



January 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

234

-7.1% Year-To-Date
-32.4% Month-Over-Month

Year-To-Date Contracts

195

-18.4% Year-To-Date
-8.0% Month-Over-Month

Single-Family
Average Sale Price

\$880K

-2.1% Year-To-Date
-6.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$600K

-5.6% Year-To-Date
6.9% Month-Over-Month

Average Days On Market

38

-2.6% Year-To-Date
0.0% Month-Over-Month

Active Listings

347

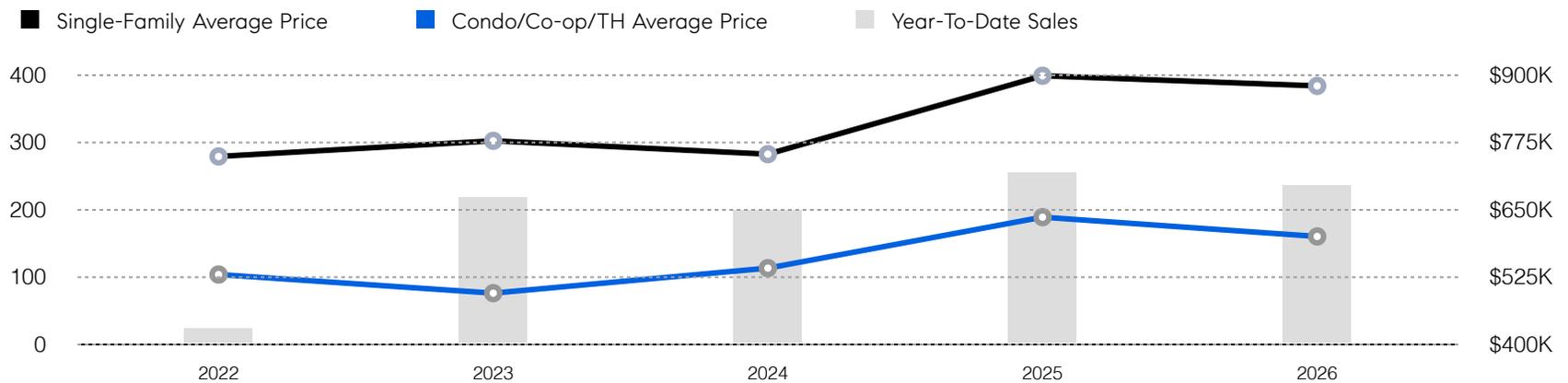
-10.8% Year-Over-Year
-1.4% Month-Over-Month



Morris County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	187	131	-29.9%	187	131	-29.9%
	ACTIVE LISTINGS	288	256	-11.1%	288	256	-11.1%
	# OF SALES	192	186	-3.1%	192	186	-3.1%
	SALES VOLUME	\$172,599,488	\$163,707,622	-5.2%	\$172,599,488	\$163,707,622	-5.2%
	MEDIAN PRICE	\$780,000	\$802,500	2.9%	\$780,000	\$802,500	2.9%
	AVERAGE PRICE	\$898,956	\$880,149	-2.1%	\$898,956	\$880,149	-2.1%
	AVERAGE DOM	38	34	-10.5%	38	34	-10.5%
Condo/Co-op/TH	CONTRACTS SIGNED	52	64	23.1%	52	64	23.1%
	ACTIVE LISTINGS	101	91	-9.9%	101	91	-9.9%
	# OF SALES	60	48	-20.0%	60	48	-20.0%
	SALES VOLUME	\$38,189,153	\$28,830,999	-24.5%	\$38,189,153	\$28,830,999	-24.5%
	MEDIAN PRICE	\$582,000	\$575,000	-1.2%	\$582,000	\$575,000	-1.2%
	AVERAGE PRICE	\$636,486	\$600,646	-5.6%	\$636,486	\$600,646	-5.6%
	AVERAGE DOM	36	38	5.6%	36	38	5.6%

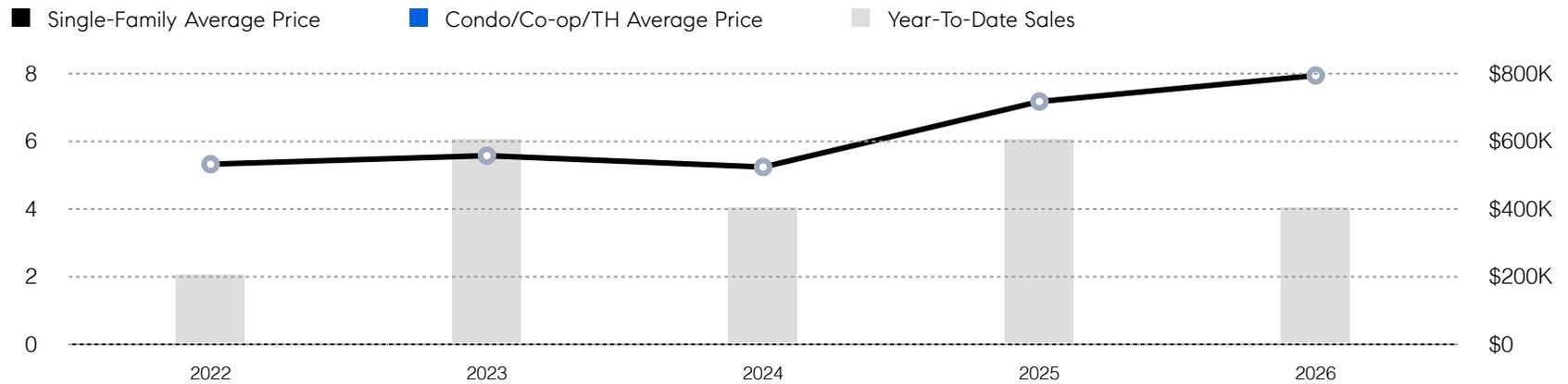
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	3	3	0.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	6	4	-33.3%	6	4	-33.3%
	SALES VOLUME	\$4,307,000	\$3,179,000	-26.2%	\$4,307,000	\$3,179,000	-26.2%
	MEDIAN PRICE	\$683,500	\$799,500	17.0%	\$683,500	\$799,500	17.0%
	AVERAGE PRICE	\$717,833	\$794,750	10.7%	\$717,833	\$794,750	10.7%
	AVERAGE DOM	28	52	85.7%	28	52	85.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

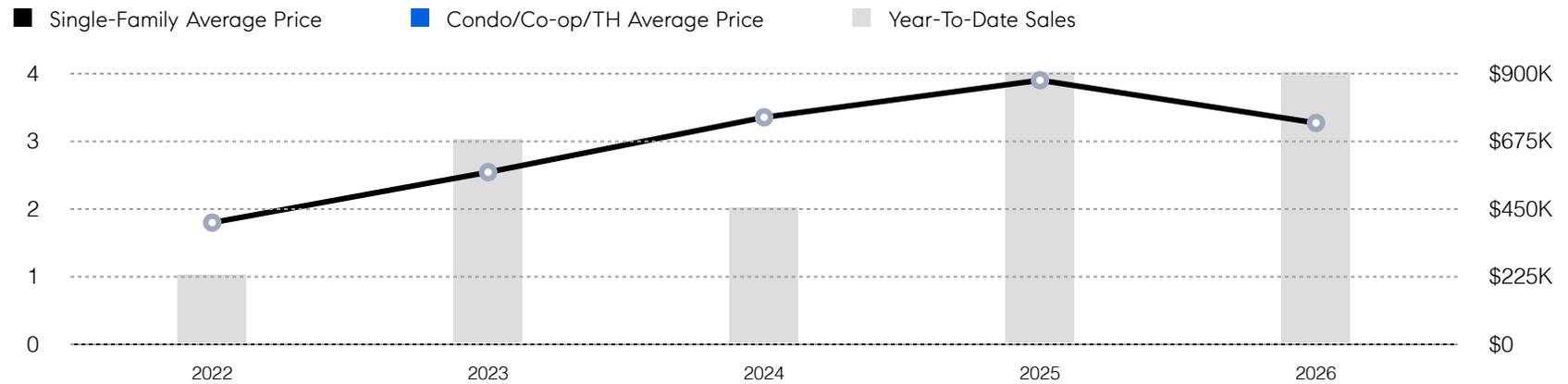


* Line graphs may be hidden due to limited sales data

Boonton Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	3	50.0%	2	3	50.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	3	4	33.3%	3	4	33.3%
	SALES VOLUME	\$2,635,000	\$2,944,998	11.8%	\$2,635,000	\$2,944,998	11.8%
	MEDIAN PRICE	\$1,200,000	\$807,500	-32.7%	\$1,200,000	\$807,500	-32.7%
	AVERAGE PRICE	\$878,333	\$736,250	-16.2%	\$878,333	\$736,250	-16.2%
	AVERAGE DOM	32	38	18.8%	32	38	18.8%
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	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$618,000	-	-	\$618,000	-	-
	MEDIAN PRICE	\$618,000	-	-	\$618,000	-	-
	AVERAGE PRICE	\$618,000	-	-	\$618,000	-	-
	AVERAGE DOM	13	-	-	13	-	-

Historic Sales Trends

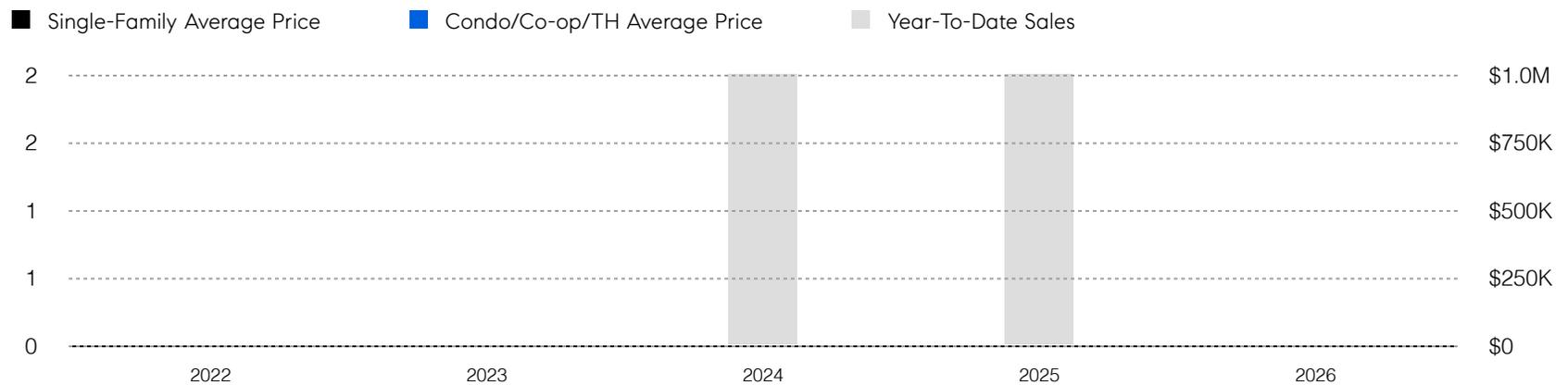


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Cedar Knolls

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$1,201,000	-	-	\$1,201,000	-	-
	MEDIAN PRICE	\$600,500	-	-	\$600,500	-	-
	AVERAGE PRICE	\$600,500	-	-	\$600,500	-	-
	AVERAGE DOM	22	-	-	22	-	-
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	-	-	-	-	-	-

Historic Sales Trends

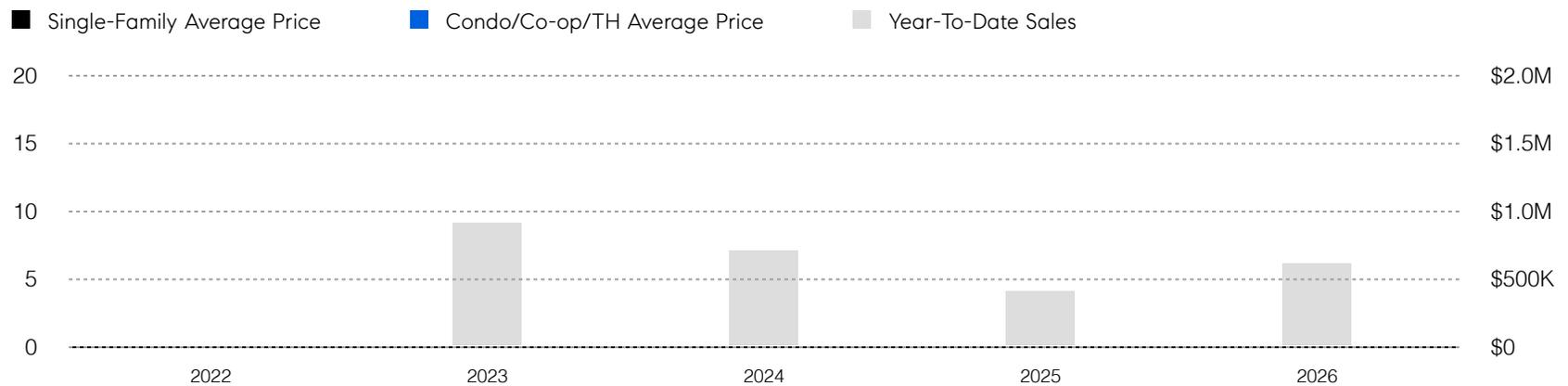


* Line graphs may be hidden due to limited sales data

Chatham Borough

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	0	0.0%	7	0	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	4	5	25.0%	4	5	25.0%
	SALES VOLUME	\$4,660,000	\$7,120,523	52.8%	\$4,660,000	\$7,120,523	52.8%
	MEDIAN PRICE	\$905,000	\$1,600,000	76.8%	\$905,000	\$1,600,000	76.8%
	AVERAGE PRICE	\$1,165,000	\$1,424,105	22.2%	\$1,165,000	\$1,424,105	22.2%
	AVERAGE DOM	14	26	85.7%	14	26	85.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$865,000	-	-	\$865,000	-
	MEDIAN PRICE	-	\$865,000	-	-	\$865,000	-
	AVERAGE PRICE	-	\$865,000	-	-	\$865,000	-
	AVERAGE DOM	-	16	-	-	16	-

Historic Sales Trends

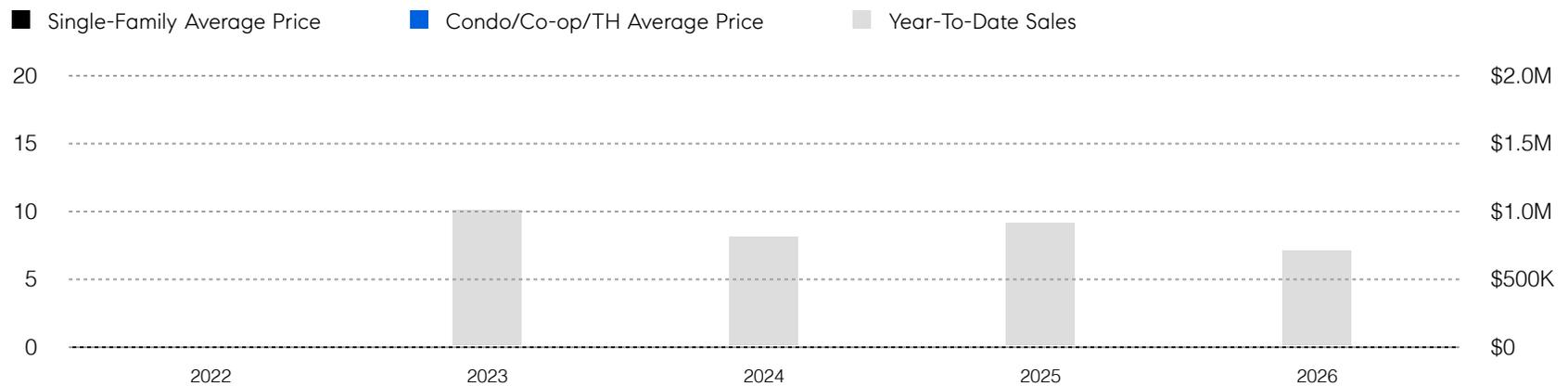


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Chatham Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	2	-71.4%	7	2	-71.4%
	ACTIVE LISTINGS	11	8	-27.3%	11	8	-27.3%
	# OF SALES	7	5	-28.6%	7	5	-28.6%
	SALES VOLUME	\$9,518,600	\$7,738,000	-18.7%	\$9,518,600	\$7,738,000	-18.7%
	MEDIAN PRICE	\$1,373,600	\$1,550,000	12.8%	\$1,373,600	\$1,550,000	12.8%
	AVERAGE PRICE	\$1,359,800	\$1,547,600	13.8%	\$1,359,800	\$1,547,600	13.8%
	AVERAGE DOM	31	32	3.2%	31	32	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	4	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$909,000	\$1,539,000	69.3%	\$909,000	\$1,539,000	69.3%
	MEDIAN PRICE	\$454,500	\$769,500	69.3%	\$454,500	\$769,500	69.3%
	AVERAGE PRICE	\$454,500	\$769,500	69.3%	\$454,500	\$769,500	69.3%
	AVERAGE DOM	26	42	61.5%	26	42	61.5%

Historic Sales Trends

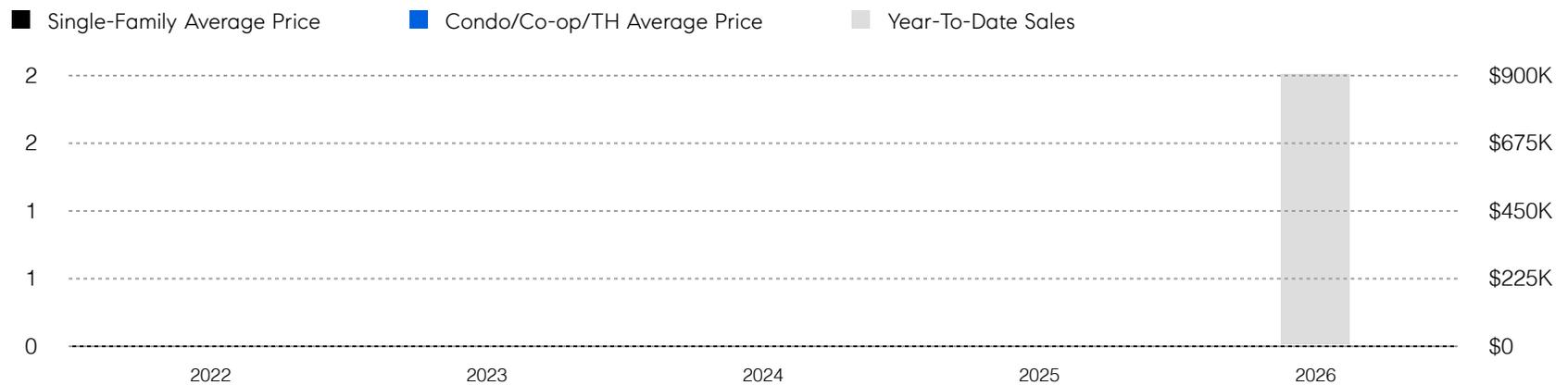


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Chester Borough

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	3	2	-33.3%	3	2	-33.3%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$850,000	-	-	\$850,000	-
	MEDIAN PRICE	-	\$850,000	-	-	\$850,000	-
	AVERAGE PRICE	-	\$850,000	-	-	\$850,000	-
	AVERAGE DOM	-	50	-	-	50	-
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	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$830,000	-	-	\$830,000	-
	MEDIAN PRICE	-	\$830,000	-	-	\$830,000	-
	AVERAGE PRICE	-	\$830,000	-	-	\$830,000	-
	AVERAGE DOM	-	16	-	-	16	-

Historic Sales Trends

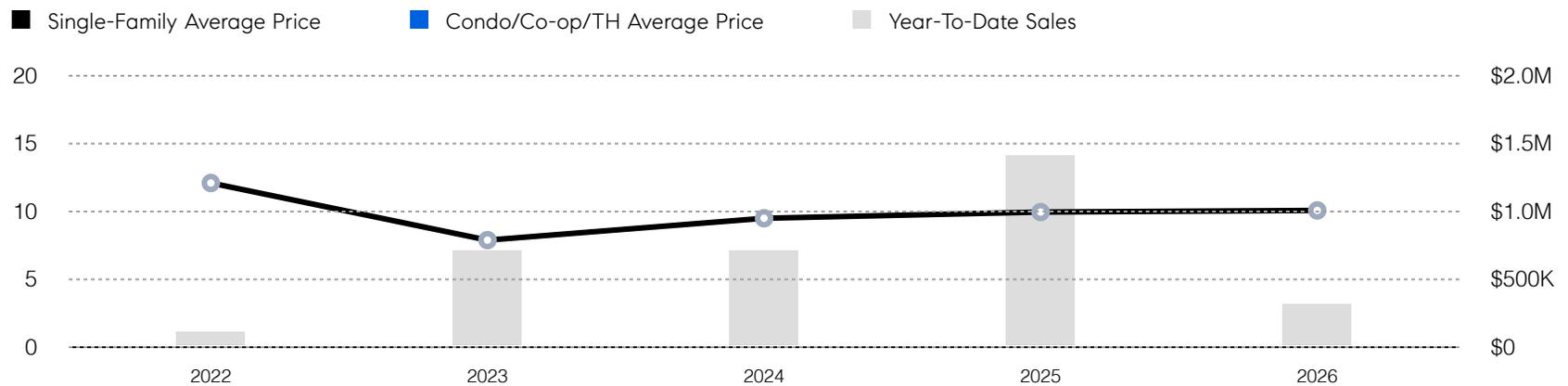


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Chester Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	2	-60.0%	5	2	-60.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	14	3	-78.6%	14	3	-78.6%
	SALES VOLUME	\$13,944,000	\$3,024,000	-78.3%	\$13,944,000	\$3,024,000	-78.3%
	MEDIAN PRICE	\$897,500	\$915,000	1.9%	\$897,500	\$915,000	1.9%
	AVERAGE PRICE	\$996,000	\$1,008,000	1.2%	\$996,000	\$1,008,000	1.2%
	AVERAGE DOM	42	20	-52.4%	42	20	-52.4%
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Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

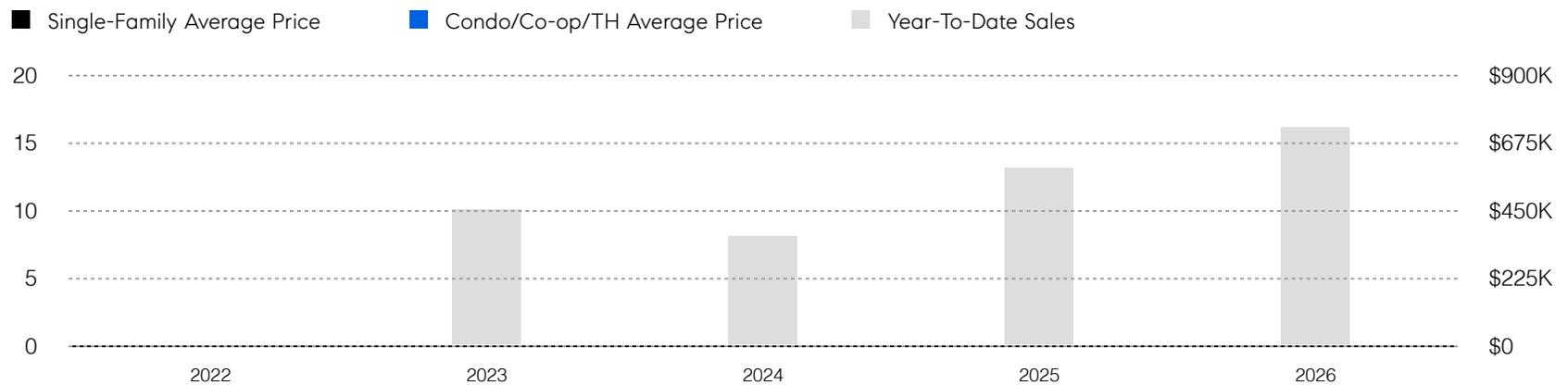


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Denville

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	9	12	33.3%	9	12	33.3%
	ACTIVE LISTINGS	15	12	-20.0%	15	12	-20.0%
	# OF SALES	11	13	18.2%	11	13	18.2%
	SALES VOLUME	\$6,718,000	\$9,877,550	47.0%	\$6,718,000	\$9,877,550	47.0%
	MEDIAN PRICE	\$555,000	\$575,000	3.6%	\$555,000	\$575,000	3.6%
	AVERAGE PRICE	\$610,727	\$759,812	24.4%	\$610,727	\$759,812	24.4%
	AVERAGE DOM	20	33	65.0%	20	33	65.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	7	4	-42.9%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	2	3	50.0%	2	3	50.0%
	SALES VOLUME	\$1,587,000	\$1,702,000	7.2%	\$1,587,000	\$1,702,000	7.2%
	MEDIAN PRICE	\$793,500	\$475,000	-40.1%	\$793,500	\$475,000	-40.1%
	AVERAGE PRICE	\$793,500	\$567,333	-28.5%	\$793,500	\$567,333	-28.5%
	AVERAGE DOM	75	48	-36.0%	75	48	-36.0%

Historic Sales Trends

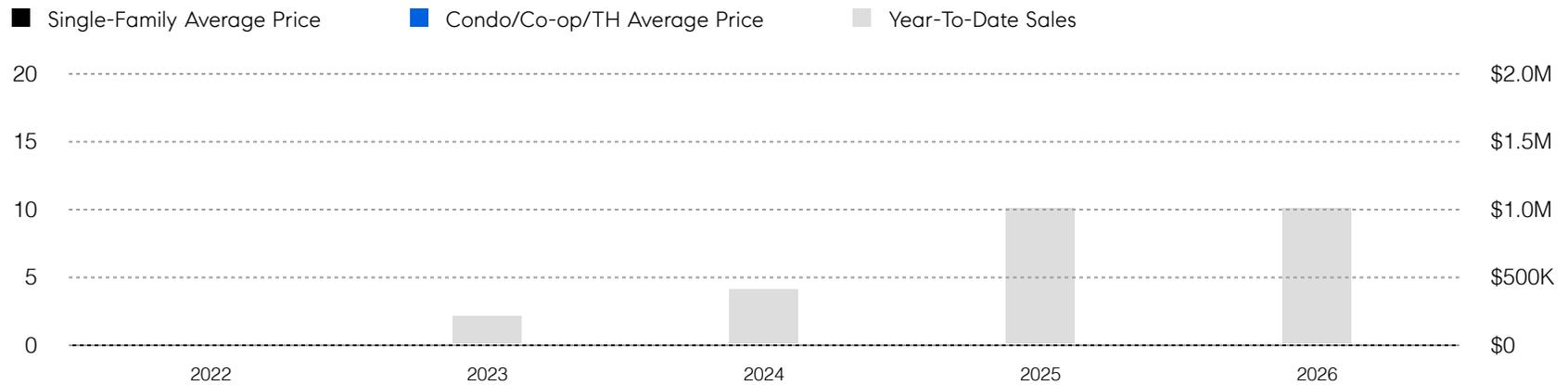


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East Hanover

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	6	3	-50.0%	6	3	-50.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	8	7	-12.5%	8	7	-12.5%
	SALES VOLUME	\$8,015,998	\$5,572,000	-30.5%	\$8,015,998	\$5,572,000	-30.5%
	MEDIAN PRICE	\$999,999	\$752,000	-24.8%	\$999,999	\$752,000	-24.8%
	AVERAGE PRICE	\$1,002,000	\$796,000	-20.6%	\$1,002,000	\$796,000	-20.6%
	AVERAGE DOM	31	32	3.2%	31	32	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	4	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	2	3	50.0%	2	3	50.0%
	SALES VOLUME	\$1,094,506	\$2,559,980	133.9%	\$1,094,506	\$2,559,980	133.9%
	MEDIAN PRICE	\$547,253	\$999,990	82.7%	\$547,253	\$999,990	82.7%
	AVERAGE PRICE	\$547,253	\$853,327	55.9%	\$547,253	\$853,327	55.9%
	AVERAGE DOM	14	11	-21.4%	14	11	-21.4%

Historic Sales Trends

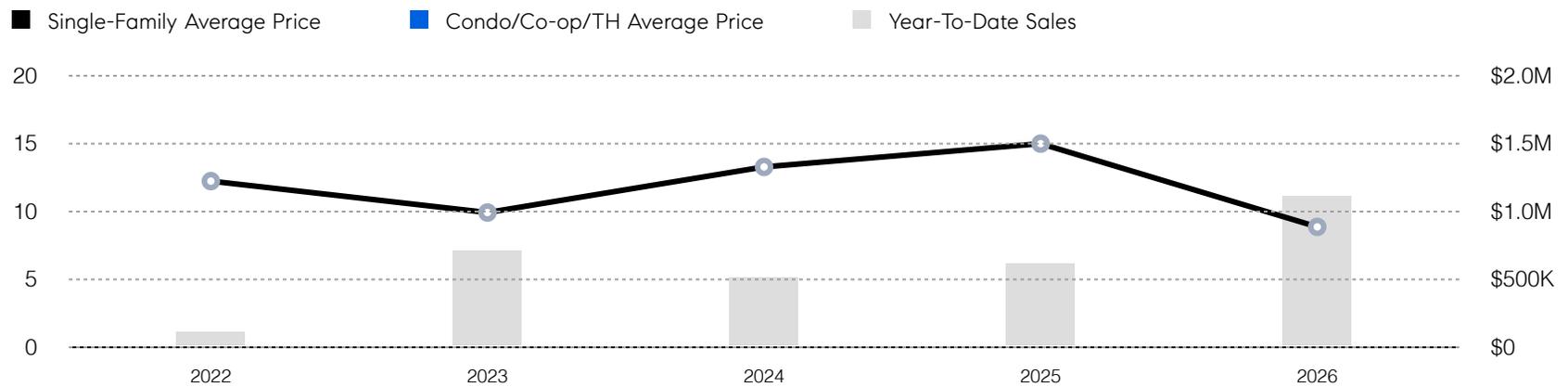


* Line graphs may be hidden due to limited sales data

Florham Park

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	5	0.0%	5	5	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	6	9	50.0%	6	9	50.0%
	SALES VOLUME	\$8,999,999	\$7,983,999	-11.3%	\$8,999,999	\$7,983,999	-11.3%
	MEDIAN PRICE	\$1,225,000	\$875,000	-28.6%	\$1,225,000	\$875,000	-28.6%
	AVERAGE PRICE	\$1,500,000	\$887,111	-40.9%	\$1,500,000	\$887,111	-40.9%
	AVERAGE DOM	38	25	-34.2%	38	25	-34.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$1,341,000	-	-	\$1,341,000	-
	MEDIAN PRICE	-	\$670,500	-	-	\$670,500	-
	AVERAGE PRICE	-	\$670,500	-	-	\$670,500	-
	AVERAGE DOM	-	51	-	-	51	-

Historic Sales Trends

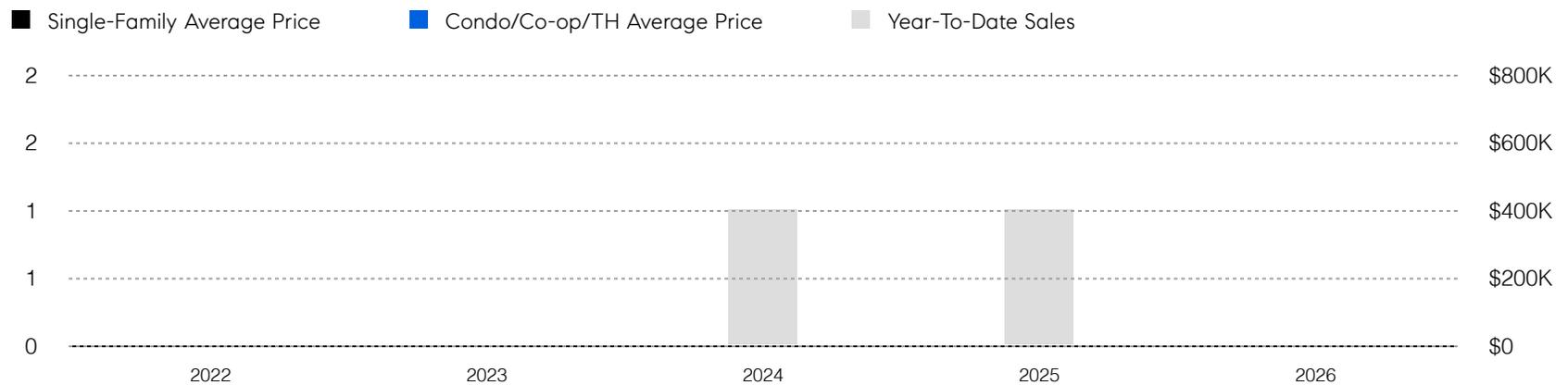


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Hanover

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$720,000	-	-	\$720,000	-	-
	MEDIAN PRICE	\$720,000	-	-	\$720,000	-	-
	AVERAGE PRICE	\$720,000	-	-	\$720,000	-	-
	AVERAGE DOM	122	-	-	122	-	-
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	-	-	-	-	-	-

Historic Sales Trends

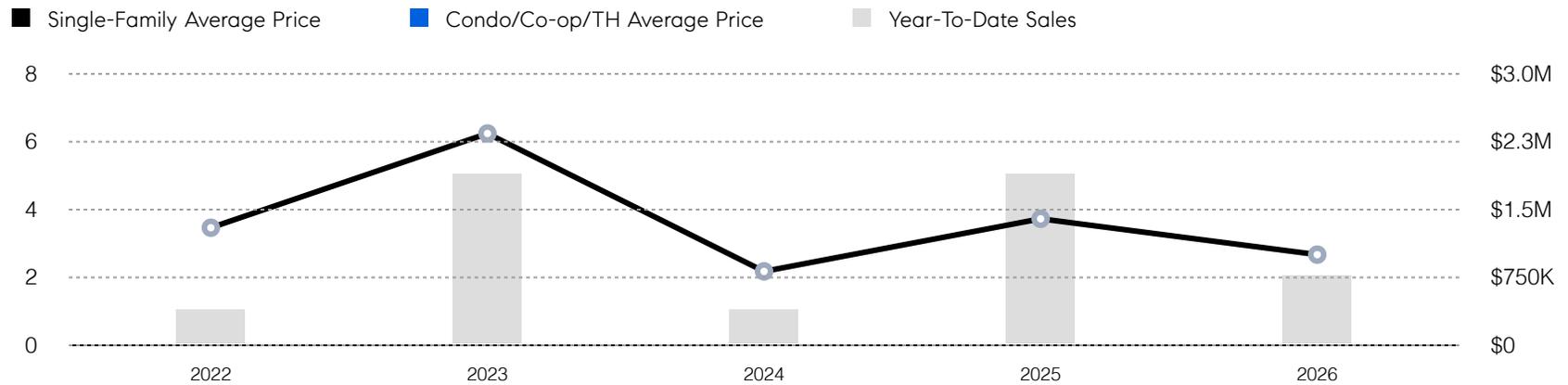


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Harding

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	4	2	-50.0%	4	2	-50.0%
	SALES VOLUME	\$5,594,500	\$2,005,000	-64.2%	\$5,594,500	\$2,005,000	-64.2%
	MEDIAN PRICE	\$1,296,750	\$1,002,500	-22.7%	\$1,296,750	\$1,002,500	-22.7%
	AVERAGE PRICE	\$1,398,625	\$1,002,500	-28.3%	\$1,398,625	\$1,002,500	-28.3%
	AVERAGE DOM	54	43	-20.4%	54	43	-20.4%
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	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$662,000	-	-	\$662,000	-	-
	MEDIAN PRICE	\$662,000	-	-	\$662,000	-	-
	AVERAGE PRICE	\$662,000	-	-	\$662,000	-	-
	AVERAGE DOM	25	-	-	25	-	-

Historic Sales Trends

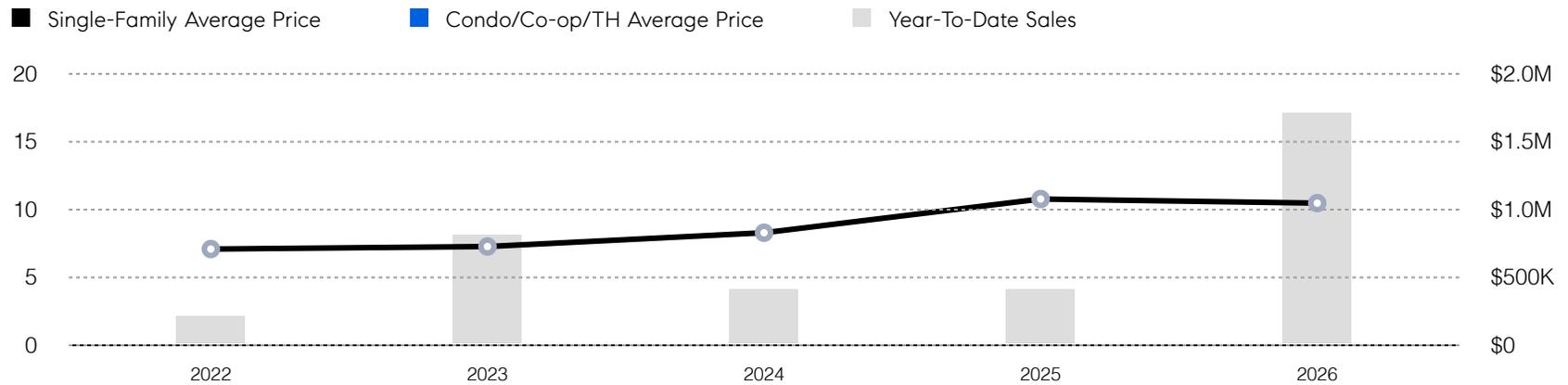


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Kinnelon

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	12	5	-58.3%	12	5	-58.3%
	ACTIVE LISTINGS	21	18	-14.3%	21	18	-14.3%
	# OF SALES	4	16	300.0%	4	16	300.0%
	SALES VOLUME	\$4,312,000	\$16,764,970	288.8%	\$4,312,000	\$16,764,970	288.8%
	MEDIAN PRICE	\$1,078,000	\$962,000	-10.8%	\$1,078,000	\$962,000	-10.8%
	AVERAGE PRICE	\$1,078,000	\$1,047,811	-2.8%	\$1,078,000	\$1,047,811	-2.8%
	AVERAGE DOM	100	44	-56.0%	100	44	-56.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$360,000	-	-	\$360,000	-
	MEDIAN PRICE	-	\$360,000	-	-	\$360,000	-
	AVERAGE PRICE	-	\$360,000	-	-	\$360,000	-
	AVERAGE DOM	-	39	-	-	39	-

Historic Sales Trends

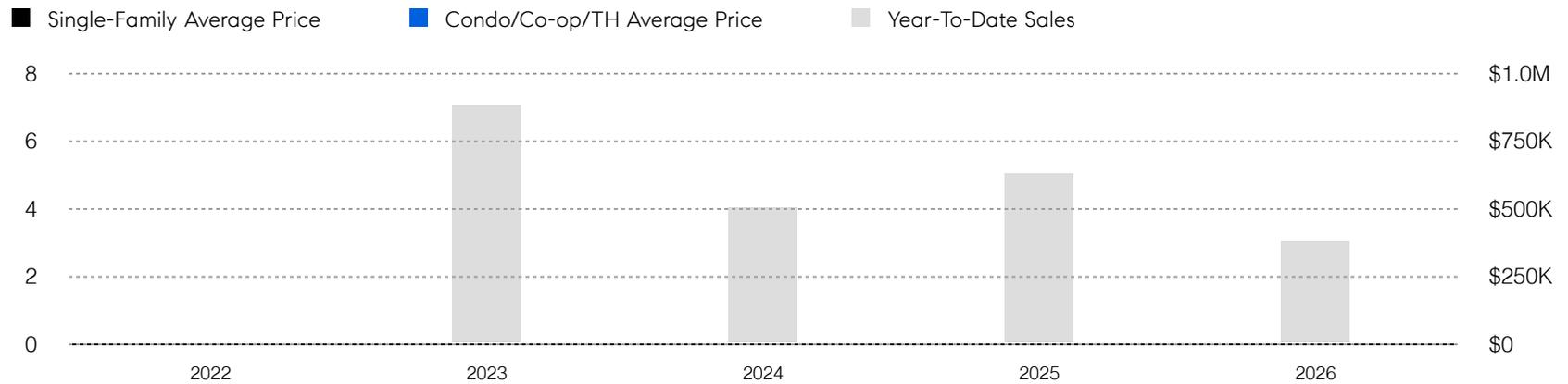


* Line graphs may be hidden due to limited sales data

Long Hill

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	5	0.0%	5	5	0.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	4	3	-25.0%	4	3	-25.0%
	SALES VOLUME	\$3,117,000	\$2,656,013	-14.8%	\$3,117,000	\$2,656,013	-14.8%
	MEDIAN PRICE	\$735,000	\$785,000	6.8%	\$735,000	\$785,000	6.8%
	AVERAGE PRICE	\$779,250	\$885,338	13.6%	\$779,250	\$885,338	13.6%
	AVERAGE DOM	36	16	-55.6%	36	16	-55.6%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$655,000	-	-	\$655,000	-	-
	MEDIAN PRICE	\$655,000	-	-	\$655,000	-	-
	AVERAGE PRICE	\$655,000	-	-	\$655,000	-	-
	AVERAGE DOM	24	-	-	24	-	-

Historic Sales Trends

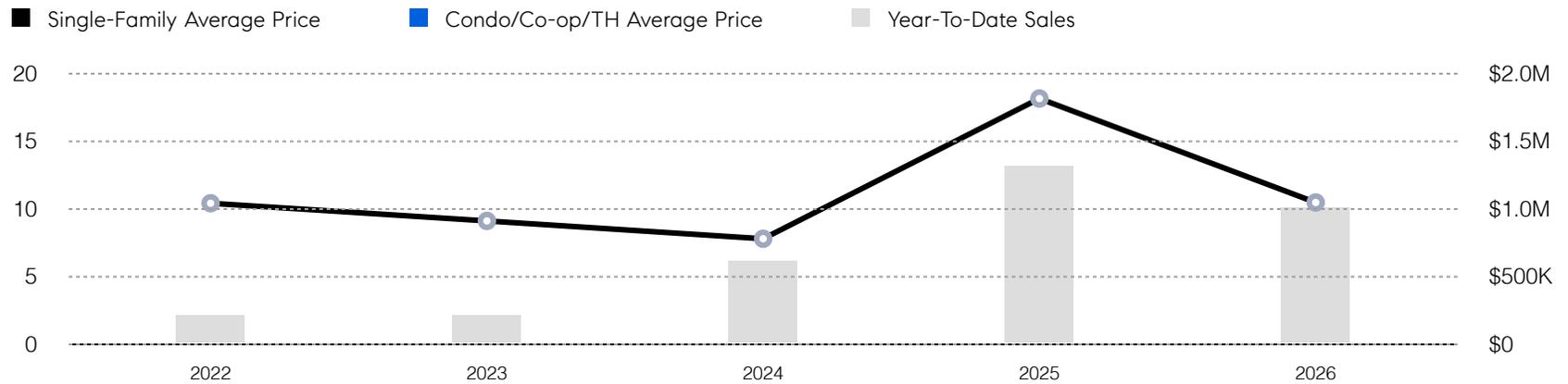


* Line graphs may be hidden due to limited sales data

Madison

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	7	75.0%	4	7	75.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	10	9	-10.0%	10	9	-10.0%
	SALES VOLUME	\$18,166,623	\$9,437,600	-48.0%	\$18,166,623	\$9,437,600	-48.0%
	MEDIAN PRICE	\$1,950,000	\$875,000	-55.1%	\$1,950,000	\$875,000	-55.1%
	AVERAGE PRICE	\$1,816,662	\$1,048,622	-42.3%	\$1,816,662	\$1,048,622	-42.3%
	AVERAGE DOM	19	27	42.1%	19	27	42.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	3	1	-66.7%	3	1	-66.7%
	SALES VOLUME	\$2,260,990	\$850,000	-62.4%	\$2,260,990	\$850,000	-62.4%
	MEDIAN PRICE	\$801,000	\$850,000	6.1%	\$801,000	\$850,000	6.1%
	AVERAGE PRICE	\$753,663	\$850,000	12.8%	\$753,663	\$850,000	12.8%
	AVERAGE DOM	20	17	-15.0%	20	17	-15.0%

Historic Sales Trends

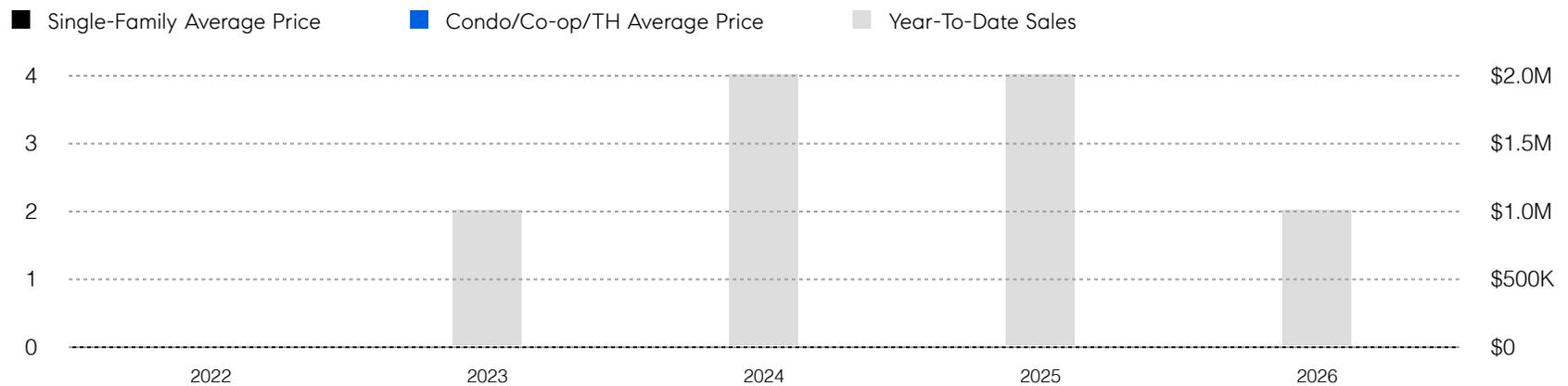


* Line graphs may be hidden due to limited sales data

Mendham Borough

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	4	2	-50.0%	4	2	-50.0%
	SALES VOLUME	\$5,478,000	\$1,735,000	-68.3%	\$5,478,000	\$1,735,000	-68.3%
	MEDIAN PRICE	\$1,394,500	\$867,500	-37.8%	\$1,394,500	\$867,500	-37.8%
	AVERAGE PRICE	\$1,369,500	\$867,500	-36.7%	\$1,369,500	\$867,500	-36.7%
	AVERAGE DOM	104	34	-67.3%	104	34	-67.3%
	<hr/>						
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

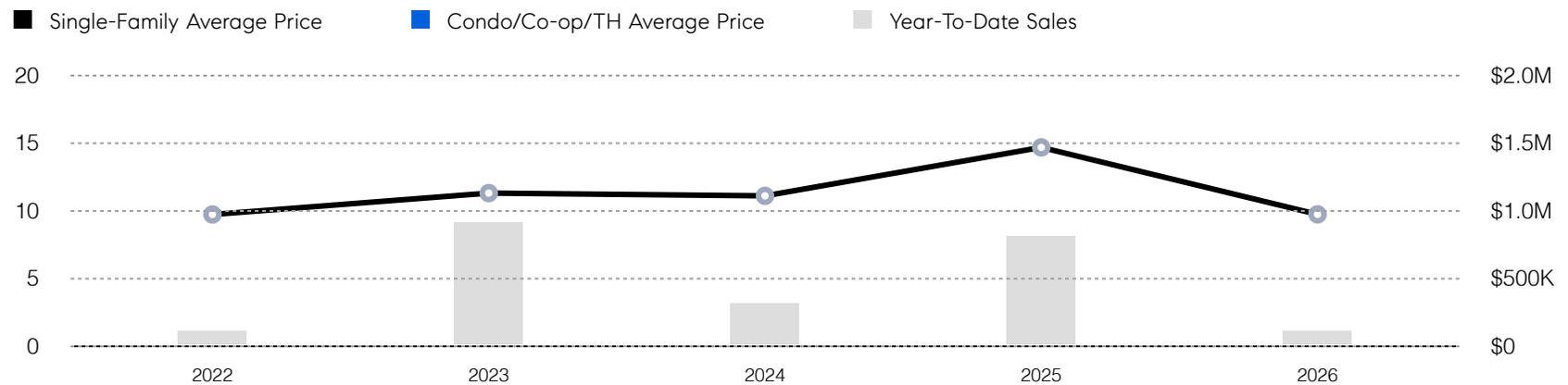


* Line graphs may be hidden due to limited sales data

Mendham Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	4	-20.0%	5	4	-20.0%
	ACTIVE LISTINGS	19	16	-15.8%	19	16	-15.8%
	# OF SALES	4	1	-75.0%	4	1	-75.0%
	SALES VOLUME	\$5,877,000	\$975,000	-83.4%	\$5,877,000	\$975,000	-83.4%
	MEDIAN PRICE	\$1,500,000	\$975,000	-35.0%	\$1,500,000	\$975,000	-35.0%
	AVERAGE PRICE	\$1,469,250	\$975,000	-33.6%	\$1,469,250	\$975,000	-33.6%
	AVERAGE DOM	71	18	-74.6%	71	18	-74.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	10	0	0.0%	10	0	0.0%
	# OF SALES	4	0	0.0%	4	0	0.0%
	SALES VOLUME	\$5,385,275	-	-	\$5,385,275	-	-
	MEDIAN PRICE	\$1,374,125	-	-	\$1,374,125	-	-
	AVERAGE PRICE	\$1,346,319	-	-	\$1,346,319	-	-
	AVERAGE DOM	49	-	-	49	-	-

Historic Sales Trends

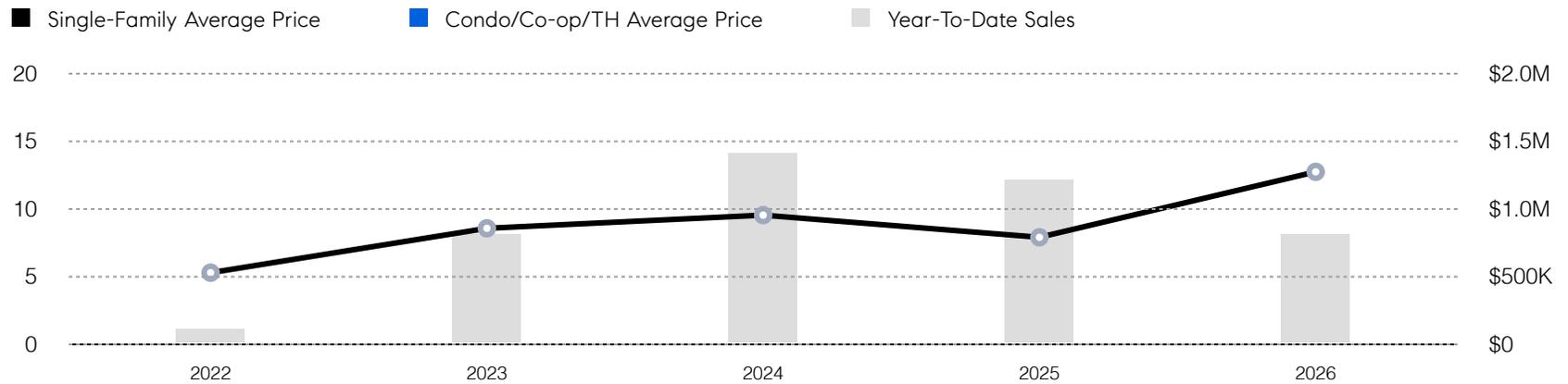


* Line graphs may be hidden due to limited sales data

Montville

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	12	6	-50.0%	12	6	-50.0%
	ACTIVE LISTINGS	16	15	-6.2%	16	15	-6.2%
	# OF SALES	10	6	-40.0%	10	6	-40.0%
	SALES VOLUME	\$7,915,597	\$7,649,998	-3.4%	\$7,915,597	\$7,649,998	-3.4%
	MEDIAN PRICE	\$603,799	\$752,500	24.6%	\$603,799	\$752,500	24.6%
	AVERAGE PRICE	\$791,560	\$1,275,000	61.1%	\$791,560	\$1,275,000	61.1%
	AVERAGE DOM	50	36	-28.0%	50	36	-28.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	7	75.0%	4	7	75.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,375,000	\$1,200,000	-12.7%	\$1,375,000	\$1,200,000	-12.7%
	MEDIAN PRICE	\$687,500	\$600,000	-12.7%	\$687,500	\$600,000	-12.7%
	AVERAGE PRICE	\$687,500	\$600,000	-12.7%	\$687,500	\$600,000	-12.7%
	AVERAGE DOM	13	50	284.6%	13	50	284.6%

Historic Sales Trends

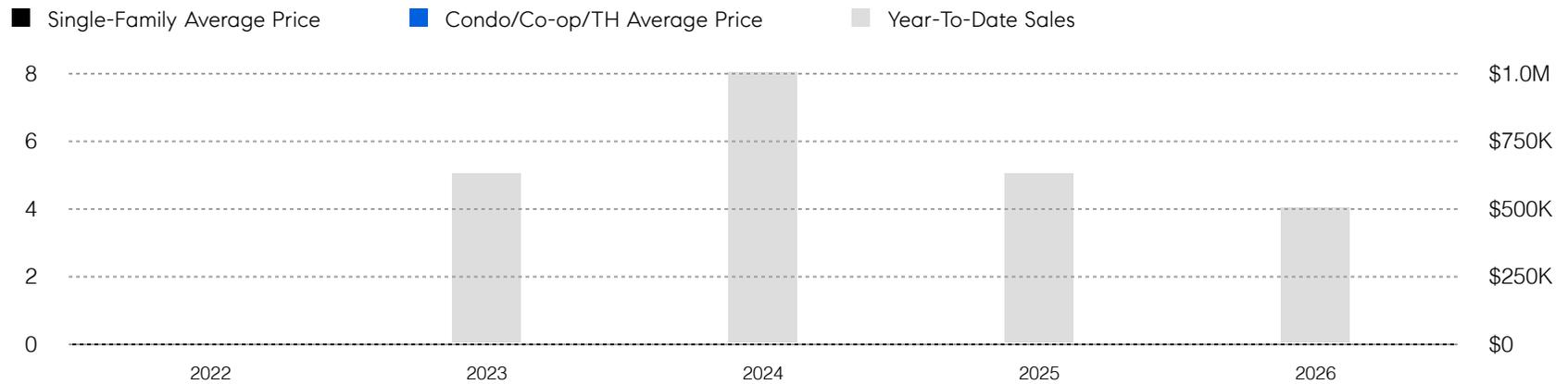


* Line graphs may be hidden due to limited sales data

Morris Plains

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	1	-75.0%	4	1	-75.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	3	2	-33.3%	3	2	-33.3%
	SALES VOLUME	\$2,315,250	\$1,950,000	-15.8%	\$2,315,250	\$1,950,000	-15.8%
	MEDIAN PRICE	\$720,000	\$975,000	35.4%	\$720,000	\$975,000	35.4%
	AVERAGE PRICE	\$771,750	\$975,000	26.3%	\$771,750	\$975,000	26.3%
	AVERAGE DOM	44	25	-43.2%	44	25	-43.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,512,000	\$909,500	-39.8%	\$1,512,000	\$909,500	-39.8%
	MEDIAN PRICE	\$756,000	\$454,750	-39.8%	\$756,000	\$454,750	-39.8%
	AVERAGE PRICE	\$756,000	\$454,750	-39.8%	\$756,000	\$454,750	-39.8%
	AVERAGE DOM	38	39	2.6%	38	39	2.6%

Historic Sales Trends

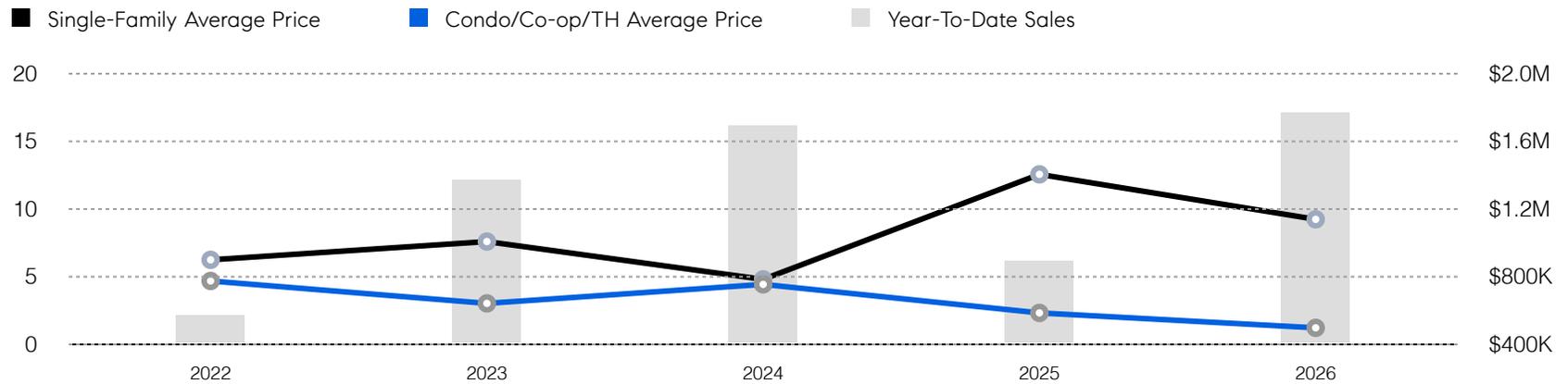


* Line graphs may be hidden due to limited sales data

Morris Township

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	9	6	-33.3%	9	6	-33.3%
	ACTIVE LISTINGS	14	12	-14.3%	14	12	-14.3%
	# OF SALES	1	15	1,400.0%	1	15	1,400.0%
	SALES VOLUME	\$1,405,000	\$17,089,999	1,116.4%	\$1,405,000	\$17,089,999	1,116.4%
	MEDIAN PRICE	\$1,405,000	\$1,150,000	-18.1%	\$1,405,000	\$1,150,000	-18.1%
	AVERAGE PRICE	\$1,405,000	\$1,139,333	-18.9%	\$1,405,000	\$1,139,333	-18.9%
	AVERAGE DOM	12	21	75.0%	12	21	75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	5	8	60.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	5	2	-60.0%	5	2	-60.0%
	SALES VOLUME	\$2,931,000	\$996,000	-66.0%	\$2,931,000	\$996,000	-66.0%
	MEDIAN PRICE	\$515,000	\$498,000	-3.3%	\$515,000	\$498,000	-3.3%
	AVERAGE PRICE	\$586,200	\$498,000	-15.0%	\$586,200	\$498,000	-15.0%
	AVERAGE DOM	35	20	-42.9%	35	20	-42.9%

Historic Sales Trends

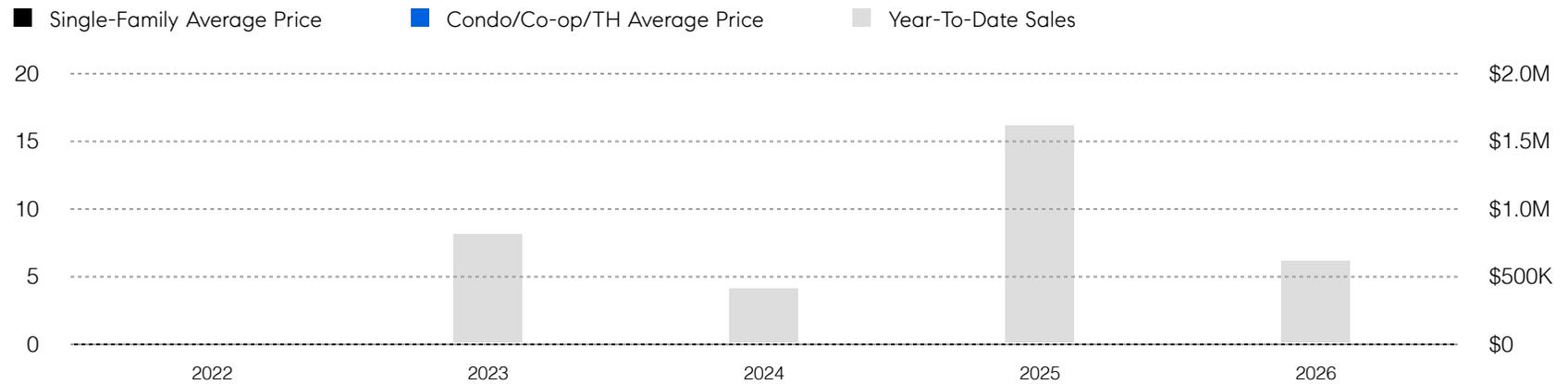


* Line graphs may be hidden due to limited sales data

Morristown

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	8	2	-75.0%	8	2	-75.0%
	ACTIVE LISTINGS	12	4	-66.7%	12	4	-66.7%
	# OF SALES	5	2	-60.0%	5	2	-60.0%
	SALES VOLUME	\$2,942,499	\$2,245,000	-23.7%	\$2,942,499	\$2,245,000	-23.7%
	MEDIAN PRICE	\$552,500	\$1,122,500	103.2%	\$552,500	\$1,122,500	103.2%
	AVERAGE PRICE	\$588,500	\$1,122,500	90.7%	\$588,500	\$1,122,500	90.7%
	AVERAGE DOM	34	63	85.3%	34	63	85.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	3	2	-33.3%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	11	4	-63.6%	11	4	-63.6%
	SALES VOLUME	\$7,527,582	\$4,476,030	-40.5%	\$7,527,582	\$4,476,030	-40.5%
	MEDIAN PRICE	\$626,000	\$687,500	9.8%	\$626,000	\$687,500	9.8%
	AVERAGE PRICE	\$684,326	\$1,119,008	63.5%	\$684,326	\$1,119,008	63.5%
	AVERAGE DOM	28	19	-32.1%	28	19	-32.1%

Historic Sales Trends

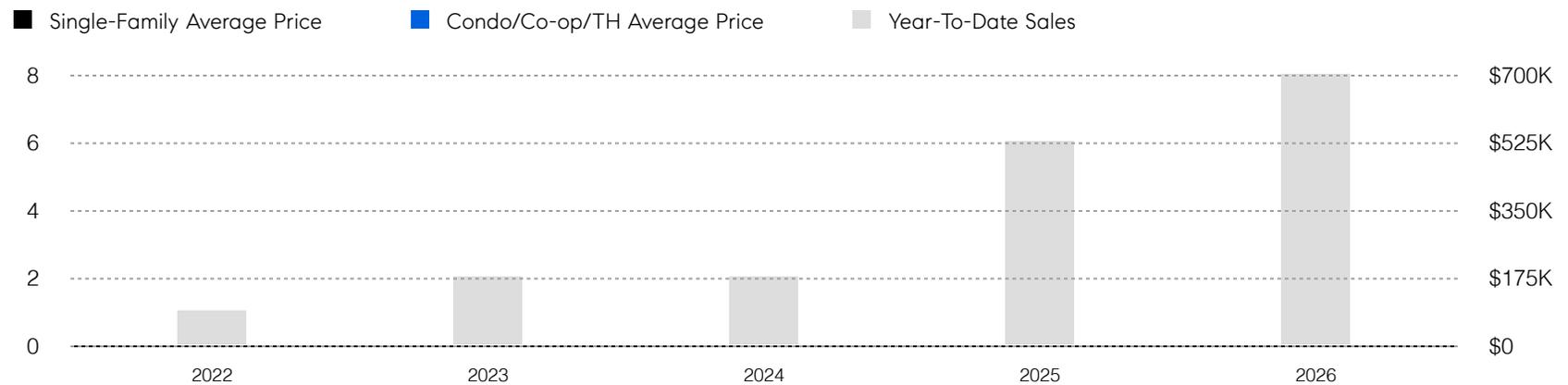


* Line graphs may be hidden due to limited sales data

Mount Arlington

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	5	25.0%	4	5	25.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	1	7	600.0%	1	7	600.0%
	SALES VOLUME	\$372,000	\$3,109,500	735.9%	\$372,000	\$3,109,500	735.9%
	MEDIAN PRICE	\$372,000	\$381,000	2.4%	\$372,000	\$381,000	2.4%
	AVERAGE PRICE	\$372,000	\$444,214	19.4%	\$372,000	\$444,214	19.4%
	AVERAGE DOM	55	53	-3.6%	55	53	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	5	5	0.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	5	1	-80.0%	5	1	-80.0%
	SALES VOLUME	\$2,192,900	\$445,000	-79.7%	\$2,192,900	\$445,000	-79.7%
	MEDIAN PRICE	\$445,000	\$445,000	-	\$445,000	\$445,000	-
	AVERAGE PRICE	\$438,580	\$445,000	1.5%	\$438,580	\$445,000	1.5%
	AVERAGE DOM	25	30	20.0%	25	30	20.0%

Historic Sales Trends

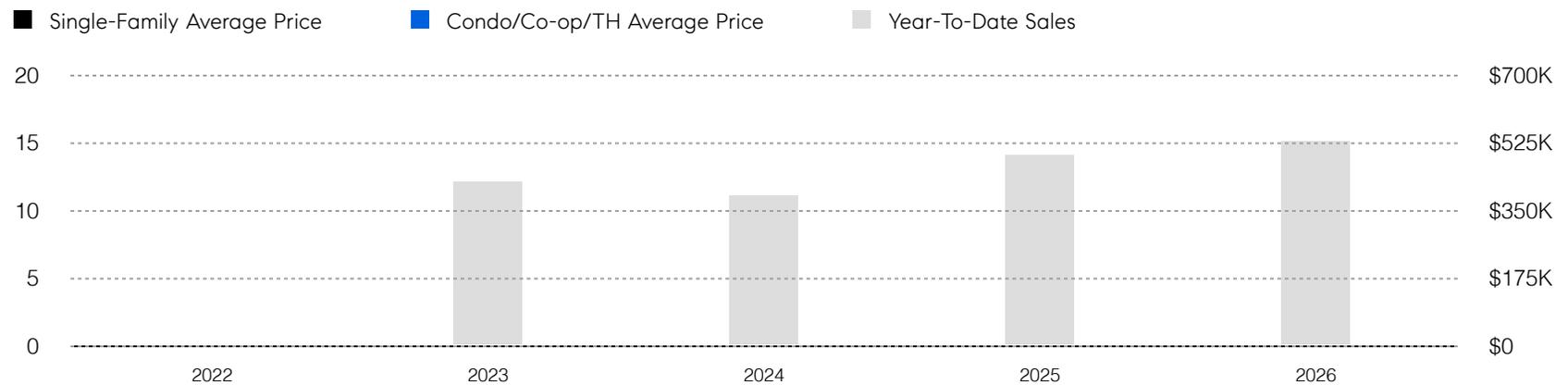


* Line graphs may be hidden due to limited sales data

Mount Olive

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	12	12	0.0%	12	12	0.0%
	ACTIVE LISTINGS	17	18	5.9%	17	18	5.9%
	# OF SALES	12	12	0.0%	12	12	0.0%
	SALES VOLUME	\$8,099,000	\$7,676,000	-5.2%	\$8,099,000	\$7,676,000	-5.2%
	MEDIAN PRICE	\$700,000	\$607,000	-13.3%	\$700,000	\$607,000	-13.3%
	AVERAGE PRICE	\$674,917	\$639,667	-5.2%	\$674,917	\$639,667	-5.2%
	AVERAGE DOM	29	30	3.4%	29	30	3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	3	3	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	2	3	50.0%	2	3	50.0%
	SALES VOLUME	\$1,095,000	\$1,367,990	24.9%	\$1,095,000	\$1,367,990	24.9%
	MEDIAN PRICE	\$547,500	\$392,000	-28.4%	\$547,500	\$392,000	-28.4%
	AVERAGE PRICE	\$547,500	\$455,997	-16.7%	\$547,500	\$455,997	-16.7%
	AVERAGE DOM	32	12	-62.5%	32	12	-62.5%

Historic Sales Trends

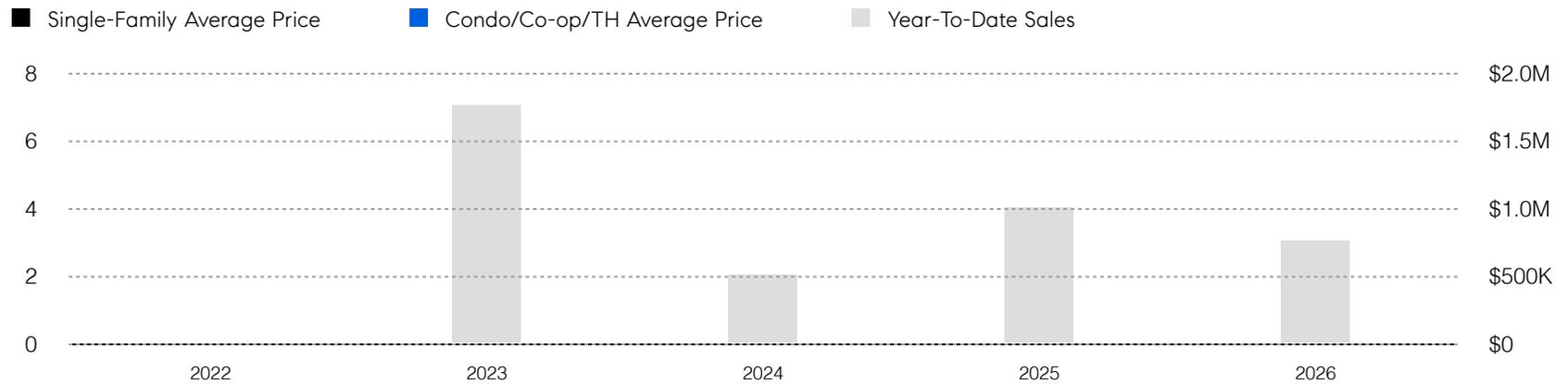


* Line graphs may be hidden due to limited sales data

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	1	1	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	4	2	-50.0%	4	2	-50.0%
	SALES VOLUME	\$4,045,000	\$1,380,000	-65.9%	\$4,045,000	\$1,380,000	-65.9%
	MEDIAN PRICE	\$982,500	\$690,000	-29.8%	\$982,500	\$690,000	-29.8%
	AVERAGE PRICE	\$1,011,250	\$690,000	-31.8%	\$1,011,250	\$690,000	-31.8%
	AVERAGE DOM	89	108	21.3%	89	108	21.3%
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	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$999,999	-	-	\$999,999	-
	MEDIAN PRICE	-	\$999,999	-	-	\$999,999	-
	AVERAGE PRICE	-	\$999,999	-	-	\$999,999	-
	AVERAGE DOM	-	15	-	-	15	-

Historic Sales Trends

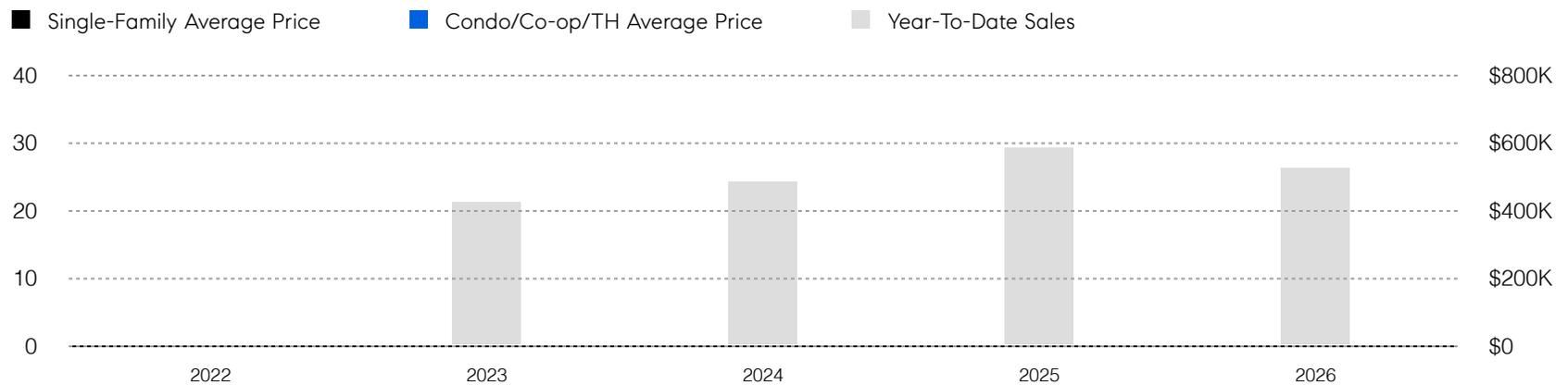


* Line graphs may be hidden due to limited sales data

Parsippany

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	16	14	-12.5%	16	14	-12.5%
	ACTIVE LISTINGS	24	20	-16.7%	24	20	-16.7%
	# OF SALES	27	19	-29.6%	27	19	-29.6%
	SALES VOLUME	\$17,034,000	\$14,446,972	-15.2%	\$17,034,000	\$14,446,972	-15.2%
	MEDIAN PRICE	\$585,000	\$800,000	36.8%	\$585,000	\$800,000	36.8%
	AVERAGE PRICE	\$630,889	\$760,367	20.5%	\$630,889	\$760,367	20.5%
	AVERAGE DOM	32	30	-6.2%	32	30	-6.2%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%	10	10	0.0%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	2	7	250.0%	2	7	250.0%
	SALES VOLUME	\$543,000	\$2,918,500	437.5%	\$543,000	\$2,918,500	437.5%
	MEDIAN PRICE	\$271,500	\$300,000	10.5%	\$271,500	\$300,000	10.5%
	AVERAGE PRICE	\$271,500	\$416,929	53.6%	\$271,500	\$416,929	53.6%
	AVERAGE DOM	38	29	-23.7%	38	29	-23.7%

Historic Sales Trends

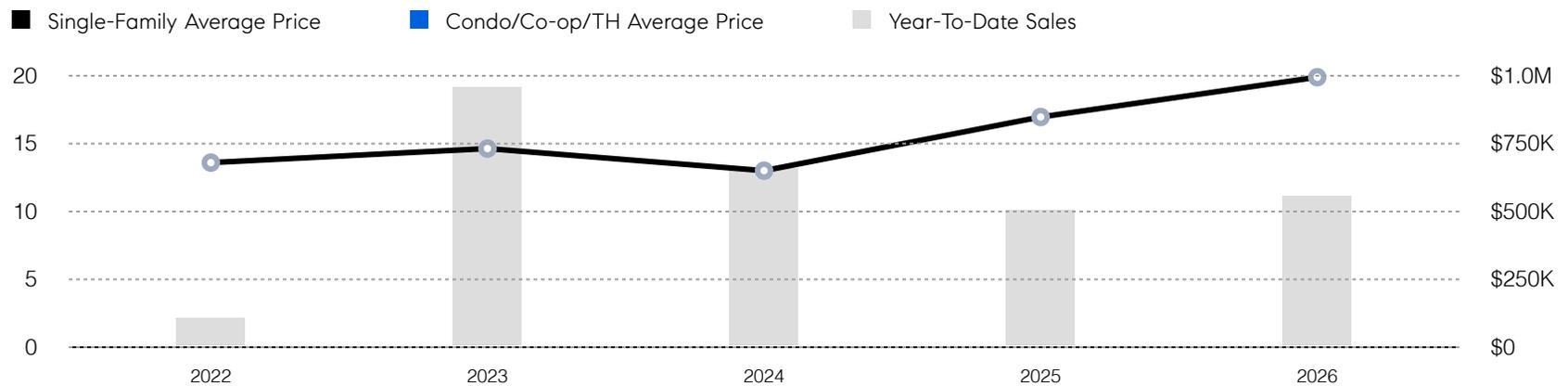


* Line graphs may be hidden due to limited sales data

Randolph

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	12	5	-58.3%	12	5	-58.3%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	6	9	50.0%	6	9	50.0%
	SALES VOLUME	\$5,089,000	\$8,953,000	75.9%	\$5,089,000	\$8,953,000	75.9%
	MEDIAN PRICE	\$802,500	\$895,000	11.5%	\$802,500	\$895,000	11.5%
	AVERAGE PRICE	\$848,167	\$994,778	17.3%	\$848,167	\$994,778	17.3%
	AVERAGE DOM	27	28	3.7%	27	28	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	5	0	0.0%	5	0	0.0%
	# OF SALES	4	2	-50.0%	4	2	-50.0%
	SALES VOLUME	\$2,586,000	\$1,369,000	-47.1%	\$2,586,000	\$1,369,000	-47.1%
	MEDIAN PRICE	\$613,000	\$684,500	11.7%	\$613,000	\$684,500	11.7%
	AVERAGE PRICE	\$646,500	\$684,500	5.9%	\$646,500	\$684,500	5.9%
	AVERAGE DOM	25	63	152.0%	25	63	152.0%

Historic Sales Trends

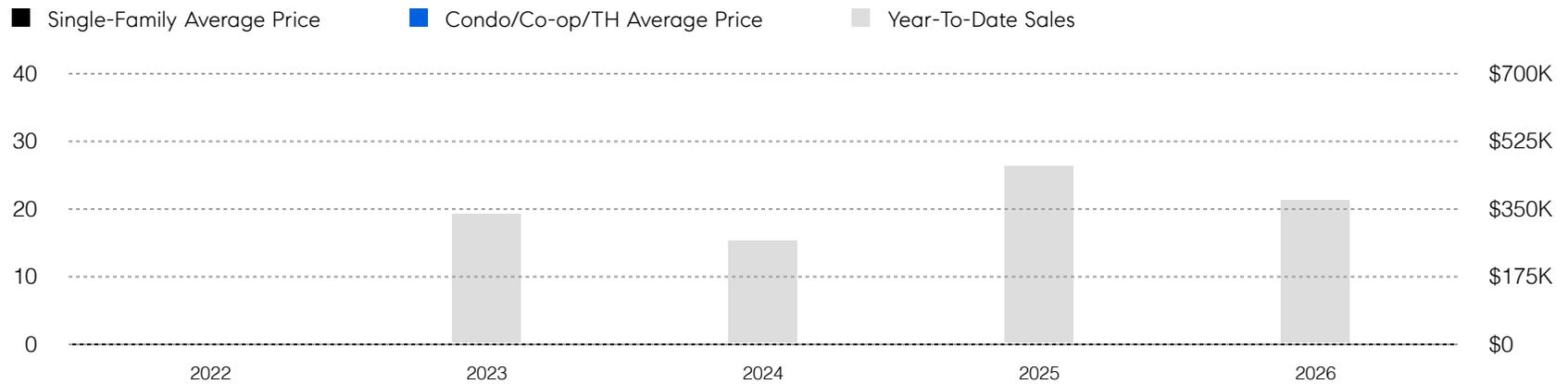


* Line graphs may be hidden due to limited sales data

Rockaway

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	18	9	-50.0%	18	9	-50.0%
	ACTIVE LISTINGS	25	9	-64.0%	25	9	-64.0%
	# OF SALES	16	16	0.0%	16	16	0.0%
	SALES VOLUME	\$9,852,897	\$8,893,500	-9.7%	\$9,852,897	\$8,893,500	-9.7%
	MEDIAN PRICE	\$558,500	\$553,500	-0.9%	\$558,500	\$553,500	-0.9%
	AVERAGE PRICE	\$615,806	\$555,844	-9.7%	\$615,806	\$555,844	-9.7%
	AVERAGE DOM	46	45	-2.2%	46	45	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	7	8	14.3%
	ACTIVE LISTINGS	13	19	46.2%	13	19	46.2%
	# OF SALES	10	5	-50.0%	10	5	-50.0%
	SALES VOLUME	\$4,741,900	\$1,672,000	-64.7%	\$4,741,900	\$1,672,000	-64.7%
	MEDIAN PRICE	\$440,000	\$320,000	-27.3%	\$440,000	\$320,000	-27.3%
	AVERAGE PRICE	\$474,190	\$334,400	-29.5%	\$474,190	\$334,400	-29.5%
	AVERAGE DOM	64	103	60.9%	64	103	60.9%

Historic Sales Trends

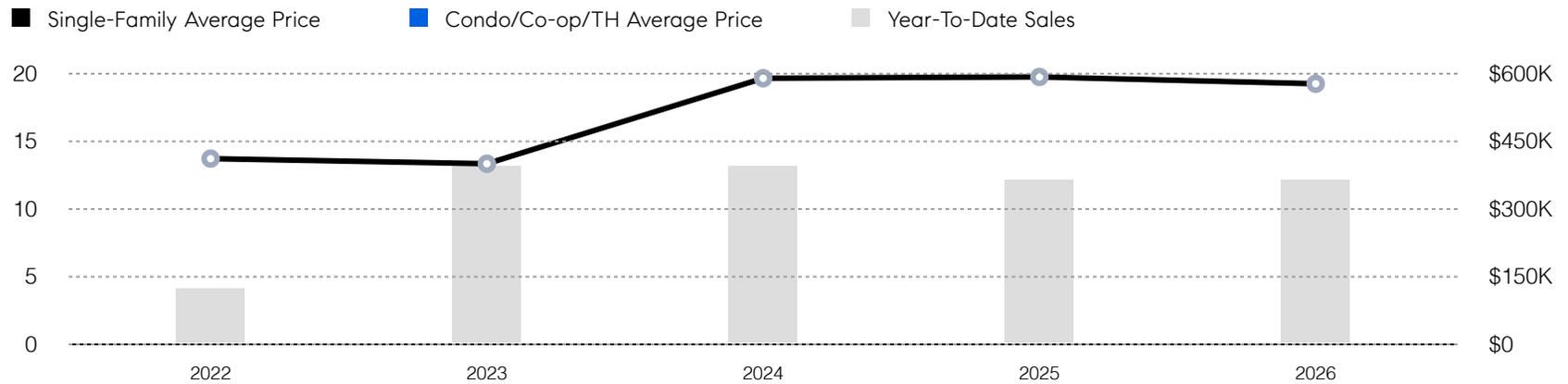


* Line graphs may be hidden due to limited sales data

Roxbury

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	10	12	20.0%	10	12	20.0%
	ACTIVE LISTINGS	18	21	16.7%	18	21	16.7%
	# OF SALES	12	9	-25.0%	12	9	-25.0%
	SALES VOLUME	\$7,114,525	\$5,200,000	-26.9%	\$7,114,525	\$5,200,000	-26.9%
	MEDIAN PRICE	\$542,500	\$585,000	7.8%	\$542,500	\$585,000	7.8%
	AVERAGE PRICE	\$592,877	\$577,778	-2.5%	\$592,877	\$577,778	-2.5%
	AVERAGE DOM	29	34	17.2%	29	34	17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	2	3	50.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	0	3	0.0%	0	3	0.0%
	SALES VOLUME	-	\$1,210,000	-	-	\$1,210,000	-
	MEDIAN PRICE	-	\$420,000	-	-	\$420,000	-
	AVERAGE PRICE	-	\$403,333	-	-	\$403,333	-
	AVERAGE DOM	-	54	-	-	54	-

Historic Sales Trends

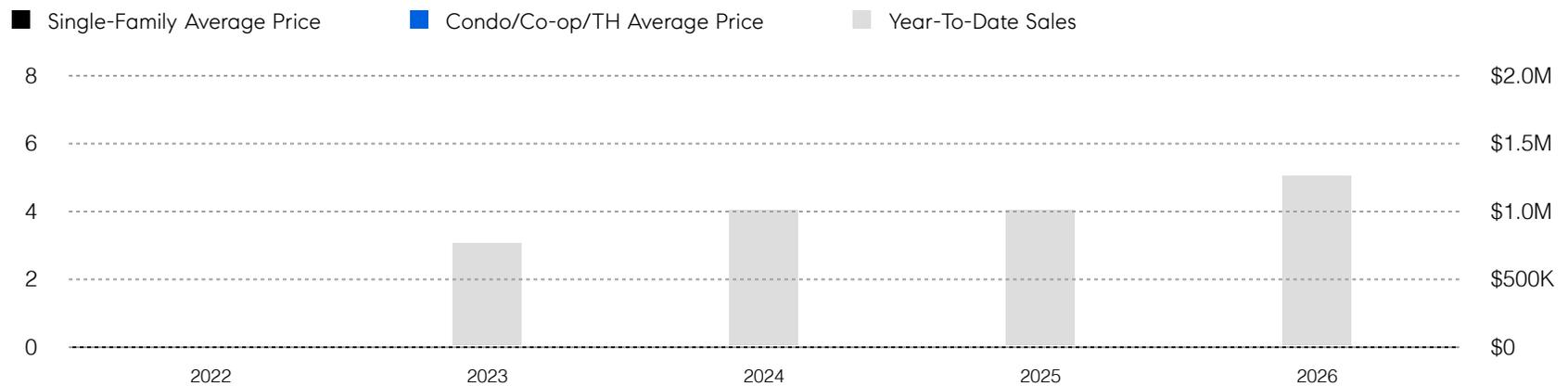


* Line graphs may be hidden due to limited sales data

Whippany

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	3	3	0.0%	3	3	0.0%
	SALES VOLUME	\$3,150,000	\$3,250,000	3.2%	\$3,150,000	\$3,250,000	3.2%
	MEDIAN PRICE	\$975,000	\$975,000	-	\$975,000	\$975,000	-
	AVERAGE PRICE	\$1,050,000	\$1,083,333	3.2%	\$1,050,000	\$1,083,333	3.2%
	AVERAGE DOM	24	32	33.3%	24	32	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	\$513,000	\$1,220,000	137.8%	\$513,000	\$1,220,000	137.8%
	MEDIAN PRICE	\$513,000	\$610,000	18.9%	\$513,000	\$610,000	18.9%
	AVERAGE PRICE	\$513,000	\$610,000	18.9%	\$513,000	\$610,000	18.9%
	AVERAGE DOM	51	10	-80.4%	51	10	-80.4%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 01/31/2025 vs. 01/01/2026 - 01/31/2026

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