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 183           | 213           | 16.4%    | 101           | 104           | 3.0%     |
|                | ACTIVE LISTINGS   | 140           | 115           | -17.9%   | 140           | 115           | -17.9%   |
|                | # OF SALES        | 179           | 210           | 17.3%    | 99            | 99            | 0.0%     |
|                | SALES VOLUME      | \$55,038,313  | \$65,063,485  | 18.2%    | \$31,422,063  | \$31,978,387  | 1.8%     |
|                | MEDIAN PRICE      | \$280,414     | \$289,500     | 3.2%     | \$305,000     | \$295,000     | -3.3%    |
|                | AVERAGE PRICE     | \$307,477     | \$309,826     | 0.8%     | \$317,395     | \$323,014     | 1.8%     |
|                | AVERAGE DOM       | 46            | 46            | 0.0%     | 43            | 43            | 0.0%     |
|                | % OF ASKING PRICE | 99.9%         | 99.9%         | -0.1%    | 100.2%        | 100.6%        | 0.3%     |

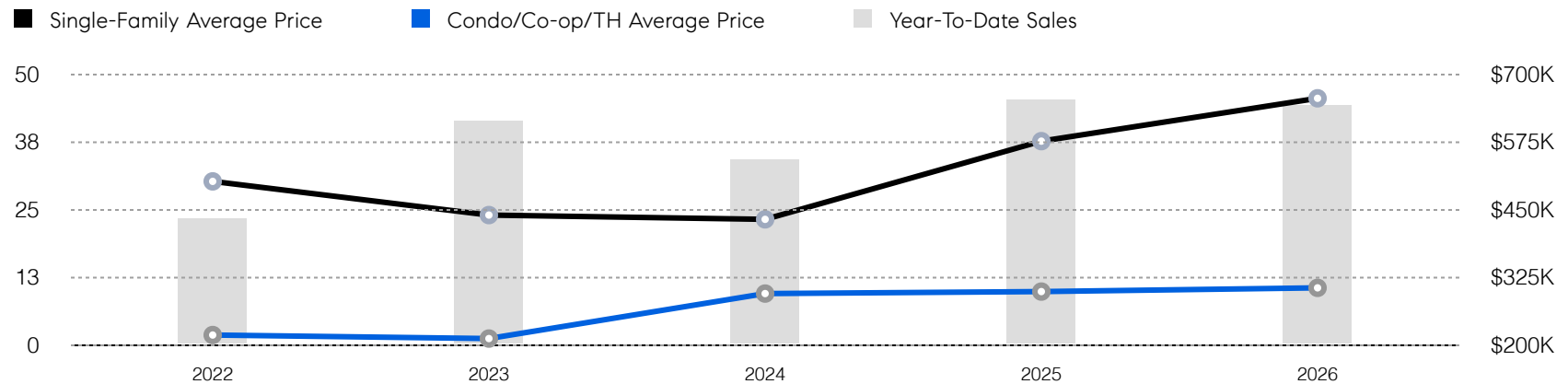
## Historic Sales Trends



# Andover Township

|                |                   | YTD 2025     | YTD 2026     | % Change | Q2 2025      | Q2 2026      | % Change |
|----------------|-------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 38           | 34           | -10.5%   | 22           | 17           | -22.7%   |
|                | ACTIVE LISTINGS   | 21           | 15           | -28.6%   | 21           | 15           | -28.6%   |
|                | # OF SALES        | 39           | 37           | -5.1%    | 22           | 18           | -18.2%   |
|                | SALES VOLUME      | \$22,506,300 | \$24,280,004 | 7.9%     | \$13,629,400 | \$13,250,000 | -2.8%    |
|                | MEDIAN PRICE      | \$548,000    | \$545,000    | -0.5%    | \$555,000    | \$587,500    | 5.9%     |
|                | AVERAGE PRICE     | \$577,085    | \$656,216    | 13.7%    | \$619,518    | \$736,111    | 18.8%    |
|                | AVERAGE DOM       | 29           | 35           | 20.7%    | 17           | 27           | 58.8%    |
|                | % OF ASKING PRICE | 103.5%       | 103.6%       | 0.2%     | 105.9%       | 106.1%       | 0.1%     |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 4            | 5            | 25.0%    | 3            | 1            | -66.7%   |
|                | ACTIVE LISTINGS   | 2            | 1            | -50.0%   | 2            | 1            | -50.0%   |
|                | # OF SALES        | 6            | 7            | 16.7%    | 2            | 1            | -50.0%   |
|                | SALES VOLUME      | \$1,795,500  | \$2,143,000  | 19.4%    | \$613,000    | \$319,000    | -48.0%   |
|                | MEDIAN PRICE      | \$322,500    | \$319,000    | -1.1%    | \$306,500    | \$319,000    | 4.1%     |
|                | AVERAGE PRICE     | \$299,250    | \$306,143    | 2.3%     | \$306,500    | \$319,000    | 4.1%     |
|                | AVERAGE DOM       | 46           | 28           | -39.1%   | 88           | 9            | -89.8%   |
|                | % OF ASKING PRICE | 103.3%       | 105.0%       | 1.7%     | 101.5%       | 100.0%       | -1.5%    |

## Historic Sales Trends

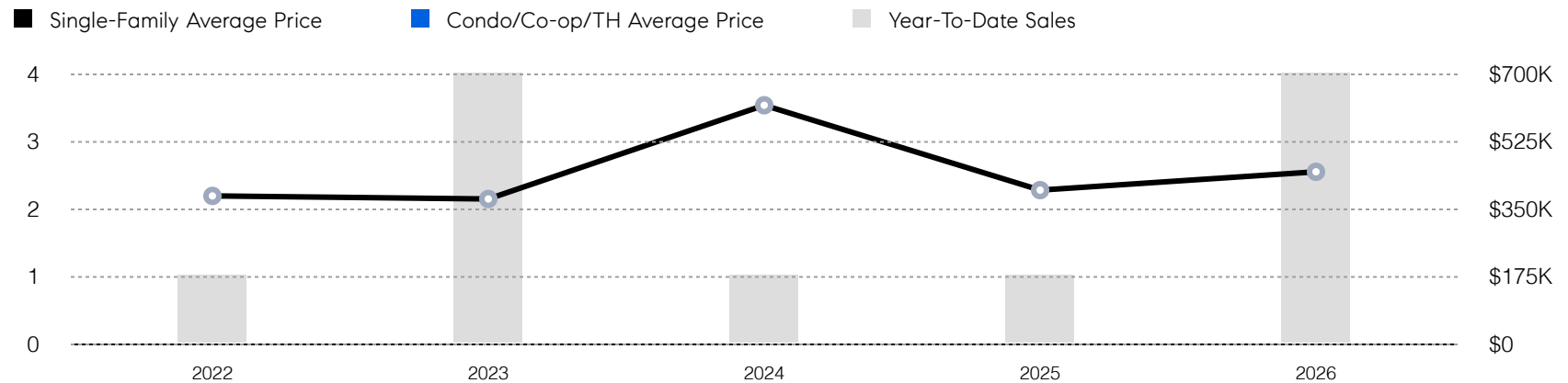




# Andover Borough

|                |                   | YTD 2025  | YTD 2026    | % Change | Q2 2025 | Q2 2026   | % Change |
|----------------|-------------------|-----------|-------------|----------|---------|-----------|----------|
| Single-Family  | CONTRACTS SIGNED  | 2         | 3           | 50.0%    | 1       | 2         | 100.0%   |
|                | ACTIVE LISTINGS   | 2         | 3           | 50.0%    | 2       | 3         | 50.0%    |
|                | # OF SALES        | 1         | 4           | 300.0%   | 0       | 1         | 0.0%     |
|                | SALES VOLUME      | \$400,000 | \$1,790,000 | 347.5%   | -       | \$310,000 | -        |
|                | MEDIAN PRICE      | \$400,000 | \$380,000   | -5.0%    | -       | \$310,000 | -        |
|                | AVERAGE PRICE     | \$400,000 | \$447,500   | 11.9%    | -       | \$310,000 | -        |
|                | AVERAGE DOM       | 79        | 48          | -39.2%   | -       | 9         | -        |
|                | % OF ASKING PRICE | 100.0%    | 104.6%      | 4.6%     | -       | 103.7%    | -        |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 0         | 0           | 0.0%     | 0       | 0         | 0.0%     |
|                | ACTIVE LISTINGS   | 0         | 0           | 0.0%     | 0       | 0         | 0.0%     |
|                | # OF SALES        | 0         | 0           | 0.0%     | 0       | 0         | 0.0%     |
|                | SALES VOLUME      | -         | -           | -        | -       | -         | -        |
|                | MEDIAN PRICE      | -         | -           | -        | -       | -         | -        |
|                | AVERAGE PRICE     | -         | -           | -        | -       | -         | -        |
|                | AVERAGE DOM       | -         | -           | -        | -       | -         | -        |
|                | % OF ASKING PRICE | -         | -           | -        | -       | -         | -        |

## Historic Sales Trends

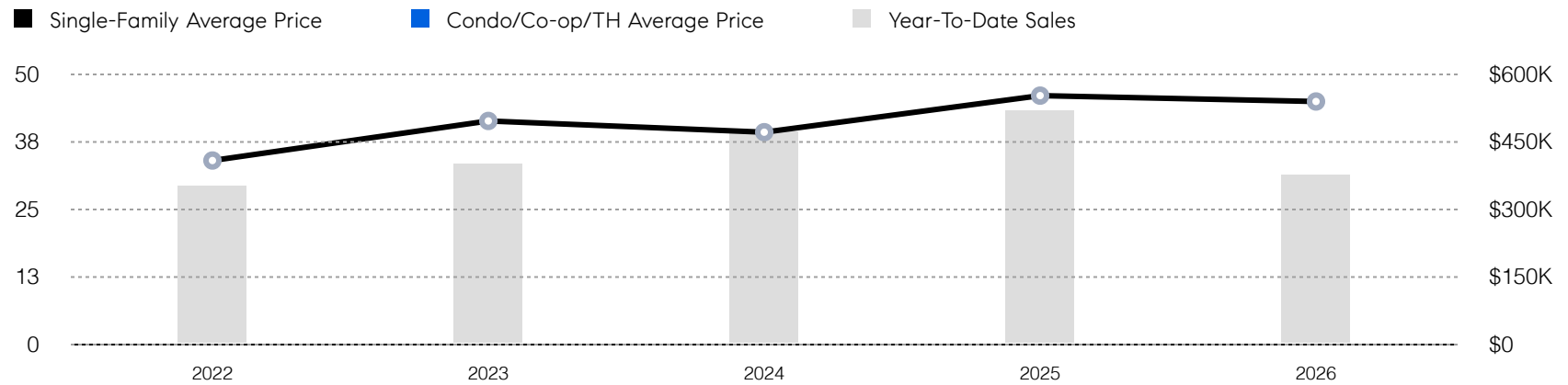




# Byram

|                |                   | YTD 2025     | YTD 2026     | % Change | Q2 2025      | Q2 2026      | % Change |
|----------------|-------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 57           | 35           | -38.6%   | 38           | 25           | -34.2%   |
|                | ACTIVE LISTINGS   | 24           | 12           | -50.0%   | 24           | 12           | -50.0%   |
|                | # OF SALES        | 43           | 31           | -27.9%   | 27           | 21           | -22.2%   |
|                | SALES VOLUME      | \$23,774,815 | \$16,736,311 | -29.6%   | \$15,571,415 | \$11,939,811 | -23.3%   |
|                | MEDIAN PRICE      | \$529,000    | \$515,000    | -2.6%    | \$555,000    | \$553,000    | -0.4%    |
|                | AVERAGE PRICE     | \$552,903    | \$539,881    | -2.4%    | \$576,719    | \$568,562    | -1.4%    |
|                | AVERAGE DOM       | 23           | 24           | 4.3%     | 19           | 20           | 5.3%     |
|                | % OF ASKING PRICE | 106.8%       | 104.3%       | -2.5%    | 107.3%       | 106.1%       | -1.3%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 0            | 0            | 0.0%     | 0            | 0            | 0.0%     |
|                | ACTIVE LISTINGS   | 0            | 1            | 0.0%     | 0            | 1            | 0.0%     |
|                | # OF SALES        | 0            | 0            | 0.0%     | 0            | 0            | 0.0%     |
|                | SALES VOLUME      | -            | -            | -        | -            | -            | -        |
|                | MEDIAN PRICE      | -            | -            | -        | -            | -            | -        |
|                | AVERAGE PRICE     | -            | -            | -        | -            | -            | -        |
|                | AVERAGE DOM       | -            | -            | -        | -            | -            | -        |
|                | % OF ASKING PRICE | -            | -            | -        | -            | -            | -        |

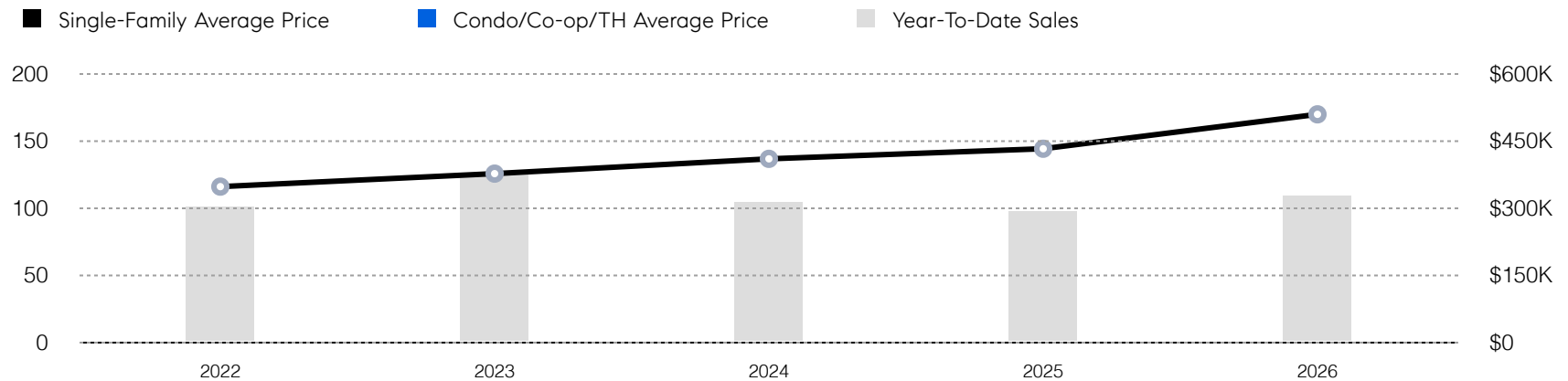
## Historic Sales Trends



# Hopatcong

|                |                   | YTD 2025     | YTD 2026     | % Change | Q2 2025      | Q2 2026      | % Change |
|----------------|-------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 98           | 128          | 30.6%    | 55           | 85           | 54.5%    |
|                | ACTIVE LISTINGS   | 50           | 53           | 6.0%     | 50           | 53           | 6.0%     |
|                | # OF SALES        | 92           | 107          | 16.3%    | 47           | 67           | 42.6%    |
|                | SALES VOLUME      | \$39,842,848 | \$54,562,018 | 36.9%    | \$20,426,298 | \$34,666,613 | 69.7%    |
|                | MEDIAN PRICE      | \$420,000    | \$465,000    | 10.7%    | \$420,000    | \$465,000    | 10.7%    |
|                | AVERAGE PRICE     | \$433,074    | \$509,925    | 17.7%    | \$434,602    | \$517,412    | 19.1%    |
|                | AVERAGE DOM       | 35           | 38           | 8.6%     | 33           | 26           | -21.2%   |
|                | % OF ASKING PRICE | 105.2%       | 103.4%       | -1.9%    | 105.9%       | 104.7%       | -1.2%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 3            | 1            | -66.7%   | 2            | 1            | -50.0%   |
|                | ACTIVE LISTINGS   | 5            | 2            | -60.0%   | 5            | 2            | -60.0%   |
|                | # OF SALES        | 4            | 1            | -75.0%   | 3            | 0            | 0.0%     |
|                | SALES VOLUME      | \$1,783,000  | \$360,000    | -79.8%   | \$1,625,000  | -            | -        |
|                | MEDIAN PRICE      | \$425,000    | \$360,000    | -15.3%   | \$685,000    | -            | -        |
|                | AVERAGE PRICE     | \$445,750    | \$360,000    | -19.2%   | \$541,667    | -            | -        |
|                | AVERAGE DOM       | 42           | 110          | 161.9%   | 35           | -            | -        |
|                | % OF ASKING PRICE | 99.0%        | 95.0%        | -4.0%    | 100.0%       | -            | -        |

## Historic Sales Trends

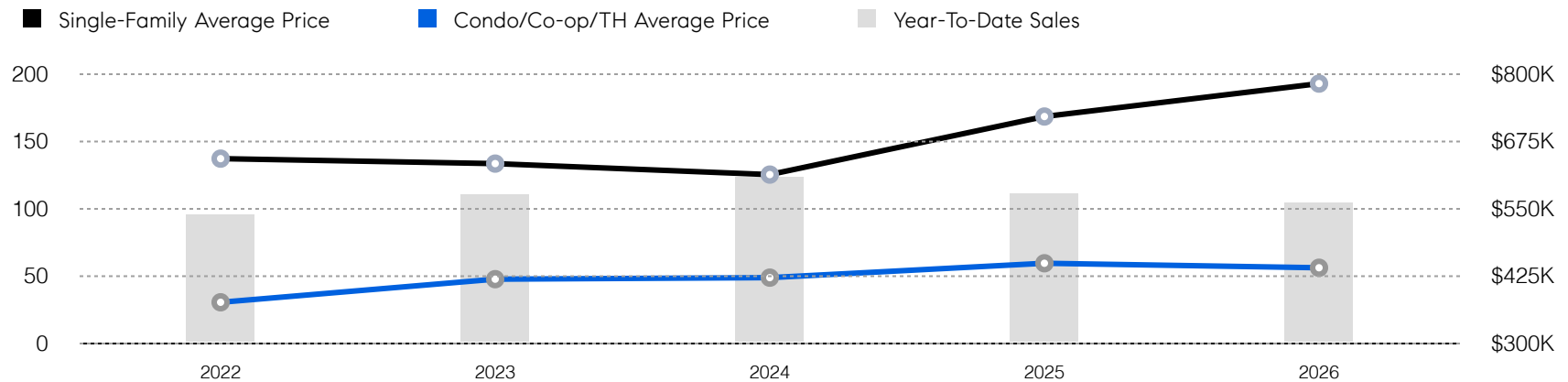




# Sparta

|                |                   | YTD 2025     | YTD 2026     | % Change | Q2 2025      | Q2 2026      | % Change |
|----------------|-------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 122          | 117          | -4.1%    | 65           | 82           | 26.2%    |
|                | ACTIVE LISTINGS   | 72           | 54           | -25.0%   | 72           | 54           | -25.0%   |
|                | # OF SALES        | 104          | 91           | -12.5%   | 60           | 59           | -1.7%    |
|                | SALES VOLUME      | \$75,027,519 | \$71,212,763 | -5.1%    | \$47,531,473 | \$49,022,993 | 3.1%     |
|                | MEDIAN PRICE      | \$640,500    | \$627,690    | -2.0%    | \$700,000    | \$675,000    | -3.6%    |
|                | AVERAGE PRICE     | \$721,418    | \$782,558    | 8.5%     | \$792,191    | \$830,898    | 4.9%     |
|                | AVERAGE DOM       | 36           | 30           | -16.7%   | 31           | 31           | 0.0%     |
|                | % OF ASKING PRICE | 103.9%       | 103.3%       | -0.6%    | 104.6%       | 103.9%       | -0.7%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 4            | 15           | 275.0%   | 2            | 9            | 350.0%   |
|                | ACTIVE LISTINGS   | 5            | 4            | -20.0%   | 5            | 4            | -20.0%   |
|                | # OF SALES        | 6            | 12           | 100.0%   | 1            | 6            | 500.0%   |
|                | SALES VOLUME      | \$2,694,000  | \$5,287,949  | 96.3%    | \$450,000    | \$2,726,750  | 505.9%   |
|                | MEDIAN PRICE      | \$469,500    | \$422,500    | -10.0%   | \$450,000    | \$449,875    | 0.0%     |
|                | AVERAGE PRICE     | \$449,000    | \$440,662    | -1.9%    | \$450,000    | \$454,458    | 1.0%     |
|                | AVERAGE DOM       | 45           | 25           | -44.4%   | 31           | 19           | -38.7%   |
|                | % OF ASKING PRICE | 98.7%        | 101.3%       | 2.5%     | 92.8%        | 101.8%       | 9.0%     |

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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