



April 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

1,263

-8.3% Year-To-Date
11.6% Month-Over-Month

Year-To-Date Contracts

1,652

12% Year-To-Date
28.7% Month-Over-Month

Single-Family
Average Sale Price

\$848K

-0.8% Year-To-Date
1.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$580K

2.8% Year-To-Date
-0.7% Month-Over-Month

Average Days On Market

28

-3.4% Year-To-Date
-11.5% Month-Over-Month

Active Listings

1,016

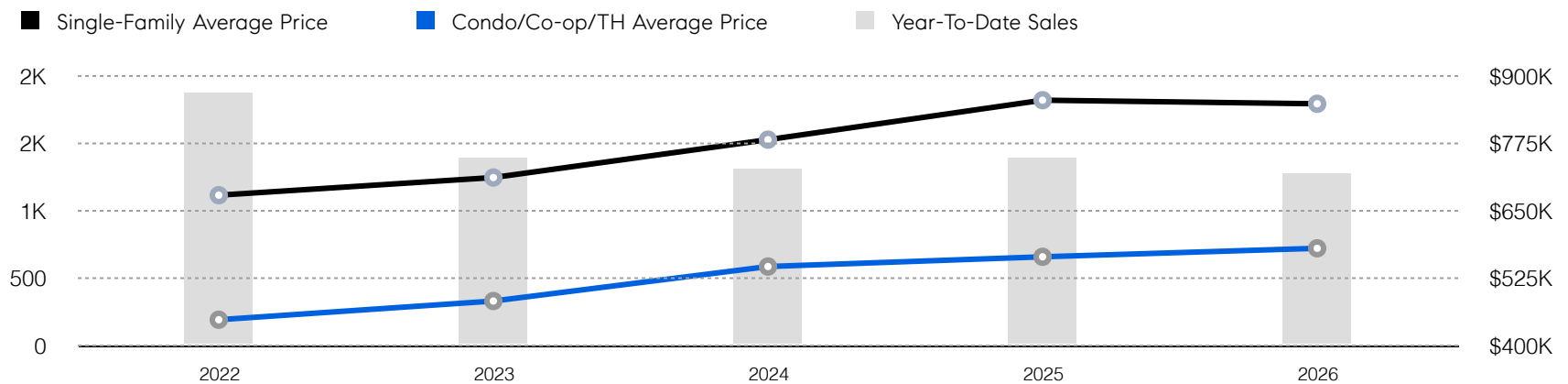
14.2% Year-Over-Year
37.9% Month-Over-Month



Morris County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	1,217	1,248	2.5%	387	458	18.3%
	ACTIVE LISTINGS	681	783	15.0%	681	783	15.0%
	# OF SALES	1,026	941	-8.3%	290	276	-4.8%
	SALES VOLUME	\$877,460,969	\$798,506,862	-9.0%	\$258,522,047	\$243,618,656	-5.8%
	MEDIAN PRICE	\$700,000	\$730,000	4.3%	\$732,450	\$751,507	2.6%
	AVERAGE PRICE	\$855,225	\$848,573	-0.8%	\$891,455	\$882,676	-1.0%
	AVERAGE DOM	36	32	-11.1%	29	27	-6.9%
Condo/Co-op/TH	CONTRACTS SIGNED	415	404	-2.7%	114	129	13.2%
	ACTIVE LISTINGS	209	233	11.5%	209	233	11.5%
	# OF SALES	352	322	-8.5%	96	91	-5.2%
	SALES VOLUME	\$198,741,633	\$186,879,270	-6.0%	\$56,818,834	\$53,027,674	-6.7%
	MEDIAN PRICE	\$499,500	\$527,001	5.5%	\$487,500	\$550,000	12.8%
	AVERAGE PRICE	\$564,607	\$580,370	2.8%	\$591,863	\$582,722	-1.5%
	AVERAGE DOM	33	34	3.0%	32	24	-25.0%

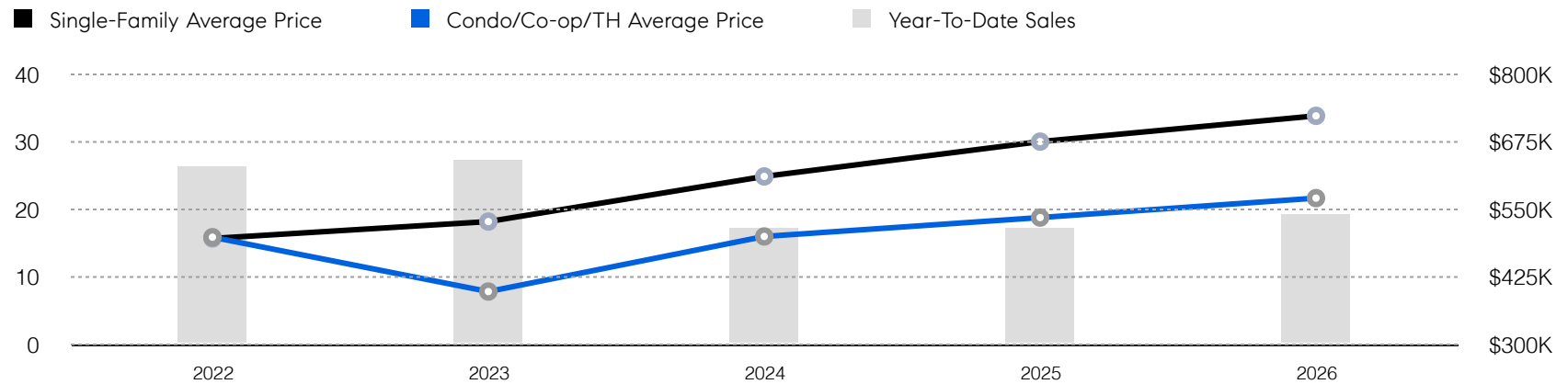
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	13	23	76.9%	4	6	50.0%
	ACTIVE LISTINGS	15	7	-53.3%	15	7	-53.3%
	# OF SALES	16	17	6.3%	4	4	0.0%
	SALES VOLUME	\$10,809,500	\$12,296,404	13.8%	\$2,626,500	\$2,556,404	-2.7%
	MEDIAN PRICE	\$633,500	\$750,000	18.4%	\$553,500	\$660,702	19.4%
	AVERAGE PRICE	\$675,594	\$723,318	7.1%	\$656,625	\$639,101	-2.7%
	AVERAGE DOM	52	47	-9.6%	79	47	-40.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$535,000	\$1,142,000	113.5%	-	-	-
	MEDIAN PRICE	\$535,000	\$571,000	6.7%	-	-	-
	AVERAGE PRICE	\$535,000	\$571,000	6.7%	-	-	-
	AVERAGE DOM	16	12	-25.0%	-	-	-

Historic Sales Trends

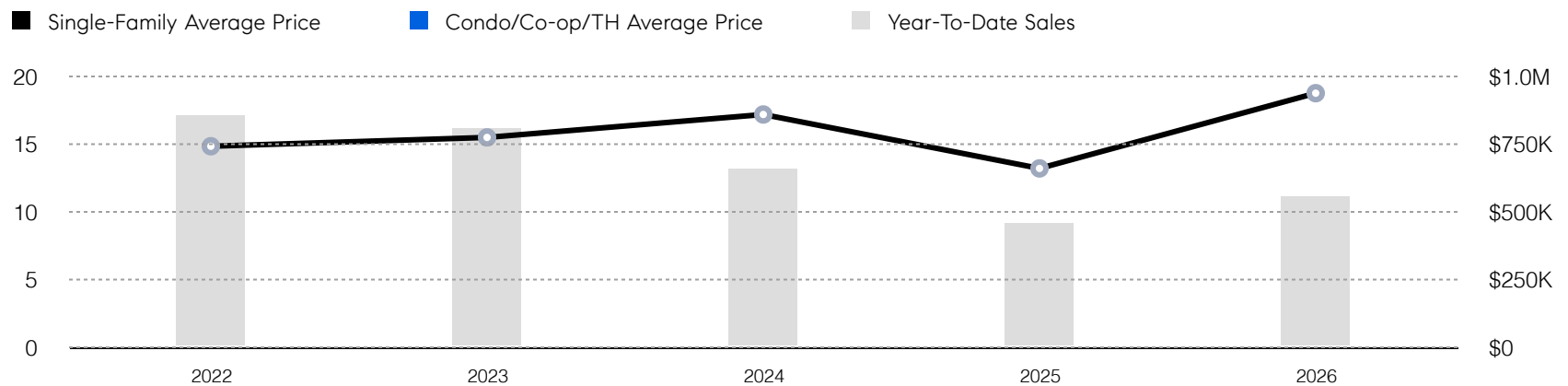


* Line graphs may be hidden due to limited sales data

Boonton Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	10	-16.7%	6	4	-33.3%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	8	11	37.5%	5	0	0.0%
	SALES VOLUME	\$5,284,000	\$10,320,999	95.3%	\$3,184,000	-	-
	MEDIAN PRICE	\$645,000	\$850,000	31.8%	\$625,000	-	-
	AVERAGE PRICE	\$660,500	\$938,273	42.1%	\$636,800	-	-
	AVERAGE DOM	41	36	-12.2%	48	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$618,000	-	-	-	-	-
	MEDIAN PRICE	\$618,000	-	-	-	-	-
	AVERAGE PRICE	\$618,000	-	-	-	-	-
	AVERAGE DOM	13	-	-	-	-	-

Historic Sales Trends

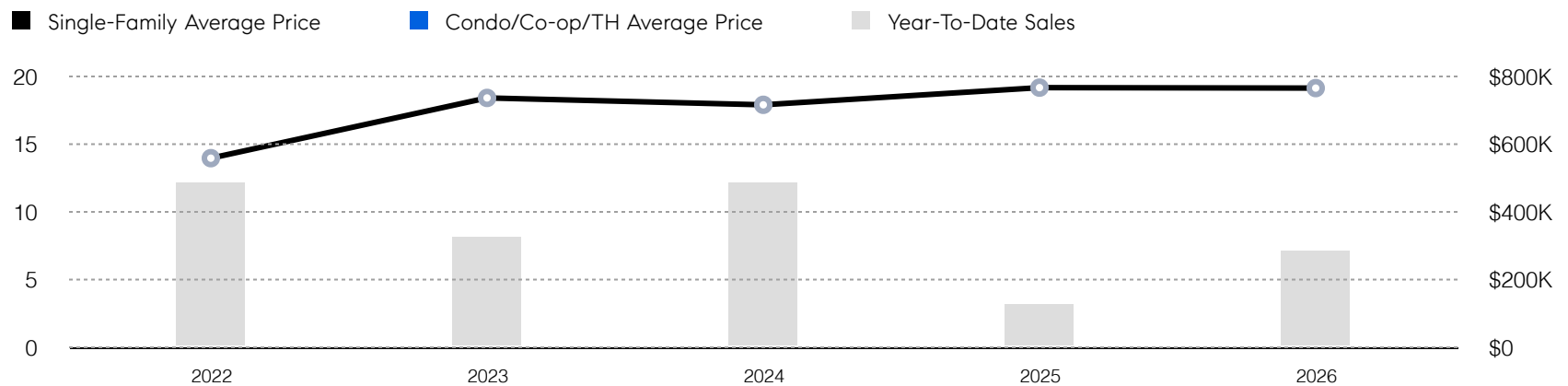


* Line graphs may be hidden due to limited sales data

Cedar Knolls

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	6	11	83.3%	4	4	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	3	6	100.0%	0	3	0.0%
	SALES VOLUME	\$2,301,000	\$4,594,130	99.7%	-	\$2,377,250	-
	MEDIAN PRICE	\$701,000	\$836,565	19.3%	-	\$852,250	-
	AVERAGE PRICE	\$767,000	\$765,688	-0.2%	-	\$792,417	-
	AVERAGE DOM	21	16	-23.8%	-	10	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$470,000	-	-	-	-
	MEDIAN PRICE	-	\$470,000	-	-	-	-
	AVERAGE PRICE	-	\$470,000	-	-	-	-
	AVERAGE DOM	-	28	-	-	-	-

Historic Sales Trends

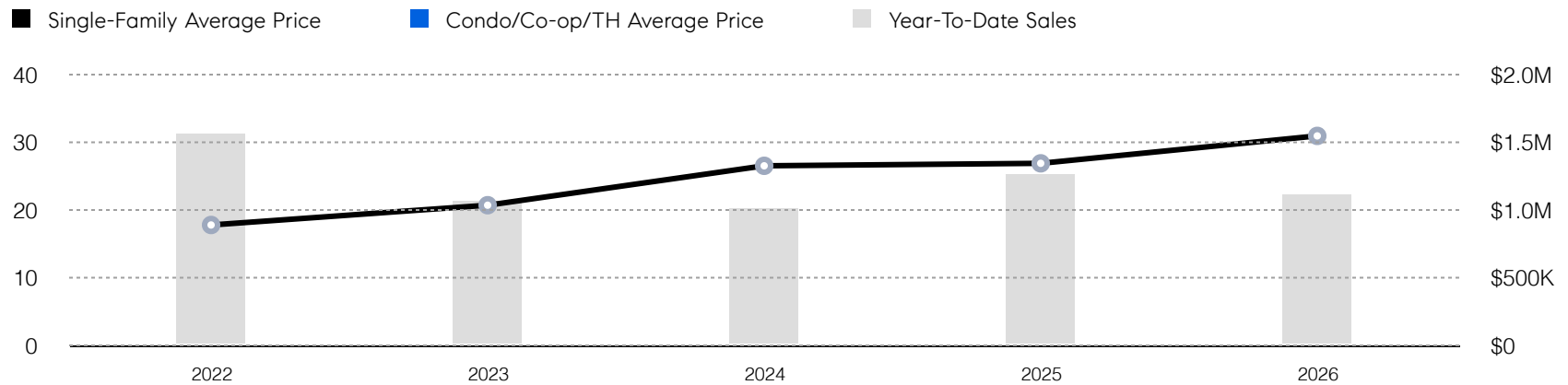


* Line graphs may be hidden due to limited sales data

Chatham Borough

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	31	31	0.0%	7	15	114.3%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	23	21	-8.7%	9	7	-22.2%
	SALES VOLUME	\$30,928,135	\$32,494,622	5.1%	\$13,615,071	\$11,916,499	-12.5%
	MEDIAN PRICE	\$1,200,000	\$1,375,000	14.6%	\$1,550,000	\$1,375,000	-11.3%
	AVERAGE PRICE	\$1,344,702	\$1,547,363	15.1%	\$1,512,786	\$1,702,357	12.5%
	AVERAGE DOM	20	15	-25.0%	10	10	0.0%
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Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	1	-50.0%	1	0	0.0%
	SALES VOLUME	\$1,445,000	\$865,000	-40.1%	\$665,000	-	-
	MEDIAN PRICE	\$722,500	\$865,000	19.7%	\$665,000	-	-
	AVERAGE PRICE	\$722,500	\$865,000	19.7%	\$665,000	-	-
	AVERAGE DOM	78	16	-79.5%	147	-	-

Historic Sales Trends

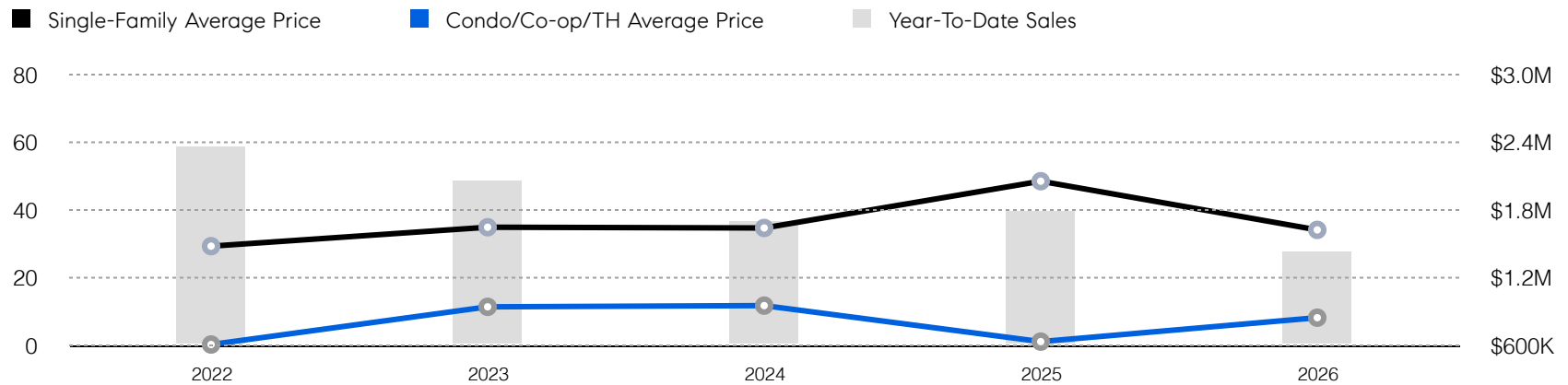


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Chatham Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	42	28	-33.3%	17	12	-29.4%
	ACTIVE LISTINGS	15	21	40.0%	15	21	40.0%
	# OF SALES	31	13	-58.1%	10	4	-60.0%
	SALES VOLUME	\$63,712,673	\$21,108,000	-66.9%	\$17,808,073	\$7,535,000	-57.7%
	MEDIAN PRICE	\$1,975,000	\$1,710,000	-13.4%	\$1,877,700	\$1,802,500	-4.0%
	AVERAGE PRICE	\$2,055,248	\$1,623,692	-21.0%	\$1,780,807	\$1,883,750	5.8%
	AVERAGE DOM	26	19	-26.9%	10	11	10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	14	20	42.9%	7	5	-28.6%
	ACTIVE LISTINGS	12	6	-50.0%	12	6	-50.0%
	# OF SALES	8	14	75.0%	3	4	33.3%
	SALES VOLUME	\$5,067,714	\$11,838,000	133.6%	\$1,158,714	\$2,545,000	119.6%
	MEDIAN PRICE	\$472,000	\$615,000	30.3%	\$402,000	\$597,500	48.6%
	AVERAGE PRICE	\$633,464	\$845,571	33.5%	\$386,238	\$636,250	64.7%
	AVERAGE DOM	27	15	-44.4%	26	13	-50.0%

Historic Sales Trends

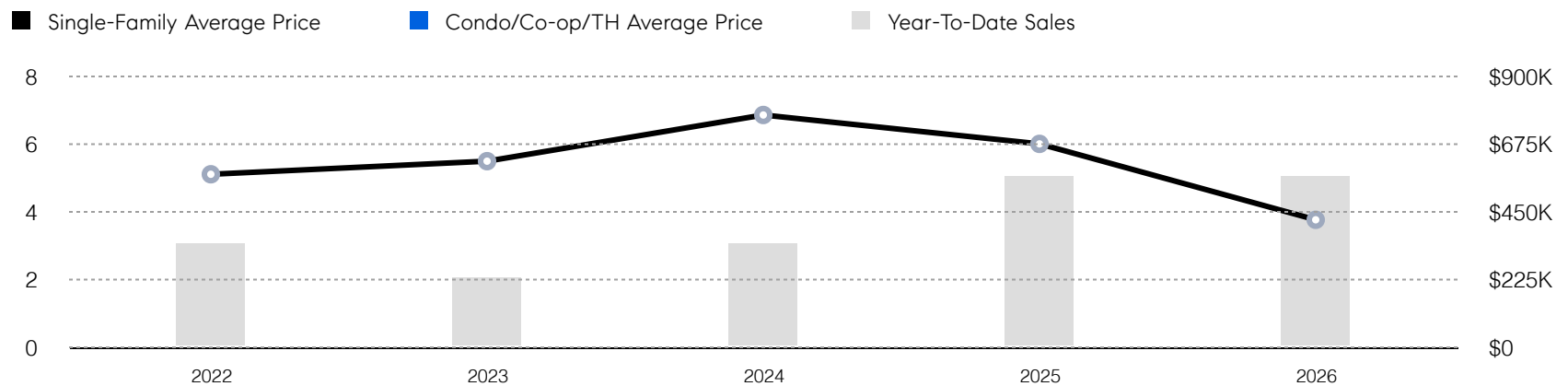


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Chester Borough

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%	3	2	-33.3%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	5	4	-20.0%	1	1	0.0%
	SALES VOLUME	\$3,380,000	\$1,695,000	-49.9%	\$650,000	\$35,000	-94.6%
	MEDIAN PRICE	\$650,000	\$405,000	-37.7%	\$650,000	\$35,000	-94.6%
	AVERAGE PRICE	\$676,000	\$423,750	-37.3%	\$650,000	\$35,000	-94.6%
	AVERAGE DOM	50	32	-36.0%	92	69	-25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$830,000	-	-	-	-
	MEDIAN PRICE	-	\$830,000	-	-	-	-
	AVERAGE PRICE	-	\$830,000	-	-	-	-
	AVERAGE DOM	-	16	-	-	-	-

Historic Sales Trends

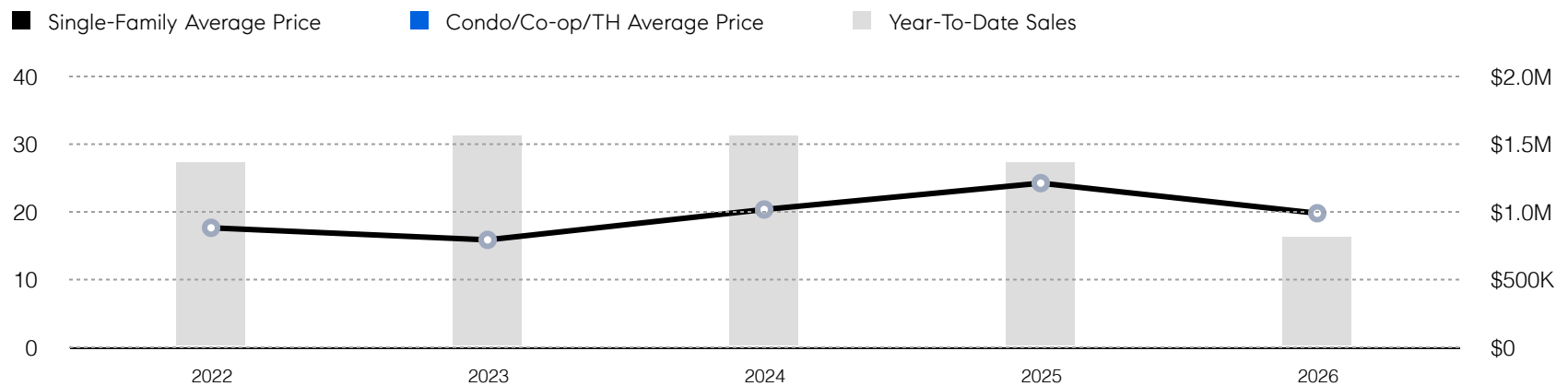


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Chester Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	17	28	64.7%	5	14	180.0%
	ACTIVE LISTINGS	16	25	56.3%	16	25	56.3%
	# OF SALES	26	16	-38.5%	4	6	50.0%
	SALES VOLUME	\$31,519,000	\$15,837,999	-49.8%	\$3,710,000	\$6,719,999	81.1%
	MEDIAN PRICE	\$920,000	\$895,000	-2.7%	\$855,000	\$1,037,500	21.3%
	AVERAGE PRICE	\$1,212,269	\$989,875	-18.3%	\$927,500	\$1,120,000	20.8%
	AVERAGE DOM	55	34	-38.2%	75	21	-72.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$645,000	-	-	-	-	-
	MEDIAN PRICE	\$645,000	-	-	-	-	-
	AVERAGE PRICE	\$645,000	-	-	-	-	-
	AVERAGE DOM	32	-	-	-	-	-

Historic Sales Trends

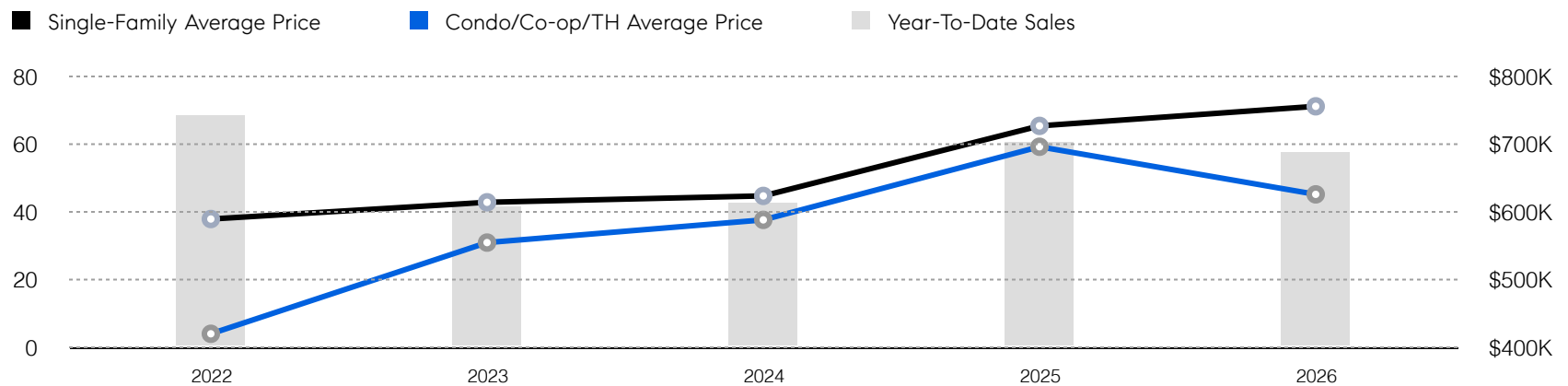


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Denville

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	41	40	-2.4%	14	10	-28.6%
	ACTIVE LISTINGS	12	35	191.7%	12	35	191.7%
	# OF SALES	38	39	2.6%	12	8	-33.3%
	SALES VOLUME	\$27,626,638	\$29,480,950	6.7%	\$10,754,388	\$6,212,000	-42.2%
	MEDIAN PRICE	\$608,750	\$625,000	2.7%	\$632,500	\$695,500	10.0%
	AVERAGE PRICE	\$727,017	\$755,922	4.0%	\$896,199	\$776,500	-13.4%
	AVERAGE DOM	30	27	-10.0%	40	20	-50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	23	20	-13.0%	1	6	500.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	22	18	-18.2%	2	5	150.0%
	SALES VOLUME	\$15,316,252	\$11,265,832	-26.4%	\$1,710,000	\$2,140,000	25.1%
	MEDIAN PRICE	\$707,000	\$667,504	-5.6%	\$855,000	\$460,000	-46.2%
	AVERAGE PRICE	\$696,193	\$625,880	-10.1%	\$855,000	\$428,000	-49.9%
	AVERAGE DOM	42	37	-11.9%	19	22	15.8%

Historic Sales Trends

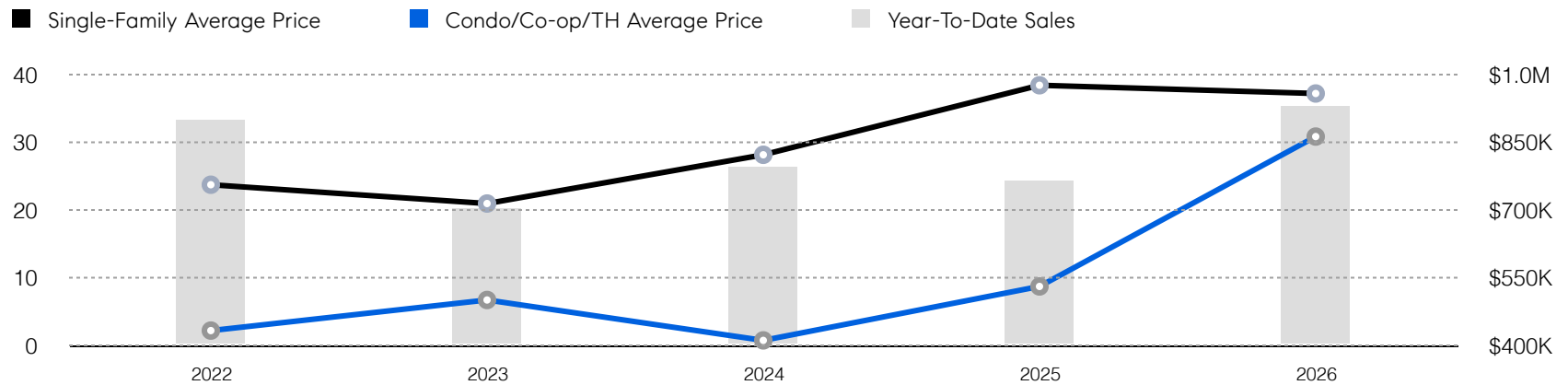


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East Hanover

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	20	18	-10.0%	8	4	-50.0%
	ACTIVE LISTINGS	9	19	111.1%	9	19	111.1%
	# OF SALES	20	22	10.0%	3	7	133.3%
	SALES VOLUME	\$19,527,998	\$21,078,999	7.9%	\$3,010,000	\$7,110,000	136.2%
	MEDIAN PRICE	\$987,500	\$902,500	-8.6%	\$975,000	\$905,000	-7.2%
	AVERAGE PRICE	\$976,400	\$958,136	-1.9%	\$1,003,333	\$1,015,714	1.2%
	AVERAGE DOM	24	38	58.3%	18	60	233.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	13	160.0%	1	3	200.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	4	13	225.0%	0	3	0.0%
	SALES VOLUME	\$2,122,506	\$11,214,830	428.4%	-	\$2,602,495	-
	MEDIAN PRICE	\$514,000	\$992,505	93.1%	-	\$992,505	-
	AVERAGE PRICE	\$530,627	\$862,679	62.6%	-	\$867,498	-
	AVERAGE DOM	17	18	5.9%	-	21	-

Historic Sales Trends

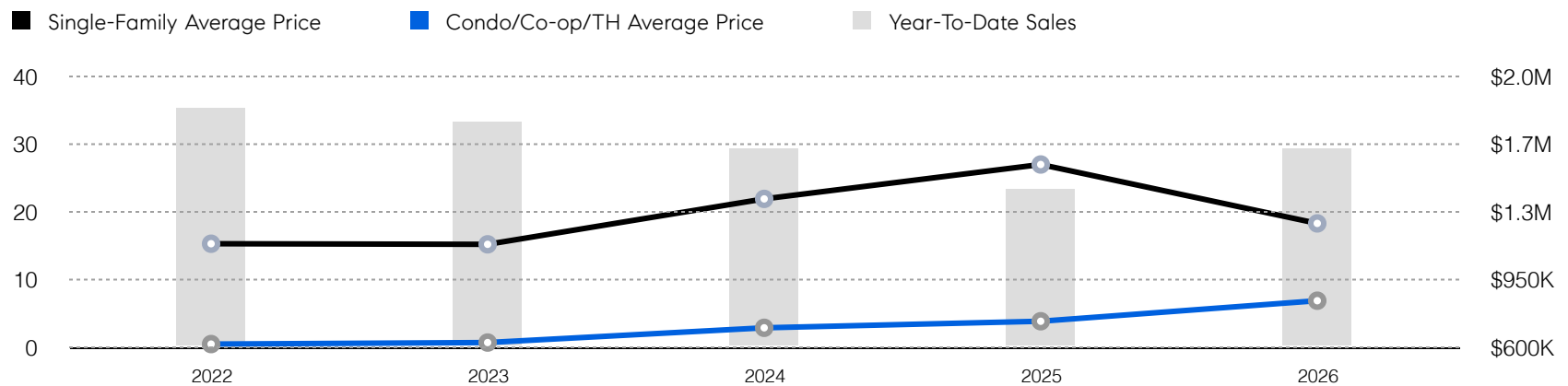


* Line graphs may be hidden due to limited sales data

Florham Park

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	21	21	0.0%	8	5	-37.5%
	ACTIVE LISTINGS	12	15	25.0%	12	15	25.0%
	# OF SALES	18	22	22.2%	4	3	-25.0%
	SALES VOLUME	\$27,808,994	\$27,289,499	-1.9%	\$7,105,000	\$3,560,000	-49.9%
	MEDIAN PRICE	\$1,282,500	\$1,199,500	-6.5%	\$1,677,500	\$1,315,000	-21.6%
	AVERAGE PRICE	\$1,544,944	\$1,240,432	-19.7%	\$1,776,250	\$1,186,667	-33.2%
	AVERAGE DOM	43	33	-23.3%	47	8	-83.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	6	-40.0%	4	1	-75.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	5	7	40.0%	2	2	0.0%
	SALES VOLUME	\$3,673,400	\$5,886,000	60.2%	\$1,681,500	\$1,510,000	-10.2%
	MEDIAN PRICE	\$737,000	\$760,000	3.1%	\$840,750	\$755,000	-10.2%
	AVERAGE PRICE	\$734,680	\$840,857	14.5%	\$840,750	\$755,000	-10.2%
	AVERAGE DOM	26	26	0.0%	33	18	-45.5%

Historic Sales Trends

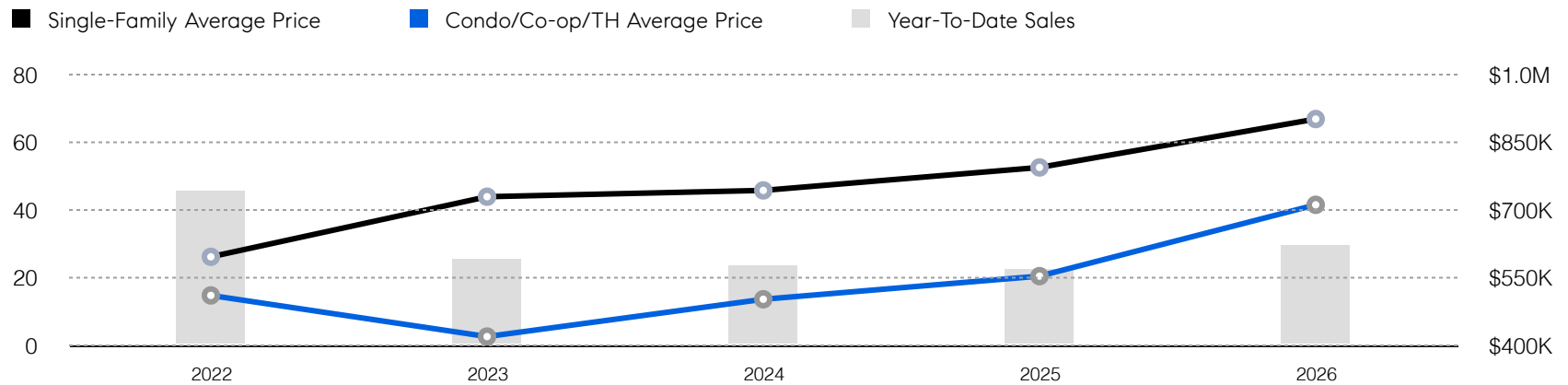


* Line graphs may be hidden due to limited sales data

Hanover

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	24	29	20.8%	10	9	-10.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	17	20	17.6%	5	8	60.0%
	SALES VOLUME	\$13,503,300	\$18,031,130	33.5%	\$3,987,400	\$6,611,250	65.8%
	MEDIAN PRICE	\$701,000	\$846,125	20.7%	\$829,900	\$800,000	-3.6%
	AVERAGE PRICE	\$794,312	\$901,557	13.5%	\$797,480	\$826,406	3.6%
	AVERAGE DOM	32	20	-37.5%	11	16	45.5%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%	2	5	150.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	5	9	80.0%	2	4	100.0%
	SALES VOLUME	\$2,767,500	\$6,403,440	131.4%	\$1,122,500	\$3,256,750	190.1%
	MEDIAN PRICE	\$555,000	\$645,000	16.2%	\$561,250	\$829,375	47.8%
	AVERAGE PRICE	\$553,500	\$711,493	28.5%	\$561,250	\$814,188	45.1%
	AVERAGE DOM	33	29	-12.1%	40	49	22.5%

Historic Sales Trends

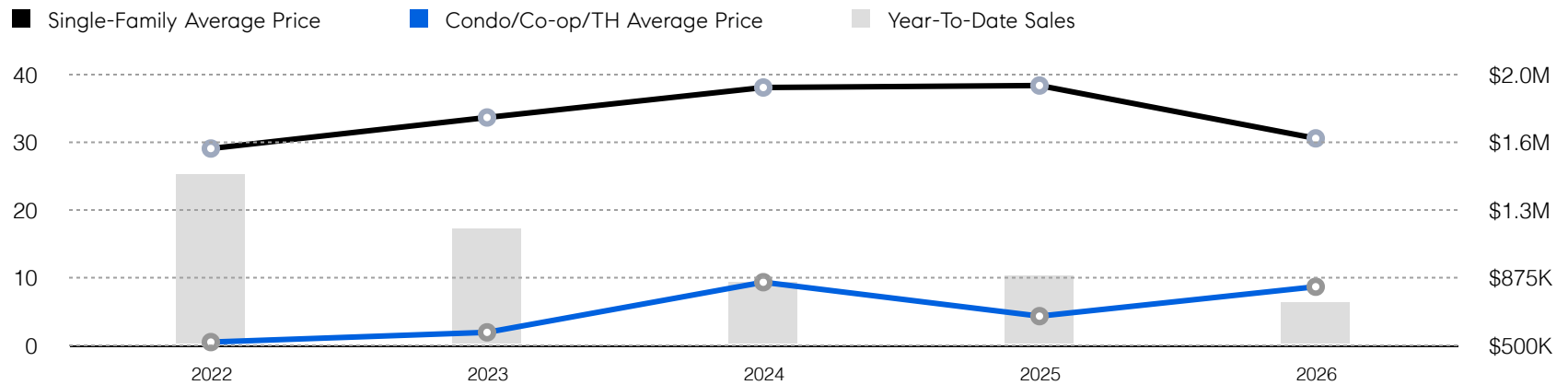


* Line graphs may be hidden due to limited sales data

Harding

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	13	10	-23.1%	6	7	16.7%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	9	5	-44.4%	3	0	0.0%
	SALES VOLUME	\$17,455,500	\$8,234,000	-52.8%	\$8,405,000	-	-
	MEDIAN PRICE	\$1,676,000	\$1,445,000	-13.8%	\$1,150,000	-	-
	AVERAGE PRICE	\$1,939,500	\$1,646,800	-15.1%	\$2,801,667	-	-
	AVERAGE DOM	43	50	16.3%	27	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	3	200.0%	1	2	100.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$662,000	\$825,000	24.6%	-	-	-
	MEDIAN PRICE	\$662,000	\$825,000	24.6%	-	-	-
	AVERAGE PRICE	\$662,000	\$825,000	24.6%	-	-	-
	AVERAGE DOM	25	67	168.0%	-	-	-

Historic Sales Trends

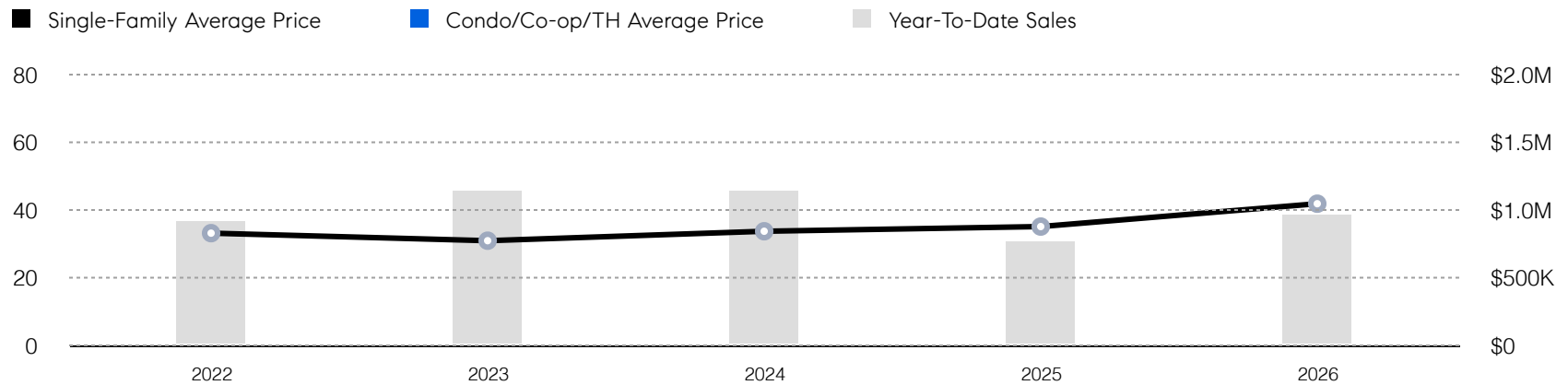


* Line graphs may be hidden due to limited sales data

Kinnelon

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	47	44	-6.4%	21	12	-42.9%
	ACTIVE LISTINGS	29	33	13.8%	29	33	13.8%
	# OF SALES	30	37	23.3%	5	9	80.0%
	SALES VOLUME	\$26,328,150	\$38,719,970	47.1%	\$5,122,500	\$7,516,000	46.7%
	MEDIAN PRICE	\$844,875	\$980,000	16.0%	\$1,175,000	\$799,000	-32.0%
	AVERAGE PRICE	\$877,605	\$1,046,486	19.2%	\$1,024,500	\$835,111	-18.5%
	AVERAGE DOM	79	50	-36.7%	65	49	-24.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$360,000	-	-	-	-
	MEDIAN PRICE	-	\$360,000	-	-	-	-
	AVERAGE PRICE	-	\$360,000	-	-	-	-
	AVERAGE DOM	-	39	-	-	-	-

Historic Sales Trends

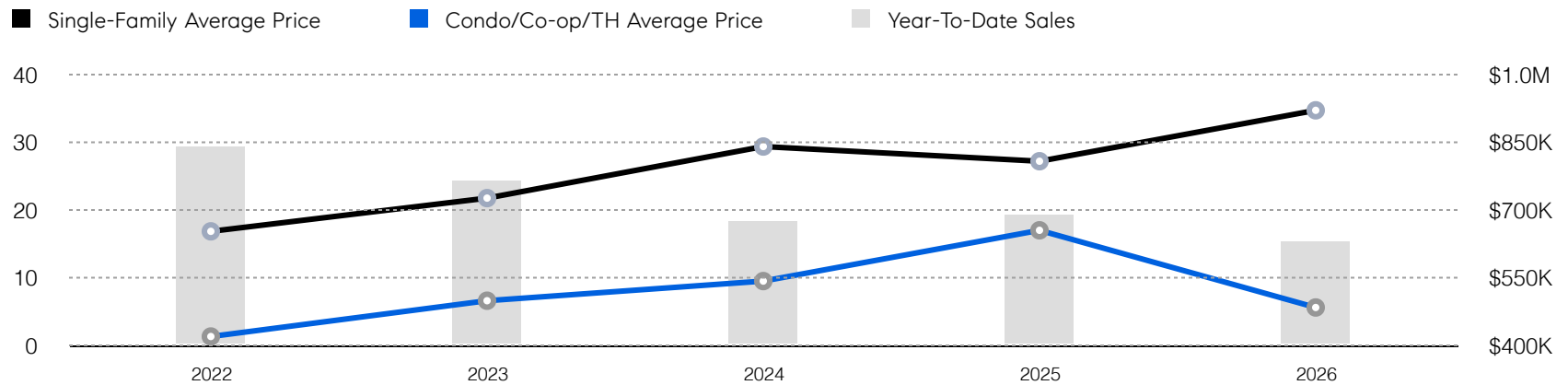


* Line graphs may be hidden due to limited sales data

Long Hill

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	30	23	-23.3%	11	12	9.1%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	18	11	-38.9%	7	2	-71.4%
	SALES VOLUME	\$14,545,000	\$10,129,451	-30.4%	\$6,687,000	\$1,283,500	-80.8%
	MEDIAN PRICE	\$778,000	\$785,000	0.9%	\$815,000	\$641,750	-21.3%
	AVERAGE PRICE	\$808,056	\$920,859	14.0%	\$955,286	\$641,750	-32.8%
	AVERAGE DOM	46	24	-47.8%	33	59	78.8%
Condo/Co-op/TH	CONTRACTS SIGNED	4	7	75.0%	3	4	33.3%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	1	4	300.0%	0	3	0.0%
	SALES VOLUME	\$655,000	\$1,936,000	195.6%	-	\$1,487,000	-
	MEDIAN PRICE	\$655,000	\$439,500	-32.9%	-	\$430,000	-
	AVERAGE PRICE	\$655,000	\$484,000	-26.1%	-	\$495,667	-
	AVERAGE DOM	24	32	33.3%	-	31	-

Historic Sales Trends

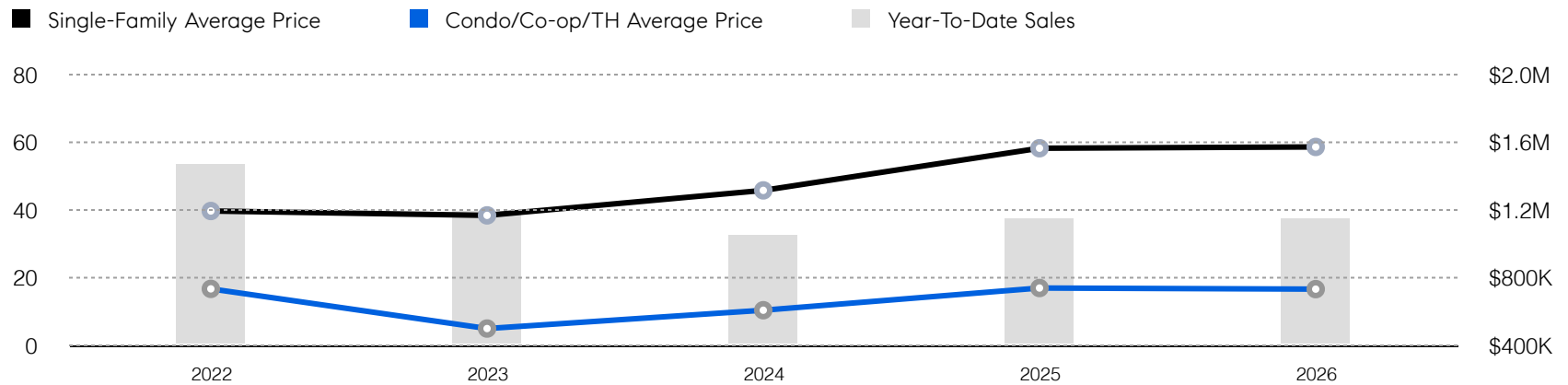


* Line graphs may be hidden due to limited sales data

Madison

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	28	42	50.0%	12	12	0.0%
	ACTIVE LISTINGS	22	17	-22.7%	22	17	-22.7%
	# OF SALES	30	33	10.0%	8	8	0.0%
	SALES VOLUME	\$46,949,953	\$51,895,207	10.5%	\$11,462,250	\$19,227,607	67.7%
	MEDIAN PRICE	\$1,525,625	\$1,335,000	-12.5%	\$1,435,500	\$2,435,000	69.6%
	AVERAGE PRICE	\$1,564,998	\$1,572,582	0.5%	\$1,432,781	\$2,403,451	67.7%
	AVERAGE DOM	36	25	-30.6%	15	31	106.7%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	1	1	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	7	4	-42.9%	0	3	0.0%
	SALES VOLUME	\$5,172,990	\$2,930,000	-43.4%	-	\$2,080,000	-
	MEDIAN PRICE	\$801,000	\$765,000	-4.5%	-	\$700,000	-
	AVERAGE PRICE	\$738,999	\$732,500	-0.9%	-	\$693,333	-
	AVERAGE DOM	24	15	-37.5%	-	14	-

Historic Sales Trends

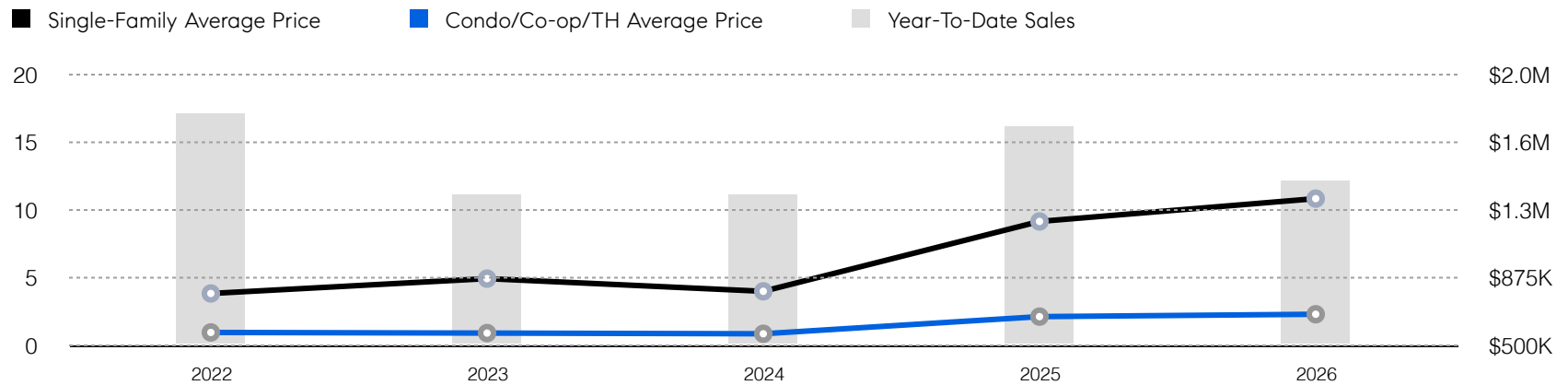


* Line graphs may be hidden due to limited sales data

Mendham Borough

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	13	18	38.5%	3	5	66.7%
	ACTIVE LISTINGS	14	7	-50.0%	14	7	-50.0%
	# OF SALES	12	10	-16.7%	4	5	25.0%
	SALES VOLUME	\$14,240,000	\$13,130,000	-7.8%	\$3,800,000	\$6,255,000	64.6%
	MEDIAN PRICE	\$1,193,500	\$1,047,500	-12.2%	\$937,500	\$1,100,000	17.3%
	AVERAGE PRICE	\$1,186,667	\$1,313,000	10.6%	\$950,000	\$1,251,000	31.7%
	AVERAGE DOM	51	22	-56.9%	16	14	-12.5%
Condo/Co-op/TH	CONTRACTS SIGNED	6	3	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	4	2	-50.0%	1	1	0.0%
	SALES VOLUME	\$2,637,333	\$1,345,000	-49.0%	\$620,000	\$620,000	-
	MEDIAN PRICE	\$667,500	\$672,500	0.7%	\$620,000	\$620,000	-
	AVERAGE PRICE	\$659,333	\$672,500	2.0%	\$620,000	\$620,000	-
	AVERAGE DOM	30	62	106.7%	27	5	-81.5%

Historic Sales Trends

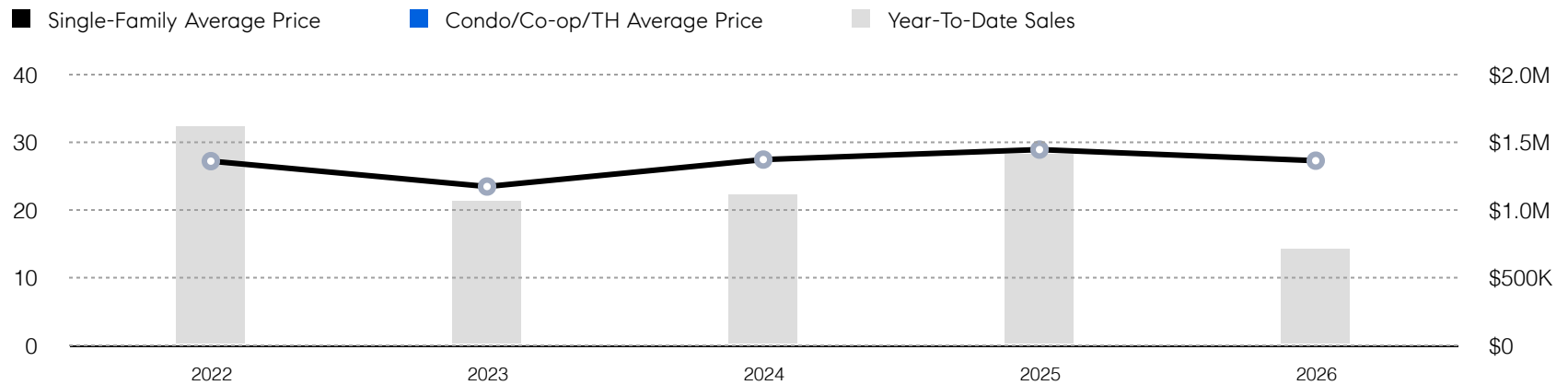


* Line graphs may be hidden due to limited sales data

Mendham Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	32	22	-31.2%	12	6	-50.0%
	ACTIVE LISTINGS	21	24	14.3%	21	24	14.3%
	# OF SALES	19	14	-26.3%	6	4	-33.3%
	SALES VOLUME	\$27,477,000	\$19,098,500	-30.5%	\$9,525,000	\$8,525,000	-10.5%
	MEDIAN PRICE	\$1,408,000	\$1,187,500	-15.7%	\$1,382,500	\$1,700,000	23.0%
	AVERAGE PRICE	\$1,446,158	\$1,364,179	-5.7%	\$1,587,500	\$2,131,250	34.3%
	AVERAGE DOM	36	66	83.3%	16	137	756.3%
	<hr/>						
Condo/Co-op/TH	CONTRACTS SIGNED	5	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	11	0	0.0%	11	0	0.0%
	# OF SALES	9	0	0.0%	3	0	0.0%
	SALES VOLUME	\$11,862,974	-	-	\$3,811,995	-	-
	MEDIAN PRICE	\$1,301,995	-	-	\$1,260,000	-	-
	AVERAGE PRICE	\$1,318,108	-	-	\$1,270,665	-	-
	AVERAGE DOM	53	-	-	67	-	-

Historic Sales Trends

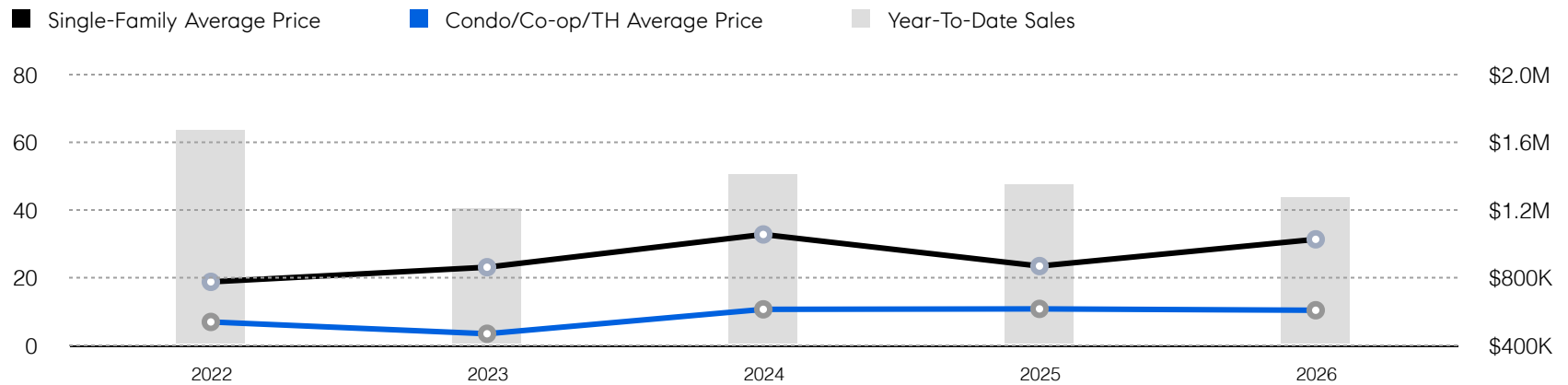


* Line graphs may be hidden due to limited sales data

Montville

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	47	38	-19.1%	12	16	33.3%
	ACTIVE LISTINGS	26	39	50.0%	26	39	50.0%
	# OF SALES	33	25	-24.2%	9	8	-11.1%
	SALES VOLUME	\$28,667,096	\$25,668,798	-10.5%	\$8,364,999	\$7,585,300	-9.3%
	MEDIAN PRICE	\$715,000	\$875,000	22.4%	\$825,000	\$951,000	15.3%
	AVERAGE PRICE	\$868,700	\$1,026,752	18.2%	\$929,444	\$948,163	2.0%
	AVERAGE DOM	42	41	-2.4%	44	69	56.8%
Condo/Co-op/TH	CONTRACTS SIGNED	14	22	57.1%	0	3	0.0%
	ACTIVE LISTINGS	8	16	100.0%	8	16	100.0%
	# OF SALES	14	18	28.6%	3	2	-33.3%
	SALES VOLUME	\$8,619,500	\$10,937,400	26.9%	\$2,059,000	\$1,675,000	-18.6%
	MEDIAN PRICE	\$636,250	\$609,450	-4.2%	\$701,000	\$837,500	19.5%
	AVERAGE PRICE	\$615,679	\$607,633	-1.3%	\$686,333	\$837,500	22.0%
	AVERAGE DOM	12	26	116.7%	20	13	-35.0%

Historic Sales Trends

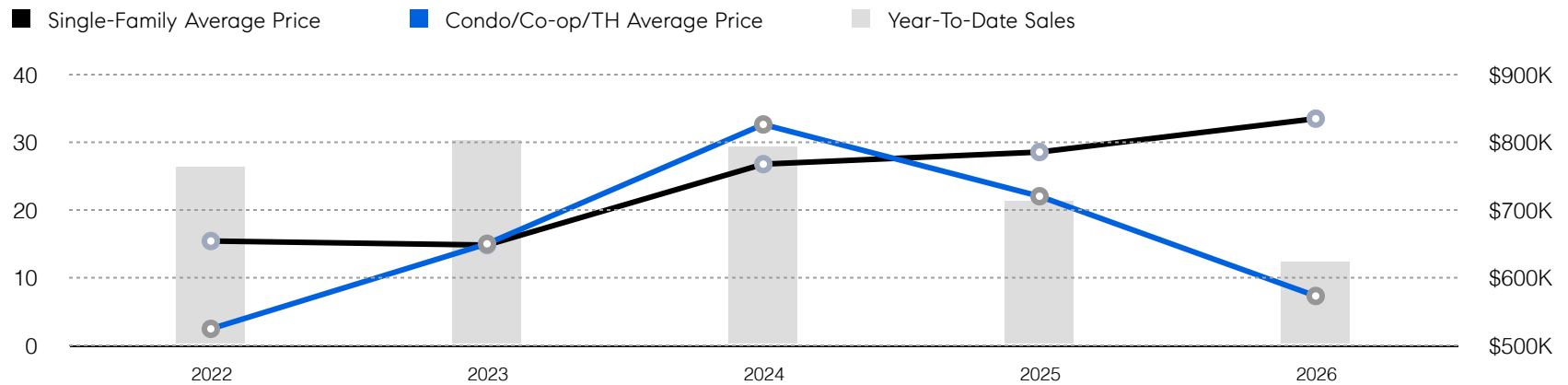


* Line graphs may be hidden due to limited sales data

Morris Plains

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	15	14	-6.7%	5	6	20.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	15	7	-53.3%	3	3	0.0%
	SALES VOLUME	\$11,783,750	\$5,844,500	-50.4%	\$3,060,000	\$2,214,500	-27.6%
	MEDIAN PRICE	\$765,000	\$800,000	4.6%	\$955,000	\$792,500	-17.0%
	AVERAGE PRICE	\$785,583	\$834,929	6.3%	\$1,020,000	\$738,167	-27.6%
	AVERAGE DOM	30	20	-33.3%	12	15	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	2	2	0.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	6	5	-16.7%	3	2	-33.3%
	SALES VOLUME	\$4,322,000	\$2,865,008	-33.7%	\$2,210,000	\$1,295,500	-41.4%
	MEDIAN PRICE	\$733,500	\$600,000	-18.2%	\$720,000	\$647,750	-10.0%
	AVERAGE PRICE	\$720,333	\$573,002	-20.5%	\$736,667	\$647,750	-12.1%
	AVERAGE DOM	51	44	-13.7%	73	10	-86.3%

Historic Sales Trends

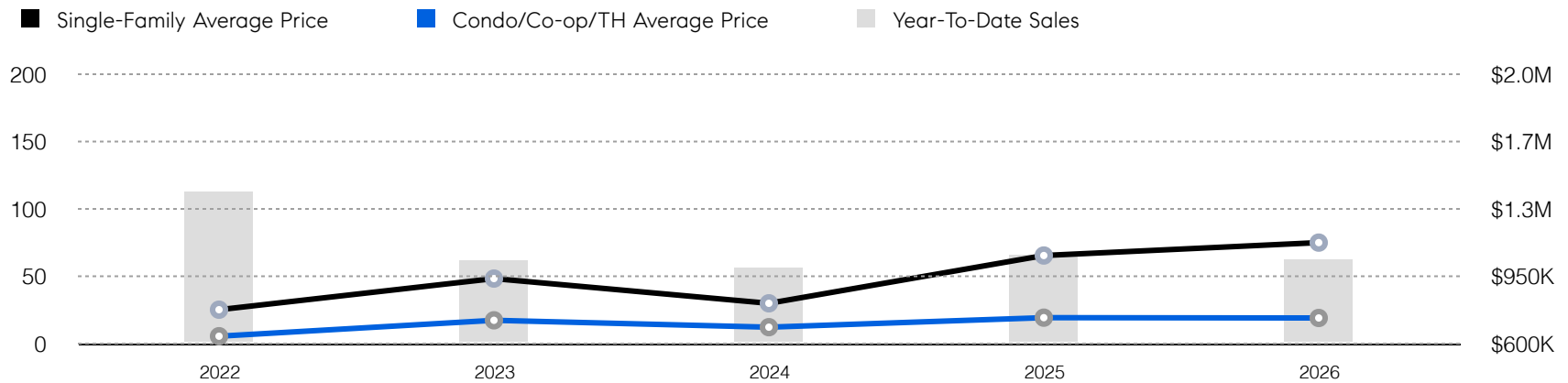


* Line graphs may be hidden due to limited sales data

Morris Township

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	51	57	11.8%	13	24	84.6%
	ACTIVE LISTINGS	22	24	9.1%	22	24	9.1%
	# OF SALES	40	41	2.5%	19	11	-42.1%
	SALES VOLUME	\$42,312,305	\$46,119,196	9.0%	\$19,887,000	\$11,474,680	-42.3%
	MEDIAN PRICE	\$905,153	\$999,000	10.4%	\$957,000	\$902,000	-5.7%
	AVERAGE PRICE	\$1,057,808	\$1,124,858	6.3%	\$1,046,684	\$1,043,153	-0.3%
	AVERAGE DOM	21	20	-4.8%	23	11	-52.2%
Condo/Co-op/TH	CONTRACTS SIGNED	26	29	11.5%	5	9	80.0%
	ACTIVE LISTINGS	16	15	-6.2%	16	15	-6.2%
	# OF SALES	24	20	-16.7%	11	6	-45.5%
	SALES VOLUME	\$17,634,000	\$14,664,500	-16.8%	\$8,612,000	\$6,010,000	-30.2%
	MEDIAN PRICE	\$580,000	\$678,500	17.0%	\$750,000	\$947,500	26.3%
	AVERAGE PRICE	\$734,750	\$733,225	-0.2%	\$782,909	\$1,001,667	27.9%
	AVERAGE DOM	32	37	15.6%	35	20	-42.9%

Historic Sales Trends

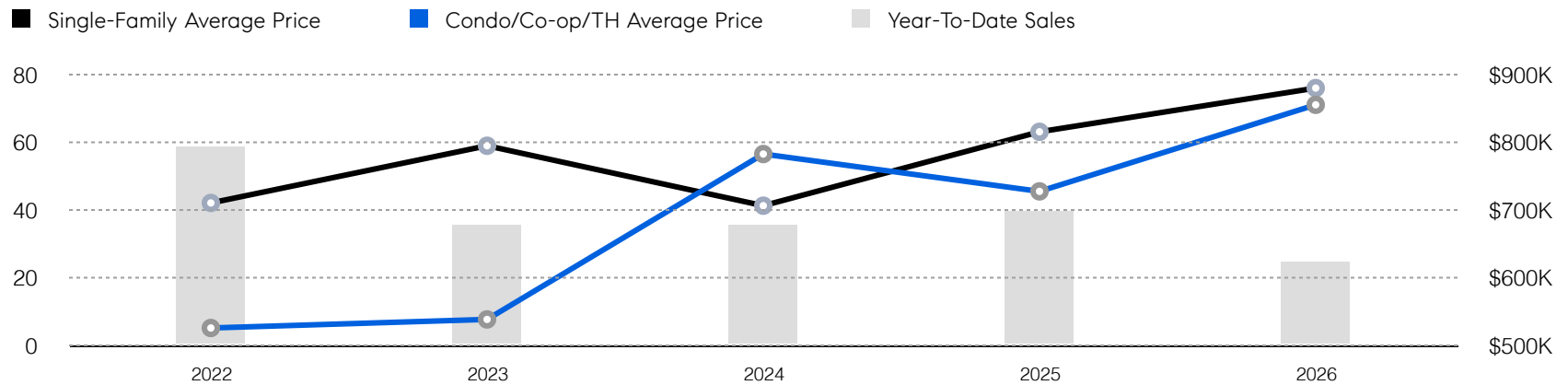


* Line graphs may be hidden due to limited sales data

Morristown

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	23	14	-39.1%	5	6	20.0%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	20	9	-55.0%	4	4	0.0%
	SALES VOLUME	\$16,310,399	\$7,921,000	-51.4%	\$3,215,900	\$3,624,000	12.7%
	MEDIAN PRICE	\$670,000	\$872,000	30.1%	\$750,500	\$907,500	20.9%
	AVERAGE PRICE	\$815,520	\$880,111	7.9%	\$803,975	\$906,000	12.7%
	AVERAGE DOM	39	20	-48.7%	21	7	-66.7%
Condo/Co-op/TH	CONTRACTS SIGNED	13	18	38.5%	6	5	-16.7%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	19	15	-21.1%	4	2	-50.0%
	SALES VOLUME	\$13,822,582	\$12,831,030	-7.2%	\$2,925,000	\$1,170,000	-60.0%
	MEDIAN PRICE	\$735,000	\$650,000	-11.6%	\$737,500	\$585,000	-20.7%
	AVERAGE PRICE	\$727,504	\$855,402	17.6%	\$731,250	\$585,000	-20.0%
	AVERAGE DOM	32	44	37.5%	25	16	-36.0%

Historic Sales Trends

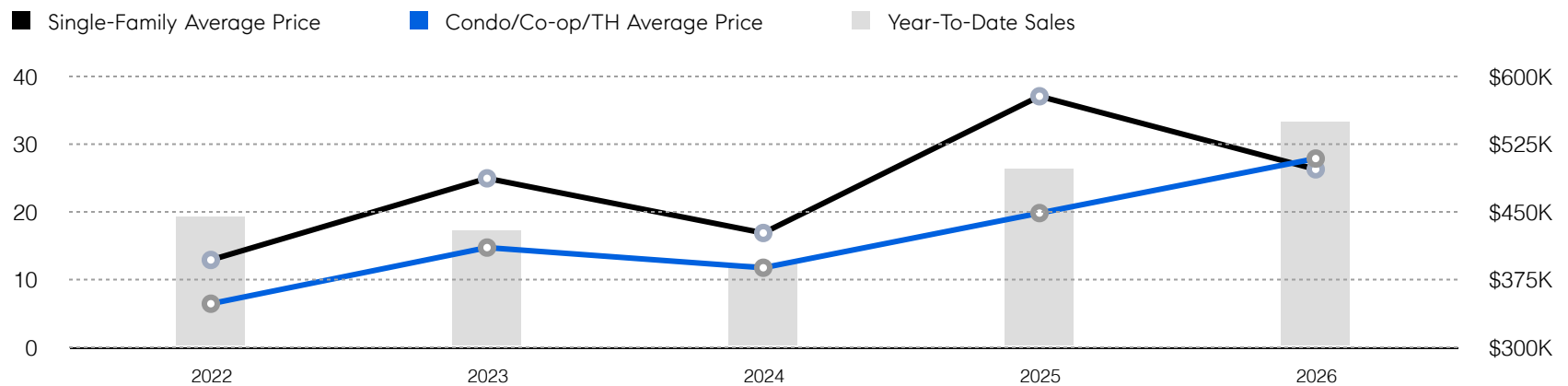


* Line graphs may be hidden due to limited sales data

Mount Arlington

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	10	14	40.0%	1	3	200.0%
	ACTIVE LISTINGS	11	11	0.0%	11	11	0.0%
	# OF SALES	7	18	157.1%	1	4	300.0%
	SALES VOLUME	\$4,046,500	\$8,948,500	121.1%	\$475,000	\$2,235,000	370.5%
	MEDIAN PRICE	\$600,000	\$482,500	-19.6%	\$475,000	\$587,500	23.7%
	AVERAGE PRICE	\$578,071	\$497,139	-14.0%	\$475,000	\$558,750	17.6%
	AVERAGE DOM	45	47	4.4%	56	24	-57.1%
Condo/Co-op/TH	CONTRACTS SIGNED	17	26	52.9%	2	6	200.0%
	ACTIVE LISTINGS	7	10	42.9%	7	10	42.9%
	# OF SALES	19	15	-21.1%	7	7	0.0%
	SALES VOLUME	\$8,524,900	\$7,636,000	-10.4%	\$3,175,000	\$3,805,000	19.8%
	MEDIAN PRICE	\$460,000	\$475,000	3.3%	\$480,000	\$475,000	-1.0%
	AVERAGE PRICE	\$448,679	\$509,067	13.5%	\$453,571	\$543,571	19.8%
	AVERAGE DOM	26	15	-42.3%	17	16	-5.9%

Historic Sales Trends

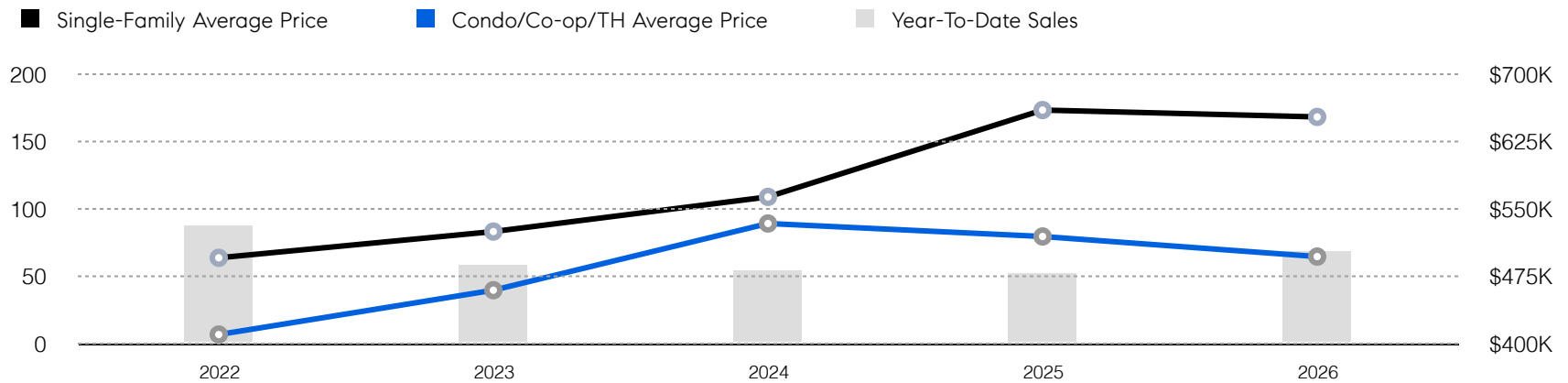


* Line graphs may be hidden due to limited sales data

Mount Olive

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	44	57	29.5%	14	17	21.4%
	ACTIVE LISTINGS	27	35	29.6%	27	35	29.6%
	# OF SALES	44	57	29.5%	8	18	125.0%
	SALES VOLUME	\$29,043,940	\$37,189,099	28.0%	\$5,355,950	\$10,753,900	100.8%
	MEDIAN PRICE	\$610,000	\$610,000	-	\$584,950	\$567,450	-3.0%
	AVERAGE PRICE	\$660,090	\$652,440	-1.2%	\$669,494	\$597,439	-10.8%
	AVERAGE DOM	35	29	-17.1%	32	23	-28.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	1	2	100.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	7	10	42.9%	1	2	100.0%
	SALES VOLUME	\$3,635,000	\$4,969,180	36.7%	\$625,000	\$1,130,000	80.8%
	MEDIAN PRICE	\$520,000	\$545,000	4.8%	\$625,000	\$565,000	-9.6%
	AVERAGE PRICE	\$519,286	\$496,918	-4.3%	\$625,000	\$565,000	-9.6%
	AVERAGE DOM	20	27	35.0%	15	17	13.3%

Historic Sales Trends

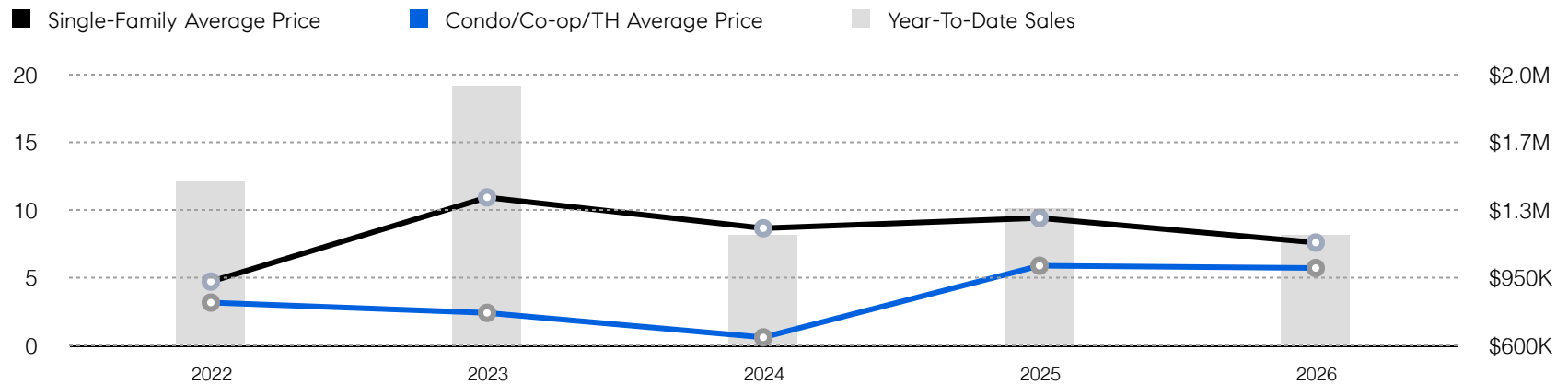


* Line graphs may be hidden due to limited sales data

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	14	10	-28.6%	6	3	-50.0%
	ACTIVE LISTINGS	8	13	62.5%	8	13	62.5%
	# OF SALES	7	7	0.0%	0	1	0.0%
	SALES VOLUME	\$8,810,000	\$7,920,303	-10.1%	-	\$1,650,000	-
	MEDIAN PRICE	\$1,215,000	\$1,106,303	-8.9%	-	\$1,650,000	-
	AVERAGE PRICE	\$1,258,571	\$1,131,472	-10.1%	-	\$1,650,000	-
	AVERAGE DOM	66	55	-16.7%	-	11	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	1	3	200.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	3	1	-66.7%	1	0	0.0%
	SALES VOLUME	\$3,035,000	\$999,999	-67.1%	\$995,000	-	-
	MEDIAN PRICE	\$995,000	\$999,999	0.5%	\$995,000	-	-
	AVERAGE PRICE	\$1,011,667	\$999,999	-1.2%	\$995,000	-	-
	AVERAGE DOM	3	15	400.0%	0	-	-

Historic Sales Trends

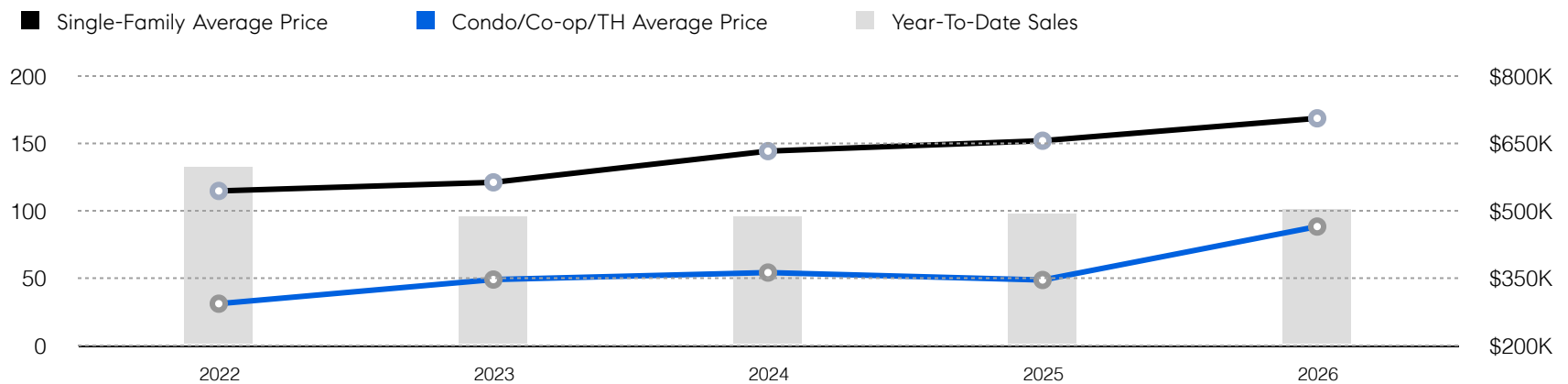


* Line graphs may be hidden due to limited sales data

Parsippany

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	73	85	16.4%	25	30	20.0%
	ACTIVE LISTINGS	42	47	11.9%	42	47	11.9%
	# OF SALES	70	70	0.0%	12	22	83.3%
	SALES VOLUME	\$45,921,263	\$49,415,329	7.6%	\$8,175,000	\$16,422,007	100.9%
	MEDIAN PRICE	\$627,500	\$700,000	11.6%	\$685,000	\$761,500	11.2%
	AVERAGE PRICE	\$656,018	\$705,933	7.6%	\$681,250	\$746,455	9.6%
	AVERAGE DOM	36	25	-30.6%	16	16	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	31	31	0.0%	8	11	37.5%
	ACTIVE LISTINGS	12	21	75.0%	12	21	75.0%
	# OF SALES	26	30	15.4%	7	6	-14.3%
	SALES VOLUME	\$8,992,600	\$13,946,049	55.1%	\$2,593,000	\$2,234,100	-13.8%
	MEDIAN PRICE	\$265,000	\$575,000	117.0%	\$267,000	\$296,000	10.9%
	AVERAGE PRICE	\$345,869	\$464,868	34.4%	\$370,429	\$372,350	0.5%
	AVERAGE DOM	34	43	26.5%	26	43	65.4%

Historic Sales Trends

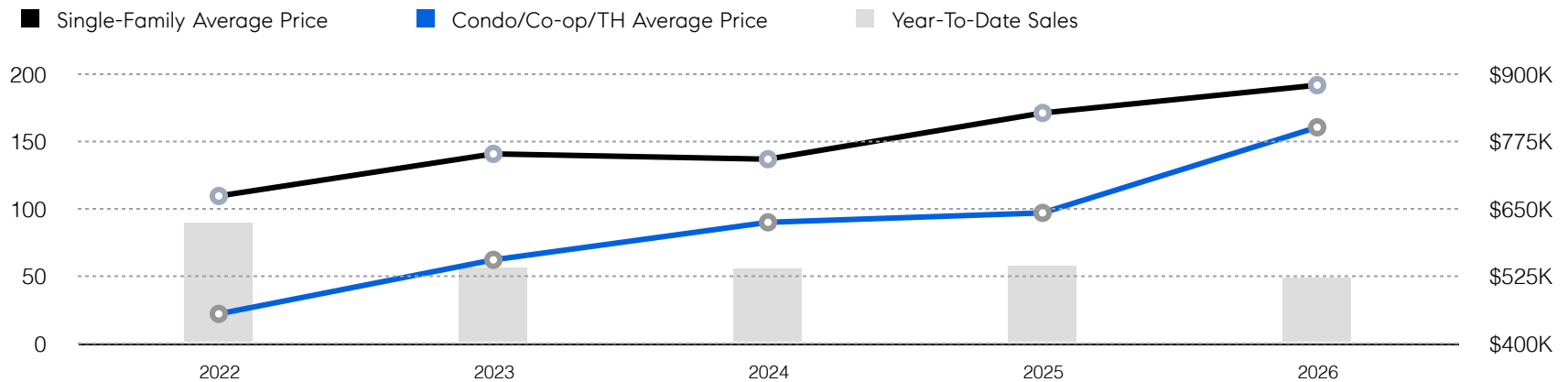


* Line graphs may be hidden due to limited sales data

Randolph

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	65	62	-4.6%	19	22	15.8%
	ACTIVE LISTINGS	15	28	86.7%	15	28	86.7%
	# OF SALES	46	41	-10.9%	18	18	0.0%
	SALES VOLUME	\$38,089,649	\$36,064,422	-5.3%	\$15,633,999	\$15,869,522	1.5%
	MEDIAN PRICE	\$729,000	\$880,000	20.7%	\$851,000	\$871,500	2.4%
	AVERAGE PRICE	\$828,036	\$879,620	6.2%	\$868,556	\$881,640	1.5%
	AVERAGE DOM	30	30	0.0%	30	29	-3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	16	15	-6.2%	7	8	14.3%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	10	6	-40.0%	0	3	0.0%
	SALES VOLUME	\$6,425,000	\$4,808,601	-25.2%	-	\$2,585,730	-
	MEDIAN PRICE	\$613,000	\$851,436	38.9%	-	\$867,831	-
	AVERAGE PRICE	\$642,500	\$801,434	24.7%	-	\$861,910	-
	AVERAGE DOM	27	35	29.6%	-	23	-

Historic Sales Trends

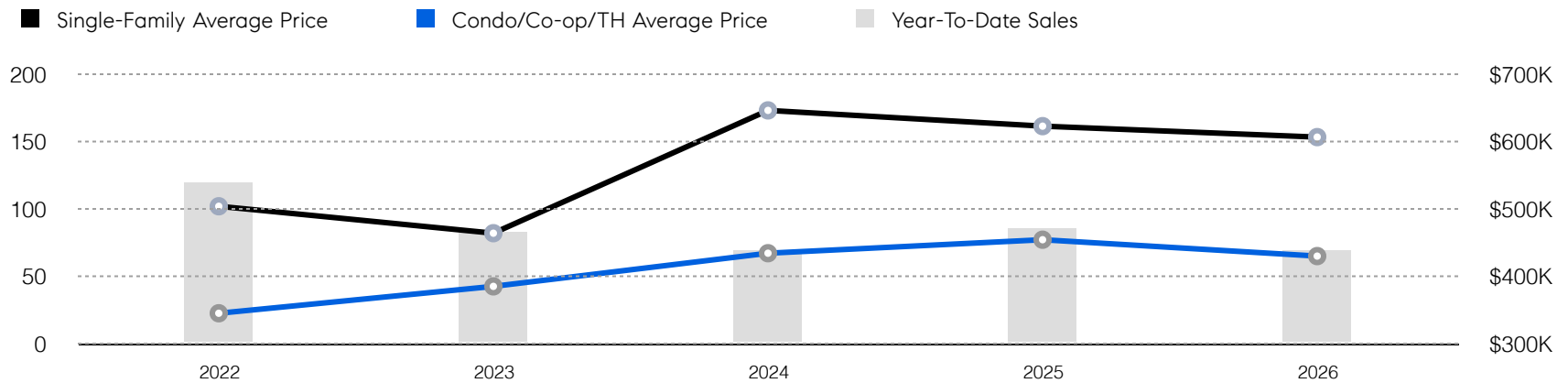


* Line graphs may be hidden due to limited sales data

Rockaway

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	60	53	-11.7%	14	26	85.7%
	ACTIVE LISTINGS	30	38	26.7%	30	38	26.7%
	# OF SALES	57	39	-31.6%	16	10	-37.5%
	SALES VOLUME	\$35,505,057	\$23,658,000	-33.4%	\$10,592,160	\$5,842,000	-44.8%
	MEDIAN PRICE	\$583,000	\$557,000	-4.5%	\$652,630	\$530,000	-18.8%
	AVERAGE PRICE	\$622,896	\$606,615	-2.6%	\$662,010	\$584,200	-11.8%
	AVERAGE DOM	33	41	24.2%	35	17	-51.4%
Condo/Co-op/TH	CONTRACTS SIGNED	36	32	-11.1%	12	10	-16.7%
	ACTIVE LISTINGS	25	29	16.0%	25	29	16.0%
	# OF SALES	27	29	7.4%	4	9	125.0%
	SALES VOLUME	\$12,264,715	\$12,468,300	1.7%	\$1,923,315	\$4,021,500	109.1%
	MEDIAN PRICE	\$449,000	\$461,000	2.7%	\$502,500	\$476,500	-5.2%
	AVERAGE PRICE	\$454,249	\$429,941	-5.4%	\$480,829	\$446,833	-7.1%
	AVERAGE DOM	47	65	38.3%	37	32	-13.5%

Historic Sales Trends

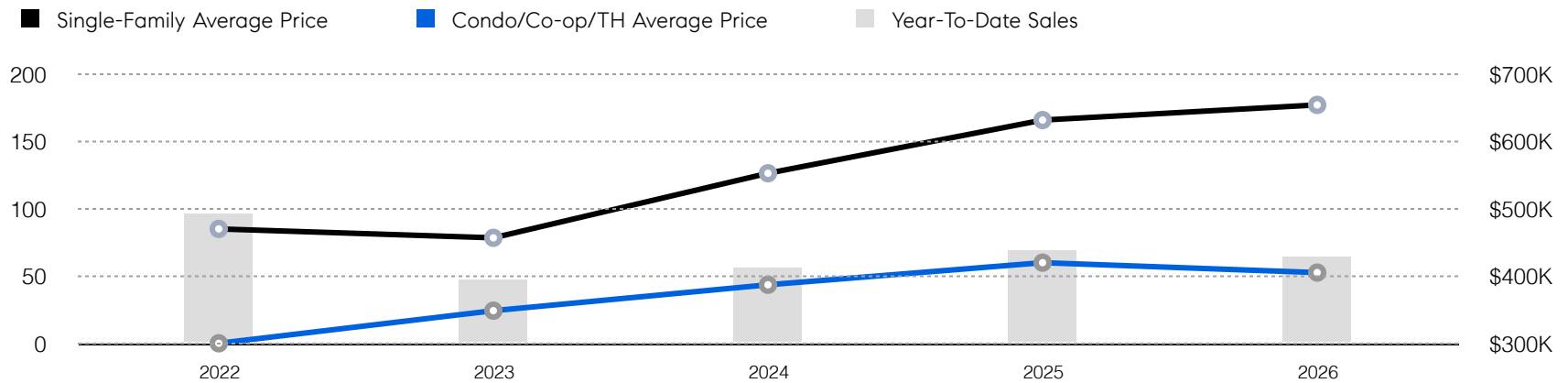


* Line graphs may be hidden due to limited sales data

Roxbury

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	58	78	34.5%	15	30	100.0%
	ACTIVE LISTINGS	34	48	41.2%	34	48	41.2%
	# OF SALES	56	52	-7.1%	18	15	-16.7%
	SALES VOLUME	\$35,386,975	\$34,030,488	-3.8%	\$12,133,850	\$11,168,188	-8.0%
	MEDIAN PRICE	\$625,000	\$651,000	4.2%	\$655,000	\$751,507	14.7%
	AVERAGE PRICE	\$631,910	\$654,432	3.6%	\$674,103	\$744,546	10.4%
	AVERAGE DOM	20	23	15.0%	16	16	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	20	16	-20.0%	6	6	0.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	12	11	-8.3%	5	2	-60.0%
	SALES VOLUME	\$5,042,115	\$4,460,000	-11.5%	\$2,176,500	\$807,000	-62.9%
	MEDIAN PRICE	\$400,616	\$412,000	2.8%	\$450,000	\$403,500	-10.3%
	AVERAGE PRICE	\$420,176	\$405,455	-3.5%	\$435,300	\$403,500	-7.3%
	AVERAGE DOM	18	42	133.3%	13	14	7.7%

Historic Sales Trends

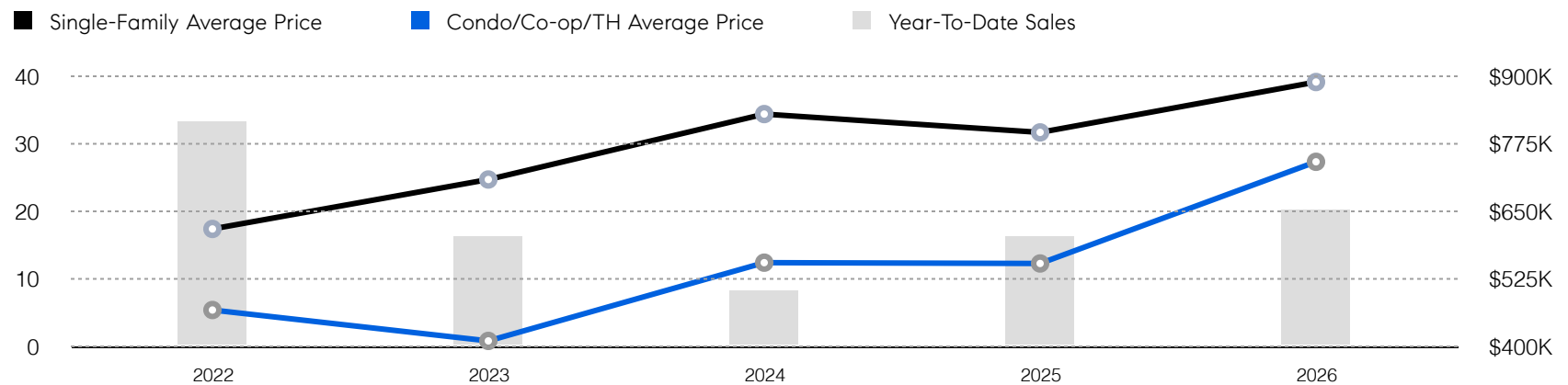


* Line graphs may be hidden due to limited sales data

Whippany

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	15	14	-6.7%	5	4	-20.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	11	12	9.1%	4	4	0.0%
	SALES VOLUME	\$8,757,300	\$10,672,000	21.9%	\$3,487,400	\$2,819,000	-19.2%
	MEDIAN PRICE	\$650,000	\$832,500	28.1%	\$880,950	\$697,500	-20.8%
	AVERAGE PRICE	\$796,118	\$889,333	11.7%	\$871,850	\$704,750	-19.2%
	AVERAGE DOM	29	23	-20.7%	12	22	83.3%
Condo/Co-op/TH	CONTRACTS SIGNED	10	9	-10.0%	2	4	100.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	5	8	60.0%	2	4	100.0%
	SALES VOLUME	\$2,767,500	\$5,933,440	114.4%	\$1,122,500	\$3,256,750	190.1%
	MEDIAN PRICE	\$555,000	\$652,500	17.6%	\$561,250	\$829,375	47.8%
	AVERAGE PRICE	\$553,500	\$741,680	34.0%	\$561,250	\$814,188	45.1%
	AVERAGE DOM	33	29	-12.1%	40	49	22.5%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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