



September 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

4,073

1.7% Year-To-Date
-21.0% Month-Over-Month

Year-To-Date Contracts

4,363

3.3% Year-To-Date
9.4% Month-Over-Month

Single-Family
Average Sale Price

\$931K

5.2% Year-To-Date
-9.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$586K

4.0% Year-To-Date
0.4% Month-Over-Month

Average Days On Market

28

0.0% Year-To-Date
10.0% Month-Over-Month

Active Listings

1,243

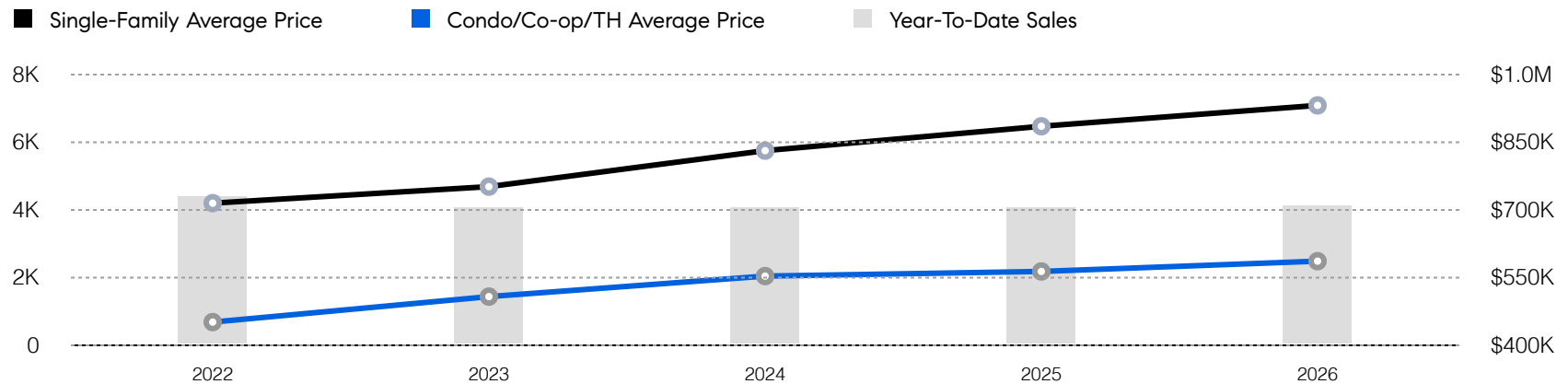
18.0% Year-Over-Year
5.2% Month-Over-Month



Morris County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	3,229	3,359	4.0%	375	398	6.1%
	ACTIVE LISTINGS	829	971	17.1%	829	971	17.1%
	# OF SALES	3,035	3,129	3.1%	370	348	-5.9%
	SALES VOLUME	\$2,687,254,155	\$2,915,492,196	8.5%	\$305,553,736	\$305,964,003	0.1%
	MEDIAN PRICE	\$739,000	\$785,000	6.2%	\$725,000	\$725,000	-
	AVERAGE PRICE	\$885,421	\$931,765	5.2%	\$825,821	\$879,207	6.5%
	AVERAGE DOM	29	27	-6.9%	28	29	3.6%
	% OF ASKING PRICE	105.3%	105.3%	0.1%	103.3%	103.7%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	994	1,004	1.0%	93	114	22.6%
	ACTIVE LISTINGS	224	272	21.4%	224	272	21.4%
	# OF SALES	969	944	-2.6%	124	103	-16.9%
	SALES VOLUME	\$546,247,520	\$553,667,266	1.4%	\$69,038,491	\$59,620,547	-13.6%
	MEDIAN PRICE	\$510,000	\$535,000	4.9%	\$507,250	\$525,000	3.5%
	AVERAGE PRICE	\$563,723	\$586,512	4.0%	\$556,762	\$578,840	4.0%
	AVERAGE DOM	29	32	10.3%	25	33	32.0%
	% OF ASKING PRICE	102.0%	101.8%	-0.3%	102.0%	99.2%	-2.8%

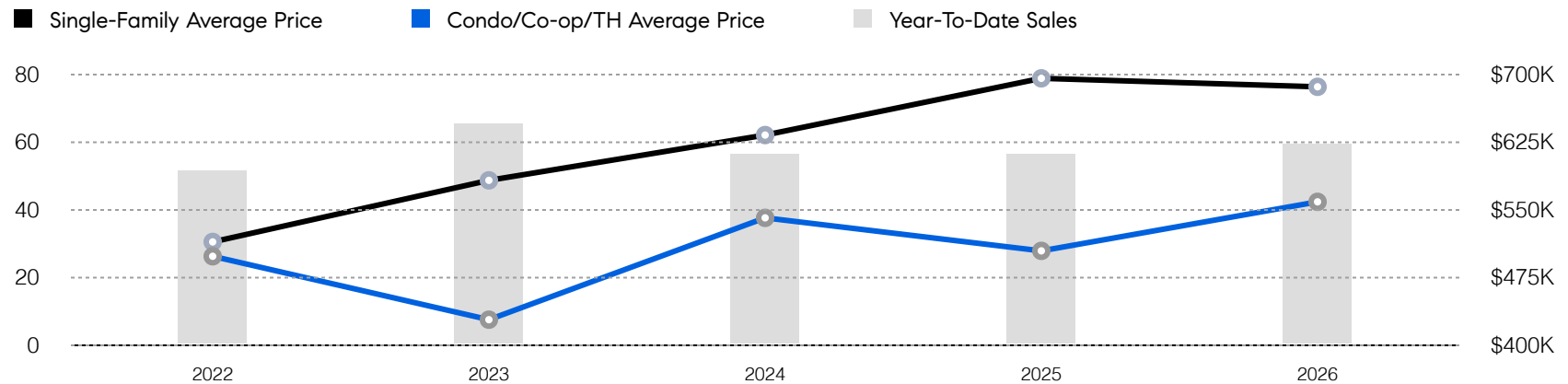
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	61	59	-3.3%	9	6	-33.3%
	ACTIVE LISTINGS	16	16	0.0%	16	16	0.0%
	# OF SALES	53	56	5.7%	6	5	-16.7%
	SALES VOLUME	\$36,880,274	\$38,442,004	4.2%	\$4,160,186	\$3,115,000	-25.1%
	MEDIAN PRICE	\$660,000	\$650,000	-1.5%	\$650,000	\$650,000	-
	AVERAGE PRICE	\$695,854	\$686,464	-1.3%	\$693,364	\$623,000	-10.1%
	AVERAGE DOM	32	38	18.8%	46	34	-26.1%
	% OF ASKING PRICE	103.9%	103.7%	-0.2%	98.5%	101.2%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	3	0.0%	0	0	0.0%
	SALES VOLUME	\$1,514,000	\$1,677,000	10.8%	-	-	-
	MEDIAN PRICE	\$535,000	\$555,000	3.7%	-	-	-
	AVERAGE PRICE	\$504,667	\$559,000	10.8%	-	-	-
	AVERAGE DOM	18	15	-16.7%	-	-	-
	% OF ASKING PRICE	100.6%	101.7%	1.1%	-	-	-

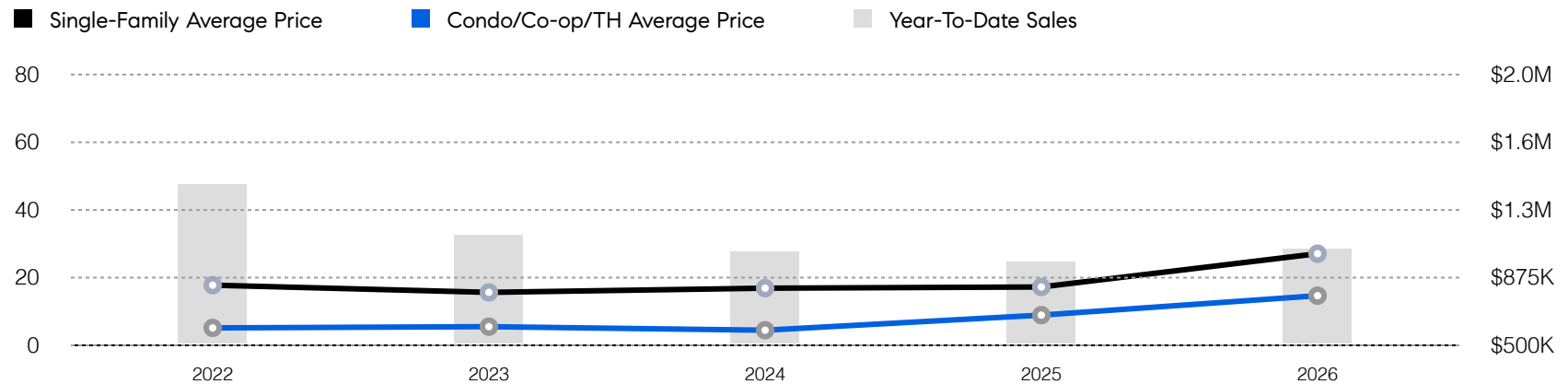
Historic Sales Trends



Boonton Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	29	28	-3.4%	8	5	-37.5%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	21	27	28.6%	0	4	0.0%
	SALES VOLUME	\$17,288,315	\$27,207,988	57.4%	-	\$3,174,999	-
	MEDIAN PRICE	\$675,000	\$865,000	28.1%	-	\$837,500	-
	AVERAGE PRICE	\$823,253	\$1,007,703	22.4%	-	\$793,750	-
	AVERAGE DOM	31	43	38.7%	-	41	-
	% OF ASKING PRICE	102.6%	100.1%	-2.6%	-	98.9%	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	1	-66.7%	0	0	0.0%
	SALES VOLUME	\$2,002,000	\$775,000	-61.3%	-	-	-
	MEDIAN PRICE	\$685,000	\$775,000	13.1%	-	-	-
	AVERAGE PRICE	\$667,333	\$775,000	16.1%	-	-	-
	AVERAGE DOM	13	71	446.2%	-	-	-
	% OF ASKING PRICE	106.0%	96.9%	-9.1%	-	-	-

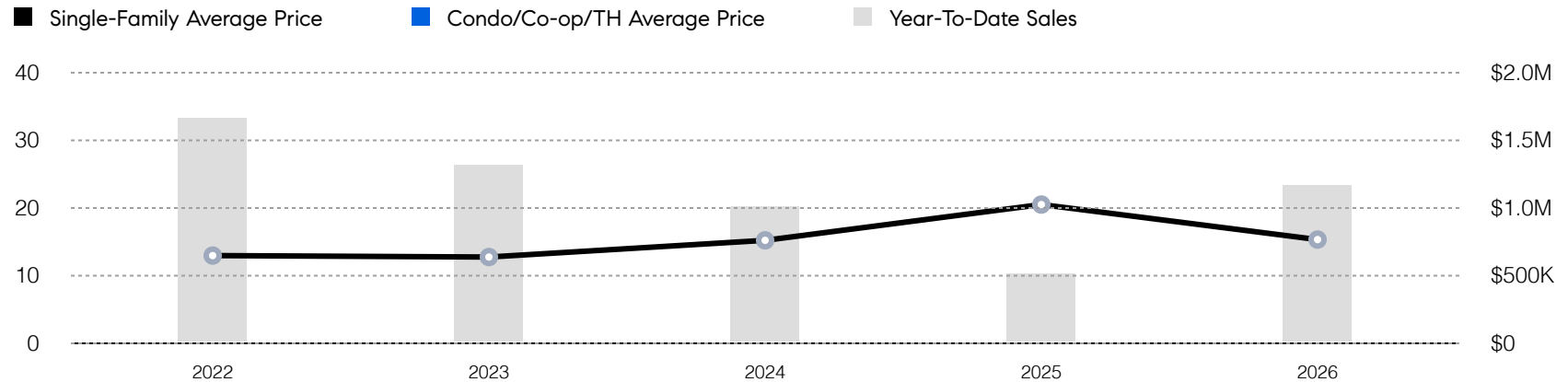
Historic Sales Trends



Cedar Knolls

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	11	22	100.0%	1	3	200.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	10	17	70.0%	1	0	0.0%
	SALES VOLUME	\$10,256,100	\$13,034,129	27.1%	\$1,425,000	-	-
	MEDIAN PRICE	\$1,125,050	\$775,000	-31.1%	\$1,425,000	-	-
	AVERAGE PRICE	\$1,025,610	\$766,713	-25.2%	\$1,425,000	-	-
	AVERAGE DOM	18	33	83.3%	9	-	-
	% OF ASKING PRICE	108.6%	105.2%	-3.4%	109.7%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	2	7	250.0%	0	2	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	0	6	0.0%	0	0	0.0%
	SALES VOLUME	-	\$3,381,900	-	-	-	-
	MEDIAN PRICE	-	\$568,450	-	-	-	-
	AVERAGE PRICE	-	\$563,650	-	-	-	-
	AVERAGE DOM	-	23	-	-	-	-
	% OF ASKING PRICE	-	103.3%	-	-	-	-

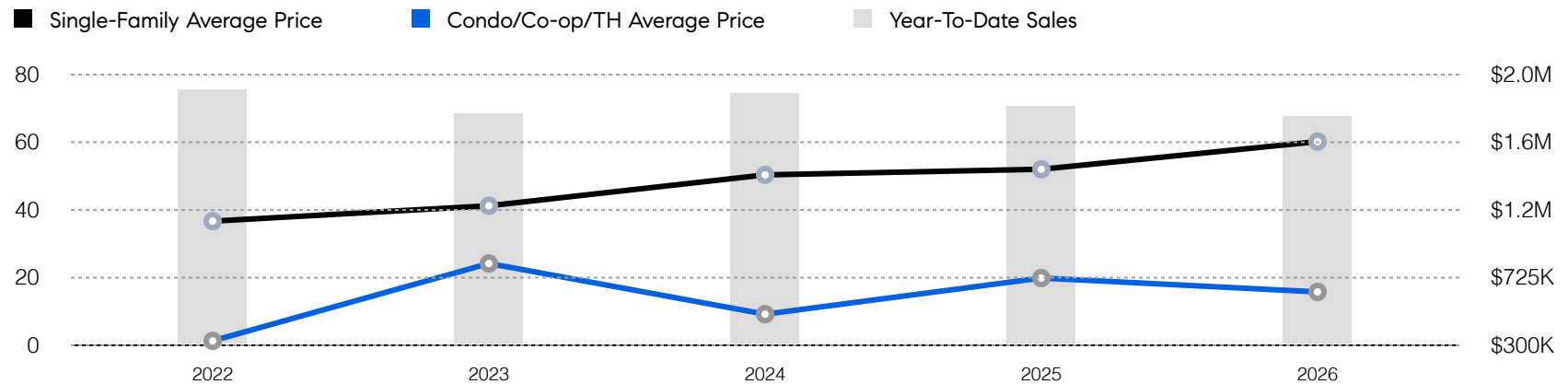
Historic Sales Trends



Chatham Borough

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	72	67	-6.9%	8	8	0.0%
	ACTIVE LISTINGS	12	9	-25.0%	12	9	-25.0%
	# OF SALES	68	65	-4.4%	4	4	0.0%
	SALES VOLUME	\$95,578,523	\$102,648,238	7.4%	\$5,414,000	\$6,150,000	13.6%
	MEDIAN PRICE	\$1,286,500	\$1,550,618	20.5%	\$1,024,500	\$1,717,500	67.6%
	AVERAGE PRICE	\$1,405,567	\$1,579,204	12.4%	\$1,353,500	\$1,537,500	13.6%
	AVERAGE DOM	19	19	0.0%	26	16	-38.5%
	% OF ASKING PRICE	111.8%	112.6%	0.7%	106.8%	108.9%	2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$1,445,000	\$1,271,000	-12.0%	-	-	-
	MEDIAN PRICE	\$722,500	\$635,500	-12.0%	-	-	-
	AVERAGE PRICE	\$722,500	\$635,500	-12.0%	-	-	-
	AVERAGE DOM	78	15	-80.8%	-	-	-
	% OF ASKING PRICE	96.3%	106.0%	9.6%	-	-	-

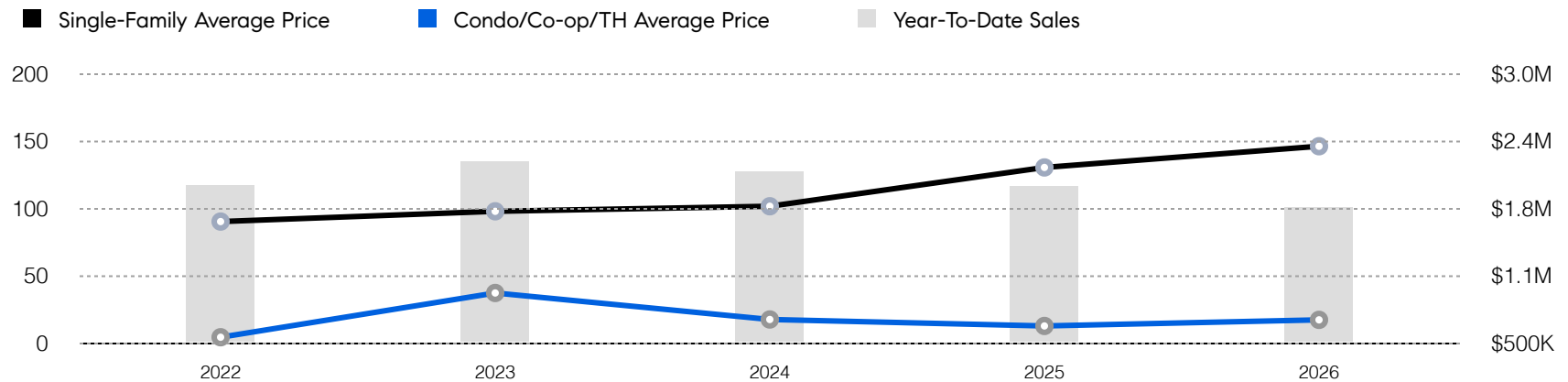
Historic Sales Trends



Chatham Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	76	72	-5.3%	4	8	100.0%
	ACTIVE LISTINGS	15	15	0.0%	15	15	0.0%
	# OF SALES	78	69	-11.5%	6	5	-16.7%
	SALES VOLUME	\$166,484,450	\$160,868,910	-3.4%	\$8,729,000	\$11,122,400	27.4%
	MEDIAN PRICE	\$2,020,000	\$2,298,000	13.8%	\$1,509,500	\$1,750,000	15.9%
	AVERAGE PRICE	\$2,134,416	\$2,331,433	9.2%	\$1,454,833	\$2,224,480	52.9%
	AVERAGE DOM	36	21	-41.7%	14	35	150.0%
	% OF ASKING PRICE	107.8%	107.6%	-0.2%	102.9%	100.0%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	37	40	8.1%	2	7	250.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	37	31	-16.2%	4	1	-75.0%
	SALES VOLUME	\$24,536,569	\$22,308,900	-9.1%	\$1,745,281	\$405,000	-76.8%
	MEDIAN PRICE	\$500,000	\$575,000	15.0%	\$419,500	\$405,000	-3.5%
	AVERAGE PRICE	\$663,151	\$719,642	8.5%	\$436,320	\$405,000	-7.2%
	AVERAGE DOM	25	22	-12.0%	40	62	55.0%
	% OF ASKING PRICE	102.7%	103.2%	0.5%	103.5%	101.5%	-2.0%

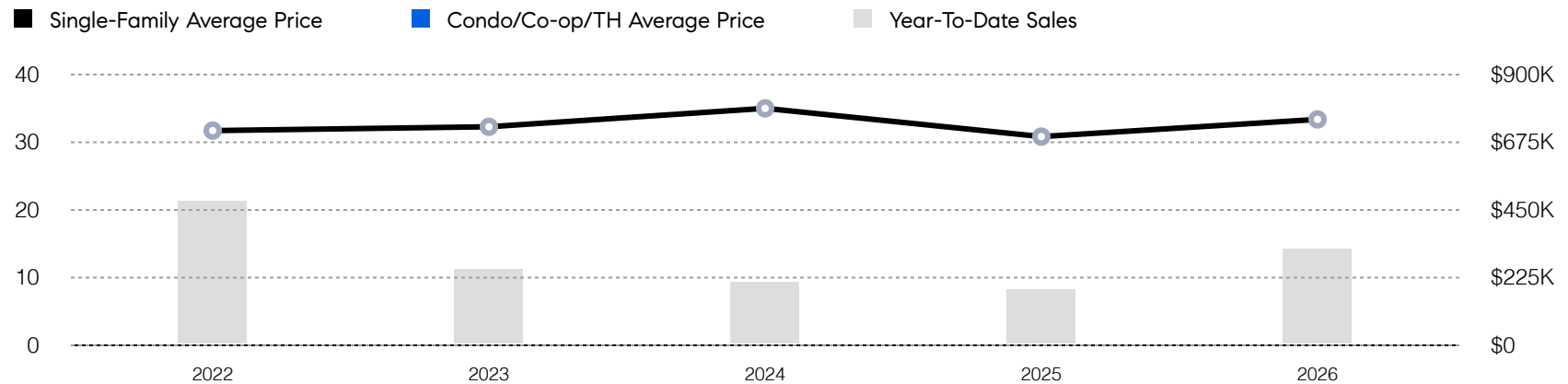
Historic Sales Trends



Chester Borough

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	11	16	45.5%	2	2	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	8	13	62.5%	0	1	0.0%
	SALES VOLUME	\$5,551,000	\$9,763,400	75.9%	-	\$1,275,000	-
	MEDIAN PRICE	\$650,500	\$850,000	30.7%	-	\$1,275,000	-
	AVERAGE PRICE	\$693,875	\$751,031	8.2%	-	\$1,275,000	-
	AVERAGE DOM	37	23	-37.8%	-	8	-
	% OF ASKING PRICE	119.2%	105.3%	-13.9%	-	123.8%	-
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	-	-	-	-
	% OF ASKING PRICE	-	110.7%	-	-	-	-

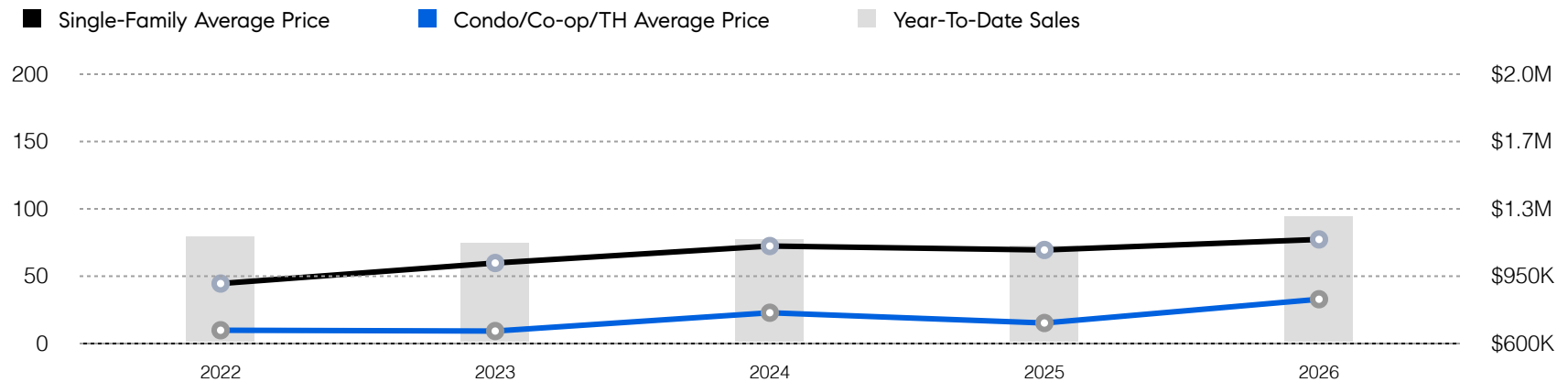
Historic Sales Trends



Chester Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	74	99	33.8%	10	10	0.0%
	ACTIVE LISTINGS	17	32	88.2%	17	32	88.2%
	# OF SALES	68	88	29.4%	14	10	-28.6%
	SALES VOLUME	\$73,867,049	\$100,414,142	35.9%	\$11,947,999	\$11,027,494	-7.7%
	MEDIAN PRICE	\$922,500	\$1,157,500	25.5%	\$814,500	\$1,028,000	26.2%
	AVERAGE PRICE	\$1,086,280	\$1,141,070	5.0%	\$853,429	\$1,102,749	29.2%
	AVERAGE DOM	41	26	-36.6%	38	32	-15.8%
	% OF ASKING PRICE	100.4%	104.1%	3.7%	97.1%	103.6%	6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	5	66.7%	1	0	0.0%
	SALES VOLUME	\$2,120,000	\$4,151,000	95.8%	\$650,000	-	-
	MEDIAN PRICE	\$650,000	\$840,000	29.2%	\$650,000	-	-
	AVERAGE PRICE	\$706,667	\$830,200	17.5%	\$650,000	-	-
	AVERAGE DOM	27	11	-59.3%	49	-	-
	% OF ASKING PRICE	95.1%	105.2%	10.1%	95.7%	-	-

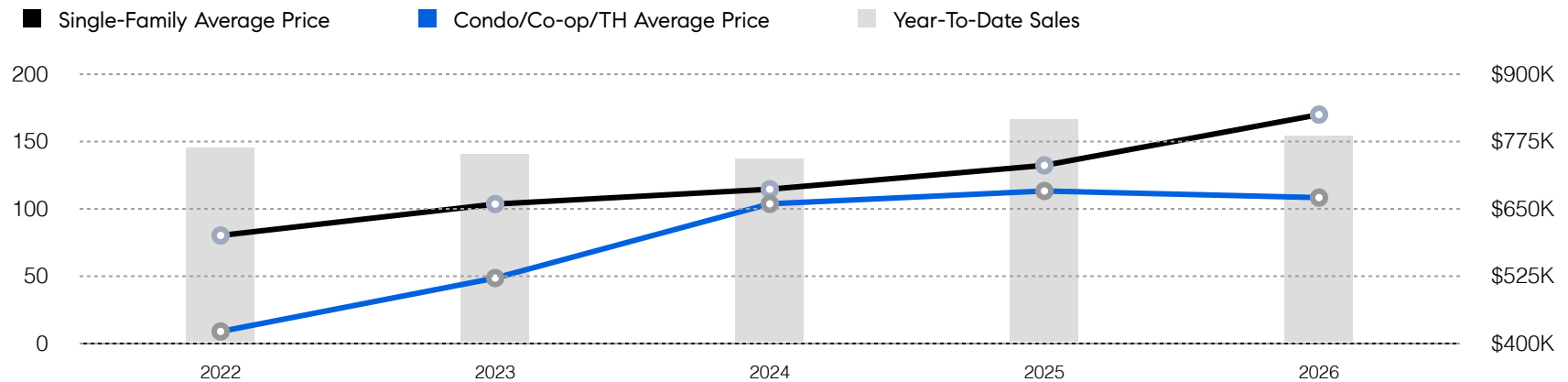
Historic Sales Trends



Denville

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	120	115	-4.2%	14	15	7.1%
	ACTIVE LISTINGS	27	33	22.2%	27	33	22.2%
	# OF SALES	116	108	-6.9%	17	8	-52.9%
	SALES VOLUME	\$84,764,666	\$89,093,983	5.1%	\$13,675,499	\$6,505,333	-52.4%
	MEDIAN PRICE	\$645,000	\$750,000	16.3%	\$825,000	\$810,167	-1.8%
	AVERAGE PRICE	\$730,730	\$824,944	12.9%	\$804,441	\$813,167	1.1%
	AVERAGE DOM	25	24	-4.0%	27	28	3.7%
	% OF ASKING PRICE	105.7%	104.6%	-1.1%	101.4%	102.2%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	44	44	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	49	45	-8.2%	3	2	-33.3%
	SALES VOLUME	\$33,475,995	\$30,189,781	-9.8%	\$1,575,000	\$1,744,990	10.8%
	MEDIAN PRICE	\$735,000	\$733,000	-0.3%	\$425,000	\$872,495	105.3%
	AVERAGE PRICE	\$683,184	\$670,884	-1.8%	\$525,000	\$872,495	66.2%
	AVERAGE DOM	48	32	-33.3%	7	66	842.9%
	% OF ASKING PRICE	101.8%	102.4%	0.6%	98.4%	99.7%	1.3%

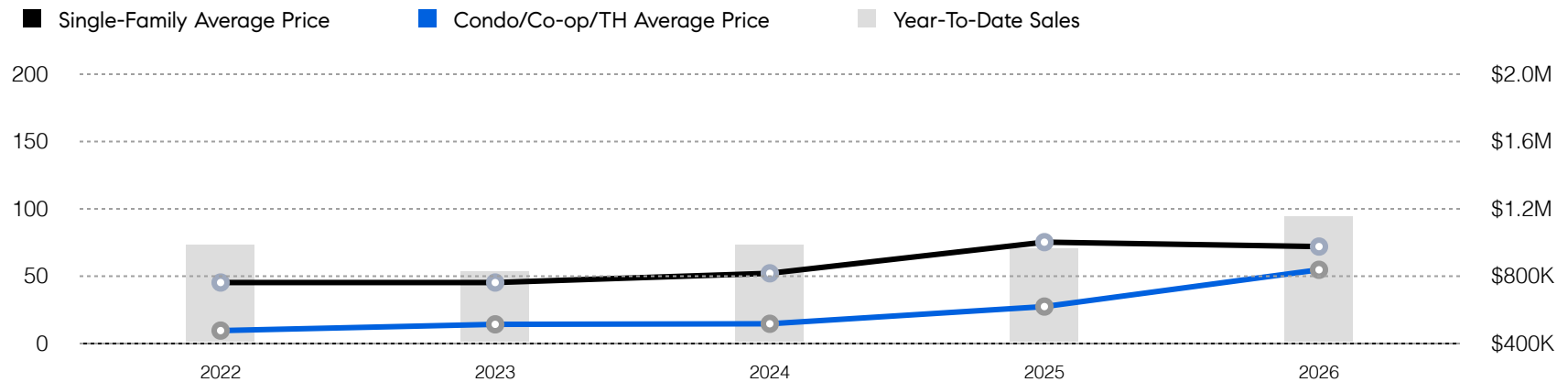
Historic Sales Trends



East Hanover

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	54	59	9.3%	4	5	25.0%
	ACTIVE LISTINGS	15	19	26.7%	15	19	26.7%
	# OF SALES	56	64	14.3%	6	9	50.0%
	SALES VOLUME	\$56,126,322	\$62,462,893	11.3%	\$5,378,175	\$7,043,900	31.0%
	MEDIAN PRICE	\$999,950	\$900,003	-10.0%	\$905,000	\$825,000	-8.8%
	AVERAGE PRICE	\$1,002,256	\$975,983	-2.6%	\$896,363	\$782,656	-12.7%
	AVERAGE DOM	21	26	23.8%	17	24	41.2%
	% OF ASKING PRICE	106.0%	105.7%	-0.3%	106.8%	103.3%	-3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	13	30	130.8%	0	1	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	13	29	123.1%	1	3	200.0%
	SALES VOLUME	\$8,053,366	\$24,304,457	201.8%	\$487,500	\$2,420,130	396.4%
	MEDIAN PRICE	\$518,000	\$882,590	70.4%	\$487,500	\$864,940	77.4%
	AVERAGE PRICE	\$619,490	\$838,085	35.3%	\$487,500	\$806,710	65.5%
	AVERAGE DOM	16	18	12.5%	14	14	0.0%
	% OF ASKING PRICE	103.3%	101.2%	-2.1%	99.7%	100.8%	1.2%

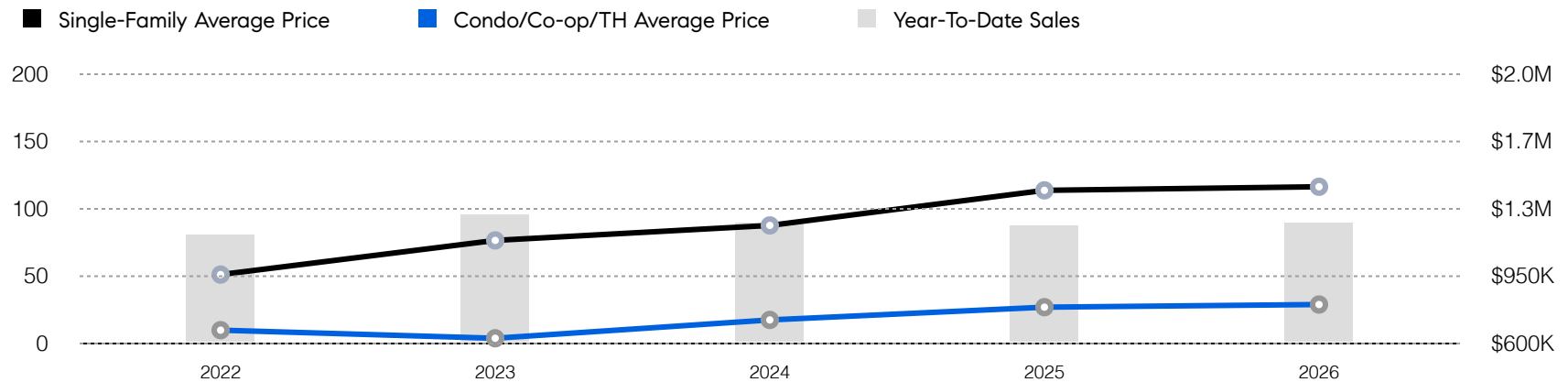
Historic Sales Trends



Florham Park

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	59	56	-5.1%	4	1	-75.0%
	ACTIVE LISTINGS	11	18	63.6%	11	18	63.6%
	# OF SALES	58	65	12.1%	6	5	-16.7%
	SALES VOLUME	\$80,982,988	\$91,968,332	13.6%	\$6,229,000	\$5,223,900	-16.1%
	MEDIAN PRICE	\$1,252,500	\$1,225,000	-2.2%	\$830,000	\$999,900	20.5%
	AVERAGE PRICE	\$1,396,258	\$1,414,897	1.3%	\$1,038,167	\$1,044,780	0.6%
	AVERAGE DOM	32	29	-9.4%	47	39	-17.0%
	% OF ASKING PRICE	106.4%	102.0%	-4.4%	100.7%	100.0%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	31	26	-16.1%	1	5	400.0%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	28	23	-17.9%	7	2	-71.4%
	SALES VOLUME	\$22,089,542	\$18,462,000	-16.4%	\$6,297,000	\$1,685,000	-73.2%
	MEDIAN PRICE	\$710,750	\$760,000	6.9%	\$895,000	\$842,500	-5.9%
	AVERAGE PRICE	\$788,912	\$802,696	1.7%	\$899,571	\$842,500	-6.3%
	AVERAGE DOM	20	19	-5.0%	13	25	92.3%
	% OF ASKING PRICE	103.0%	105.3%	2.3%	105.7%	98.3%	-7.4%

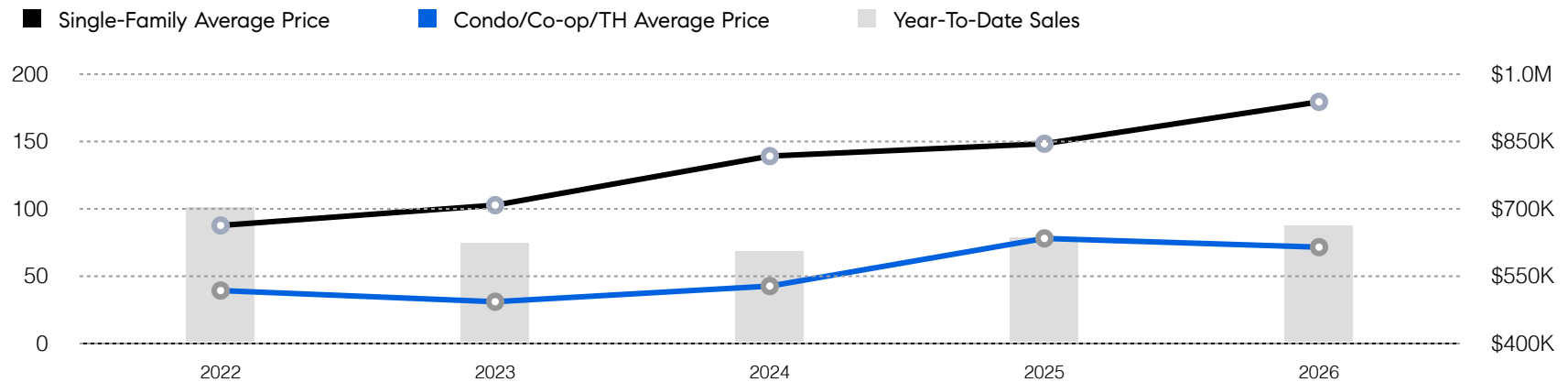
Historic Sales Trends



Hanover

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	59	66	11.9%	10	10	0.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	52	59	13.5%	7	4	-42.9%
	SALES VOLUME	\$43,946,300	\$55,364,889	26.0%	\$6,691,000	\$4,930,000	-26.3%
	MEDIAN PRICE	\$819,950	\$835,860	1.9%	\$909,000	\$1,327,500	46.0%
	AVERAGE PRICE	\$845,121	\$938,388	11.0%	\$955,857	\$1,232,500	28.9%
	AVERAGE DOM	23	22	-4.3%	20	23	15.0%
	% OF ASKING PRICE	106.3%	107.0%	0.7%	107.4%	102.0%	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	27	26	-3.7%	4	2	-50.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	25	27	8.0%	7	1	-85.7%
	SALES VOLUME	\$15,853,740	\$16,595,940	4.7%	\$4,555,880	\$490,000	-89.2%
	MEDIAN PRICE	\$595,000	\$575,000	-3.4%	\$595,000	\$490,000	-17.6%
	AVERAGE PRICE	\$634,150	\$614,664	-3.1%	\$650,840	\$490,000	-24.7%
	AVERAGE DOM	27	20	-25.9%	36	7	-80.6%
	% OF ASKING PRICE	103.7%	105.0%	1.3%	101.1%	102.3%	1.2%

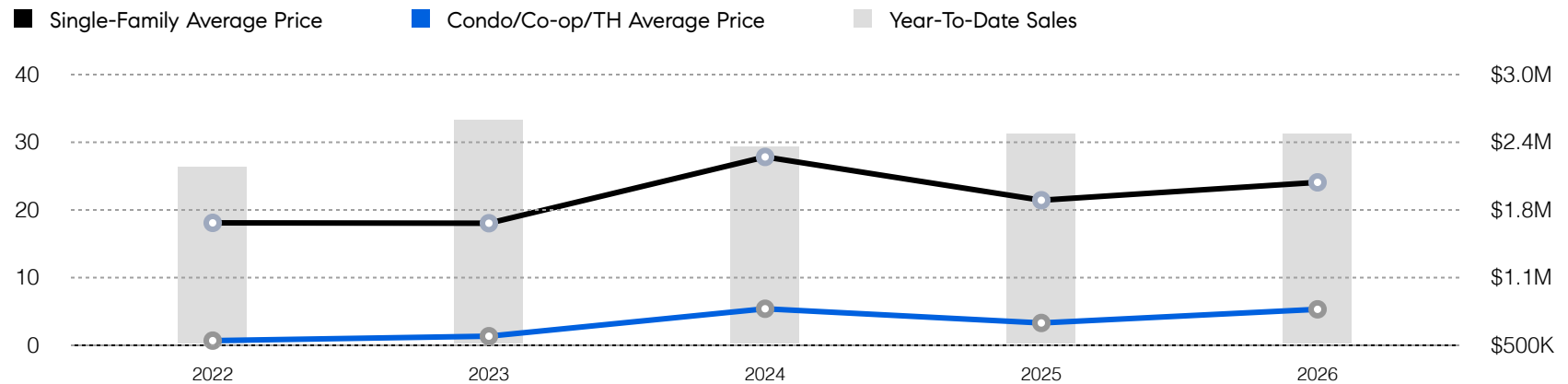
Historic Sales Trends



Harding

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	30	27	-10.0%	4	3	-25.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	27	27	0.0%	1	5	400.0%
	SALES VOLUME	\$49,670,500	\$54,132,000	9.0%	\$1,250,000	\$14,072,500	1,025.8%
	MEDIAN PRICE	\$1,676,000	\$1,750,000	4.4%	\$1,250,000	\$3,300,000	164.0%
	AVERAGE PRICE	\$1,839,648	\$2,004,889	9.0%	\$1,250,000	\$2,814,500	125.2%
	AVERAGE DOM	36	43	19.4%	23	56	143.5%
	% OF ASKING PRICE	104.1%	139.7%	35.6%	104.3%	94.2%	-10.1%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	4	4	0.0%	0	0	0.0%
	SALES VOLUME	\$2,826,000	\$3,330,000	17.8%	-	-	-
	MEDIAN PRICE	\$693,500	\$810,000	16.8%	-	-	-
	AVERAGE PRICE	\$706,500	\$832,500	17.8%	-	-	-
	AVERAGE DOM	23	28	21.7%	-	-	-
	% OF ASKING PRICE	105.7%	108.1%	2.4%	-	-	-

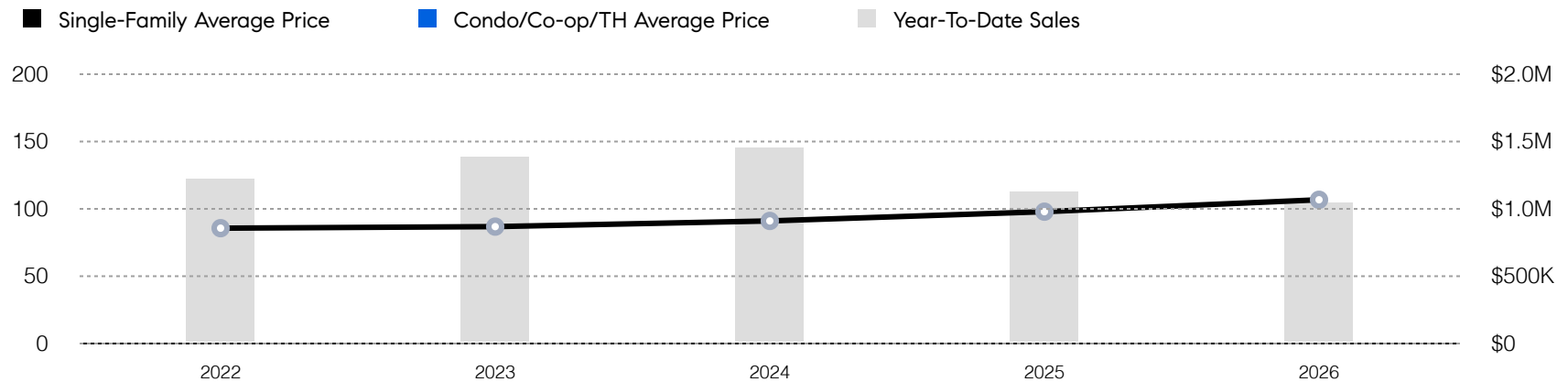
Historic Sales Trends



Kinnelon

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	110	106	-3.6%	11	12	9.1%
	ACTIVE LISTINGS	47	48	2.1%	47	48	2.1%
	# OF SALES	104	100	-3.8%	12	6	-50.0%
	SALES VOLUME	\$101,817,825	\$106,745,286	4.8%	\$10,741,700	\$9,595,000	-10.7%
	MEDIAN PRICE	\$904,000	\$981,000	8.5%	\$885,900	\$1,378,750	55.6%
	AVERAGE PRICE	\$979,018	\$1,067,453	9.0%	\$895,142	\$1,599,167	78.6%
	AVERAGE DOM	43	44	2.3%	39	76	94.9%
	% OF ASKING PRICE	102.6%	100.9%	-1.7%	100.7%	96.8%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	7	3	-57.1%	0	1	0.0%
	SALES VOLUME	\$2,392,000	\$1,048,000	-56.2%	-	\$350,000	-
	MEDIAN PRICE	\$330,000	\$350,000	6.1%	-	\$350,000	-
	AVERAGE PRICE	\$341,714	\$349,333	2.2%	-	\$350,000	-
	AVERAGE DOM	61	83	36.1%	-	177	-
	% OF ASKING PRICE	99.8%	98.5%	-1.3%	-	95.9%	-

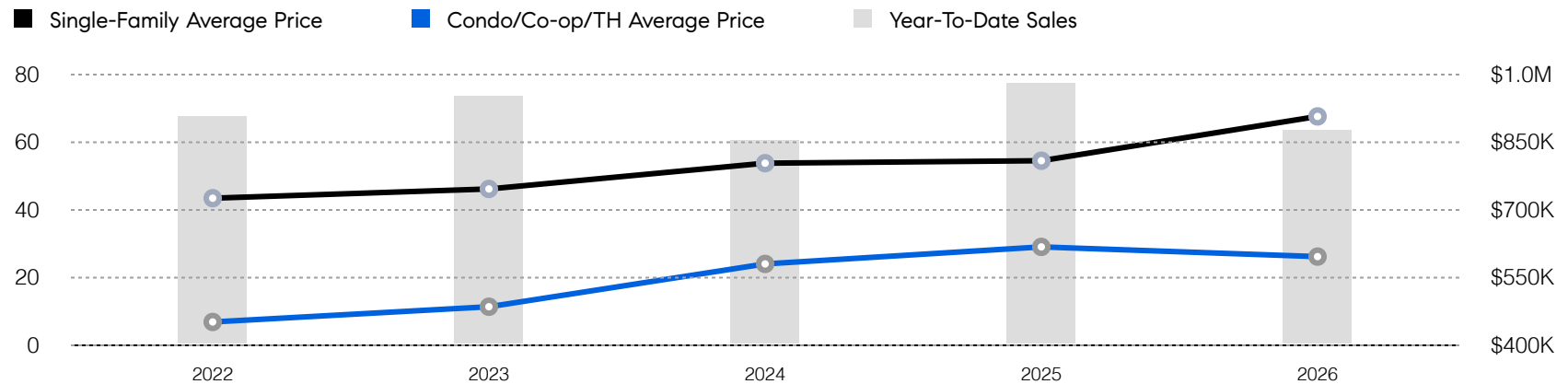
Historic Sales Trends



Long Hill

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	70	55	-21.4%	1	5	400.0%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	68	53	-22.1%	11	5	-54.5%
	SALES VOLUME	\$55,019,000	\$48,086,066	-12.6%	\$9,447,000	\$3,653,615	-61.3%
	MEDIAN PRICE	\$775,000	\$850,000	9.7%	\$820,000	\$725,000	-11.6%
	AVERAGE PRICE	\$809,103	\$907,284	12.1%	\$858,818	\$730,723	-14.9%
	AVERAGE DOM	28	18	-35.7%	19	22	15.8%
	% OF ASKING PRICE	104.3%	107.2%	2.9%	105.5%	106.0%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	12	10	-16.7%	4	1	-75.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	9	10	11.1%	1	0	0.0%
	SALES VOLUME	\$5,562,999	\$5,966,000	7.2%	\$649,999	-	-
	MEDIAN PRICE	\$620,000	\$680,500	9.8%	\$649,999	-	-
	AVERAGE PRICE	\$618,111	\$596,600	-3.5%	\$649,999	-	-
	AVERAGE DOM	33	34	3.0%	17	-	-
	% OF ASKING PRICE	98.4%	104.2%	5.8%	100.0%	-	-

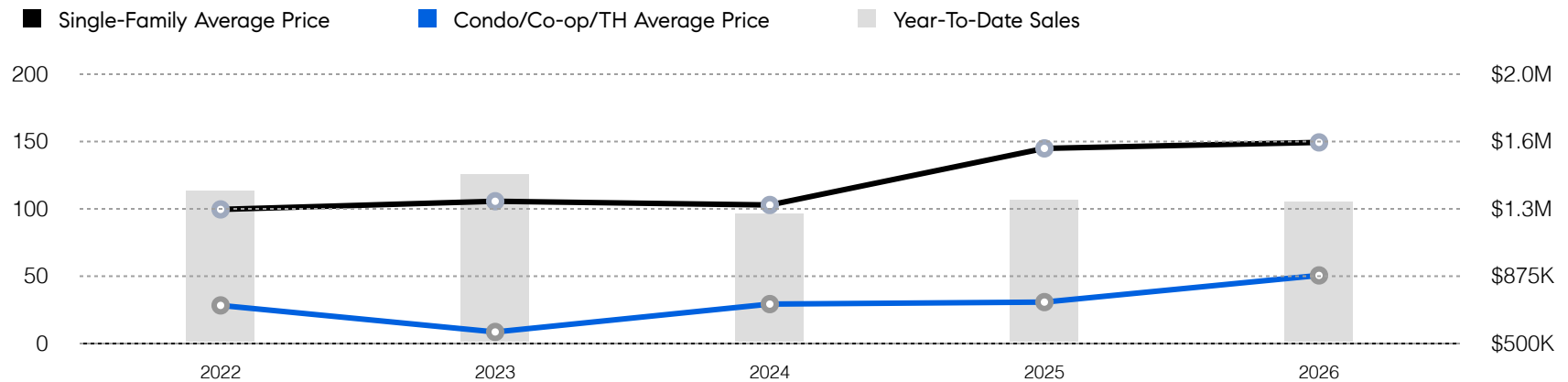
Historic Sales Trends



Madison

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	85	96	12.9%	10	9	-10.0%
	ACTIVE LISTINGS	14	18	28.6%	14	18	28.6%
	# OF SALES	89	93	4.5%	11	10	-9.1%
	SALES VOLUME	\$141,226,033	\$150,677,333	6.7%	\$18,934,000	\$14,640,000	-22.7%
	MEDIAN PRICE	\$1,421,000	\$1,400,000	-1.5%	\$1,343,000	\$1,372,500	2.2%
	AVERAGE PRICE	\$1,586,809	\$1,620,186	2.1%	\$1,721,273	\$1,464,000	-14.9%
	AVERAGE DOM	27	23	-14.8%	23	24	4.3%
	% OF ASKING PRICE	107.9%	109.6%	1.7%	102.5%	106.1%	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	14	13	-7.1%	2	3	50.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	16	11	-31.2%	1	0	0.0%
	SALES VOLUME	\$11,691,230	\$9,672,998	-17.3%	\$845,000	-	-
	MEDIAN PRICE	\$805,500	\$890,000	10.5%	\$845,000	-	-
	AVERAGE PRICE	\$730,702	\$879,363	20.3%	\$845,000	-	-
	AVERAGE DOM	18	14	-22.2%	6	-	-
	% OF ASKING PRICE	103.2%	106.7%	3.5%	101.2%	-	-

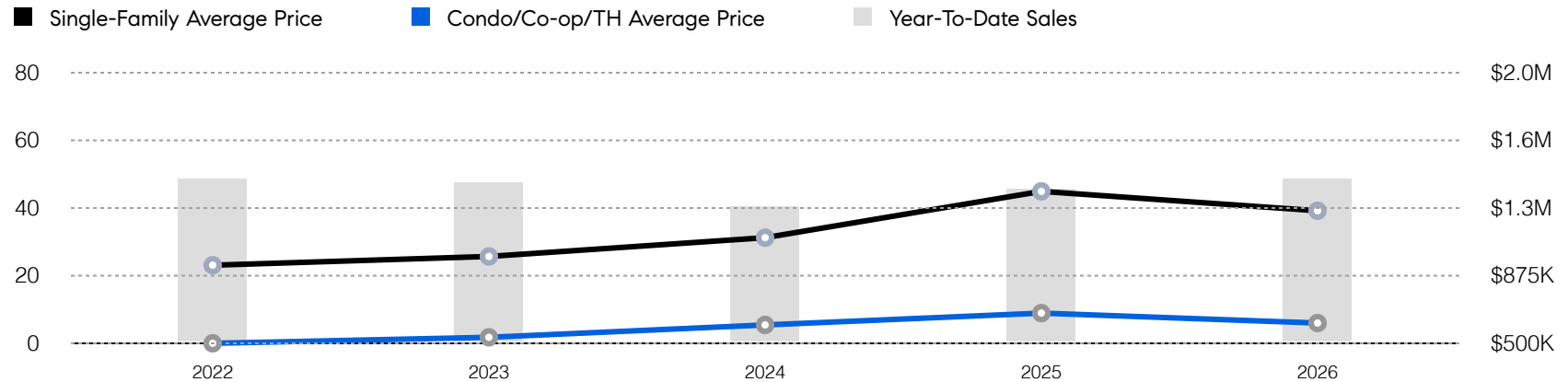
Historic Sales Trends



Mendham Borough

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	36	41	13.9%	3	3	0.0%
	ACTIVE LISTINGS	7	7	0.0%	7	7	0.0%
	# OF SALES	35	38	8.6%	3	4	33.3%
	SALES VOLUME	\$46,984,000	\$46,926,399	-0.1%	\$3,625,000	\$4,719,900	30.2%
	MEDIAN PRICE	\$1,100,000	\$1,176,000	6.9%	\$1,100,000	\$1,174,950	6.8%
	AVERAGE PRICE	\$1,342,400	\$1,234,905	-8.0%	\$1,208,333	\$1,179,975	-2.3%
	AVERAGE DOM	40	23	-42.5%	58	46	-20.7%
	% OF ASKING PRICE	102.8%	106.8%	4.0%	101.0%	101.6%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	11	10	-9.1%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	10	10	0.0%	0	0	0.0%
	SALES VOLUME	\$6,675,333	\$6,125,000	-8.2%	-	-	-
	MEDIAN PRICE	\$667,500	\$605,000	-9.4%	-	-	-
	AVERAGE PRICE	\$667,533	\$612,500	-8.2%	-	-	-
	AVERAGE DOM	24	25	4.2%	-	-	-
	% OF ASKING PRICE	102.8%	102.1%	-0.7%	-	-	-

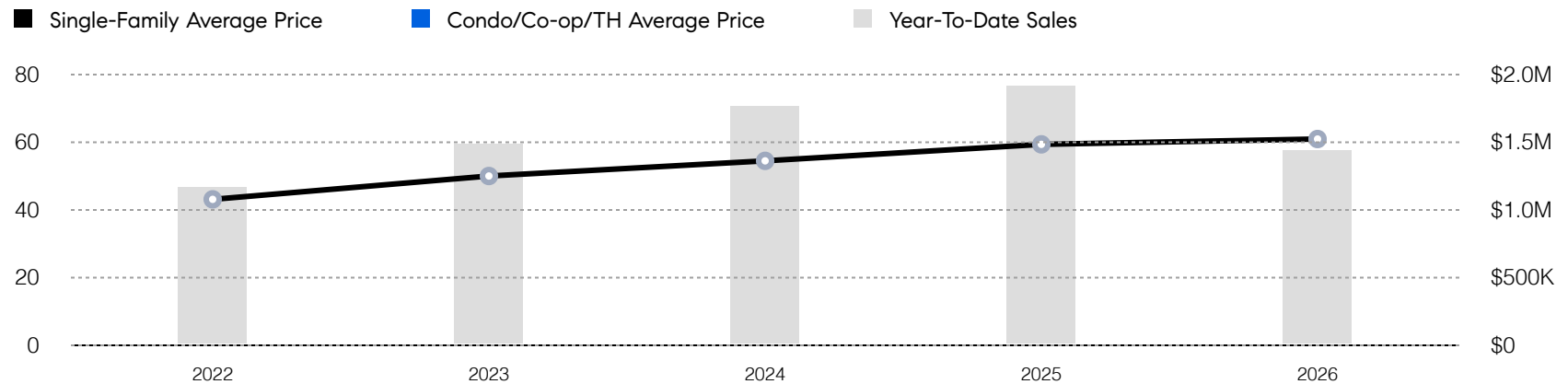
Historic Sales Trends



Mendham Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	63	60	-4.8%	6	6	0.0%
	ACTIVE LISTINGS	26	20	-23.1%	26	20	-23.1%
	# OF SALES	60	56	-6.7%	6	7	16.7%
	SALES VOLUME	\$89,075,500	\$85,345,125	-4.2%	\$10,380,000	\$9,814,500	-5.4%
	MEDIAN PRICE	\$1,440,500	\$1,367,000	-5.1%	\$1,590,000	\$1,365,000	-14.2%
	AVERAGE PRICE	\$1,484,592	\$1,524,020	2.7%	\$1,730,000	\$1,402,071	-19.0%
	AVERAGE DOM	39	35	-10.3%	32	35	9.4%
	% OF ASKING PRICE	102.3%	103.8%	1.5%	102.0%	103.8%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	12	1	-91.7%	4	0	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	16	1	-93.7%	0	1	0.0%
	SALES VOLUME	\$19,402,974	\$1,645,000	-91.5%	-	\$1,645,000	-
	MEDIAN PRICE	\$1,264,500	\$1,645,000	30.1%	-	\$1,645,000	-
	AVERAGE PRICE	\$1,212,686	\$1,645,000	35.6%	-	\$1,645,000	-
	AVERAGE DOM	95	19	-80.0%	-	19	-
	% OF ASKING PRICE	94.2%	99.1%	4.9%	-	99.1%	-

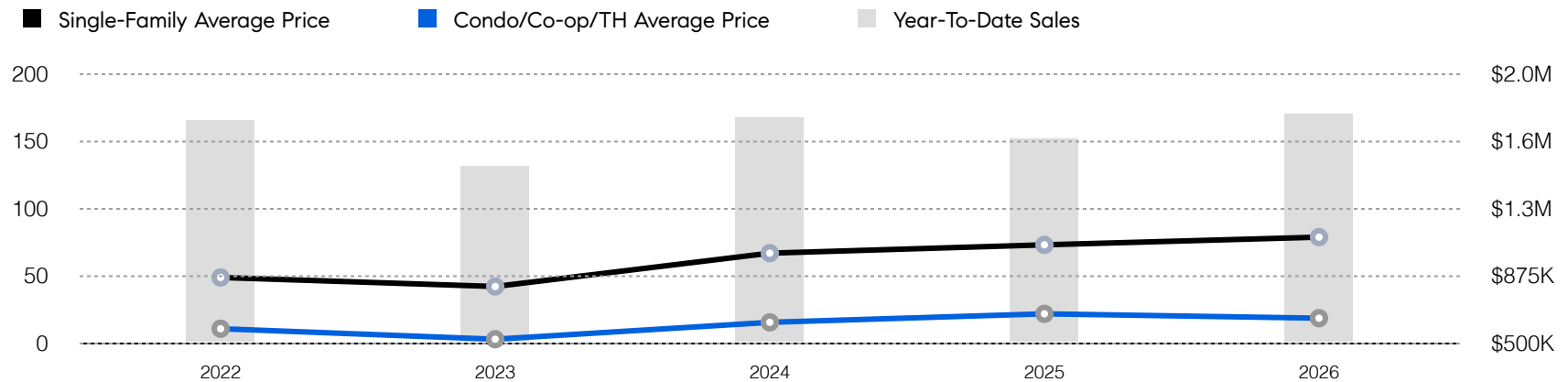
Historic Sales Trends



Montville

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	123	127	3.3%	14	13	-7.1%
	ACTIVE LISTINGS	28	35	25.0%	28	35	25.0%
	# OF SALES	115	115	0.0%	13	11	-15.4%
	SALES VOLUME	\$120,709,781	\$125,628,106	4.1%	\$11,632,000	\$12,660,998	8.8%
	MEDIAN PRICE	\$905,000	\$980,000	8.3%	\$808,000	\$982,500	21.6%
	AVERAGE PRICE	\$1,049,650	\$1,092,418	4.1%	\$894,769	\$1,151,000	28.6%
	AVERAGE DOM	24	25	4.2%	29	17	-41.4%
	% OF ASKING PRICE	106.9%	106.6%	-0.3%	105.5%	112.8%	7.3%
Condo/Co-op/TH	CONTRACTS SIGNED	36	57	58.3%	3	9	200.0%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	36	54	50.0%	6	8	33.3%
	SALES VOLUME	\$23,957,000	\$34,620,890	44.5%	\$3,986,000	\$4,632,200	16.2%
	MEDIAN PRICE	\$700,500	\$649,950	-7.2%	\$650,500	\$599,900	-7.8%
	AVERAGE PRICE	\$665,472	\$641,128	-3.7%	\$664,333	\$579,025	-12.8%
	AVERAGE DOM	18	27	50.0%	19	27	42.1%
	% OF ASKING PRICE	104.3%	102.4%	-2.0%	103.6%	99.5%	-4.2%

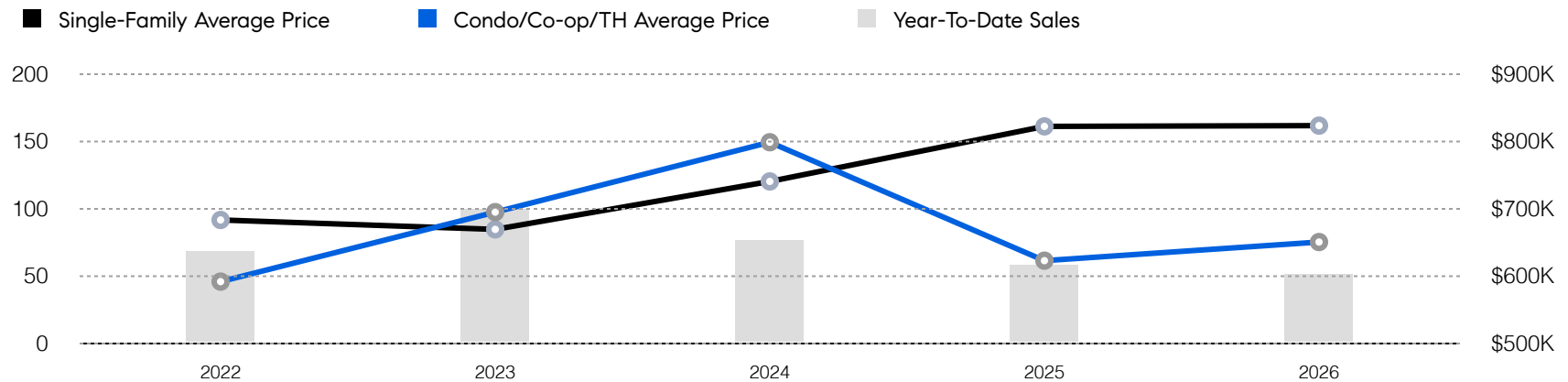
Historic Sales Trends



Morris Plains

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	44	35	-20.5%	7	4	-42.9%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	40	32	-20.0%	5	5	0.0%
	SALES VOLUME	\$32,899,750	\$26,355,388	-19.9%	\$4,726,000	\$4,115,000	-12.9%
	MEDIAN PRICE	\$820,000	\$842,500	2.7%	\$866,000	\$835,000	-3.6%
	AVERAGE PRICE	\$822,494	\$823,606	0.1%	\$945,200	\$823,000	-12.9%
	AVERAGE DOM	22	16	-27.3%	18	15	-16.7%
	% OF ASKING PRICE	106.2%	107.9%	1.7%	107.0%	102.6%	-4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	17	20	17.6%	0	4	0.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	17	18	5.9%	2	2	0.0%
	SALES VOLUME	\$10,592,000	\$11,713,014	10.6%	\$1,439,000	\$1,764,000	22.6%
	MEDIAN PRICE	\$600,000	\$667,504	11.3%	\$719,500	\$882,000	22.6%
	AVERAGE PRICE	\$623,059	\$650,723	4.4%	\$719,500	\$882,000	22.6%
	AVERAGE DOM	33	31	-6.1%	20	34	70.0%
	% OF ASKING PRICE	102.1%	102.4%	0.3%	103.6%	98.5%	-5.1%

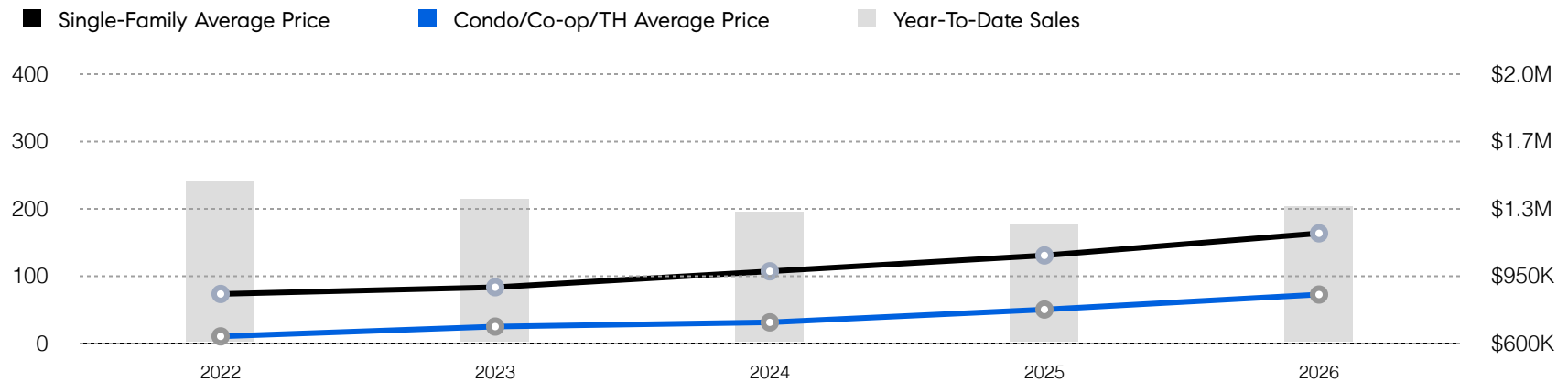
Historic Sales Trends



Morris Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	125	145	16.0%	13	16	23.1%
	ACTIVE LISTINGS	31	37	19.4%	31	37	19.4%
	# OF SALES	112	144	28.6%	15	12	-20.0%
	SALES VOLUME	\$118,492,522	\$168,917,829	42.6%	\$16,313,190	\$10,729,000	-34.2%
	MEDIAN PRICE	\$982,104	\$1,119,090	13.9%	\$997,500	\$880,000	-11.8%
	AVERAGE PRICE	\$1,057,969	\$1,173,040	10.9%	\$1,087,546	\$894,083	-17.8%
	AVERAGE DOM	19	21	10.5%	22	32	45.5%
	% OF ASKING PRICE	108.9%	108.2%	-0.7%	104.7%	105.1%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	63	67	6.3%	5	11	120.0%
	ACTIVE LISTINGS	8	15	87.5%	8	15	87.5%
	# OF SALES	63	57	-9.5%	8	7	-12.5%
	SALES VOLUME	\$48,927,999	\$48,714,698	-0.4%	\$7,171,999	\$6,372,998	-11.1%
	MEDIAN PRICE	\$750,000	\$788,000	5.1%	\$927,500	\$830,000	-10.5%
	AVERAGE PRICE	\$776,635	\$854,644	10.0%	\$896,500	\$910,428	1.6%
	AVERAGE DOM	25	25	0.0%	20	23	15.0%
	% OF ASKING PRICE	102.0%	103.2%	1.2%	102.6%	98.5%	-4.1%

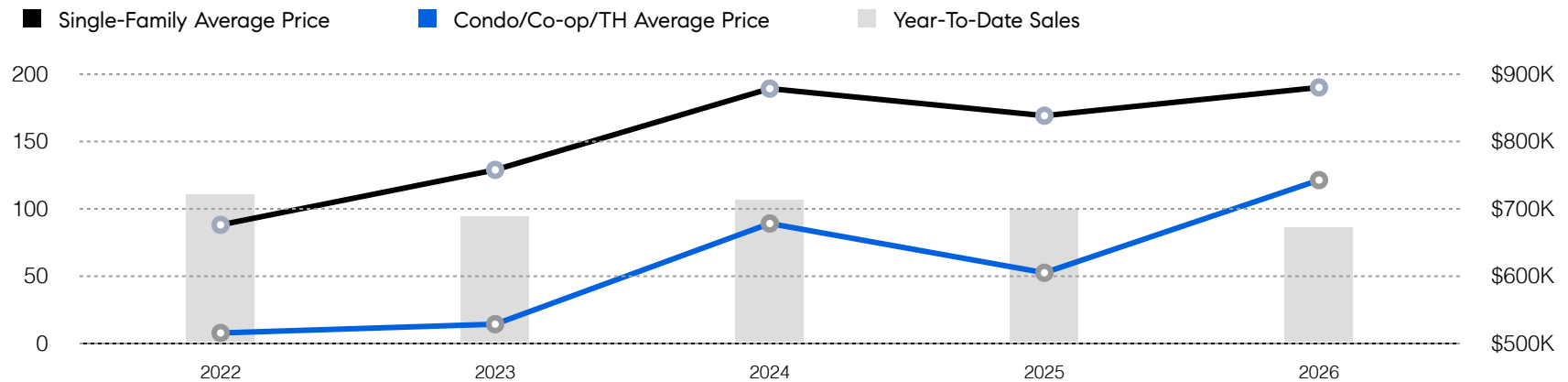
Historic Sales Trends



Morristown

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	52	42	-19.2%	5	7	40.0%
	ACTIVE LISTINGS	15	12	-20.0%	15	12	-20.0%
	# OF SALES	53	39	-26.4%	5	8	60.0%
	SALES VOLUME	\$44,433,398	\$34,332,935	-22.7%	\$4,260,000	\$7,019,000	64.8%
	MEDIAN PRICE	\$725,000	\$810,000	11.7%	\$760,000	\$761,250	0.2%
	AVERAGE PRICE	\$838,366	\$880,332	5.0%	\$852,000	\$877,375	3.0%
	AVERAGE DOM	26	21	-19.2%	14	21	50.0%
	% OF ASKING PRICE	105.2%	104.2%	-1.1%	104.6%	107.3%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	44	51	15.9%	5	5	0.0%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	45	46	2.2%	3	5	66.7%
	SALES VOLUME	\$27,227,708	\$34,165,330	25.5%	\$2,728,000	\$2,275,300	-16.6%
	MEDIAN PRICE	\$525,000	\$630,500	20.1%	\$800,000	\$405,000	-49.4%
	AVERAGE PRICE	\$605,060	\$742,725	22.8%	\$909,333	\$455,060	-50.0%
	AVERAGE DOM	32	33	3.1%	32	28	-12.5%
	% OF ASKING PRICE	102.0%	102.4%	0.3%	100.8%	100.8%	0.0%

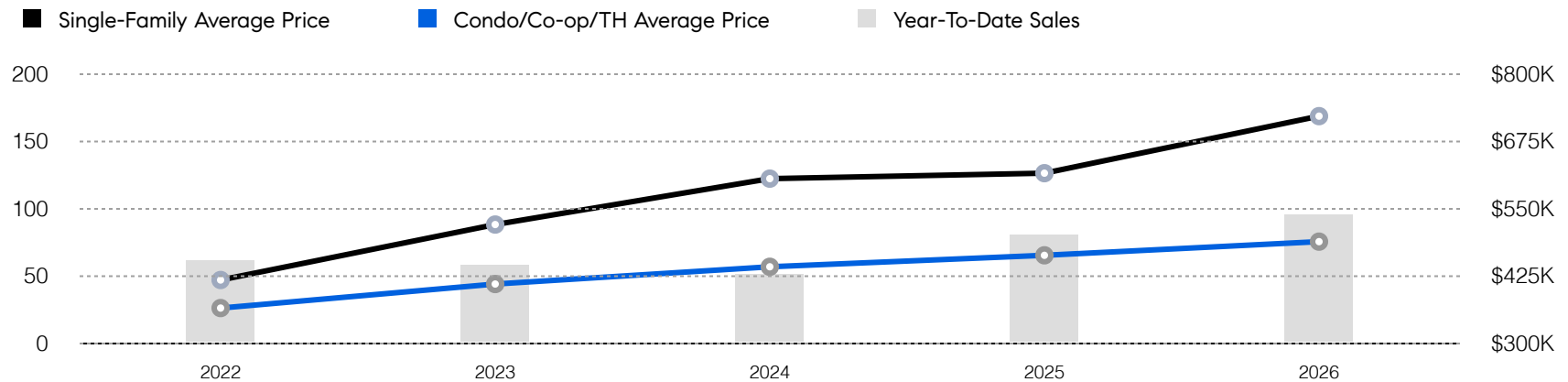
Historic Sales Trends



Mount Arlington

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	43	44	2.3%	9	7	-22.2%
	ACTIVE LISTINGS	14	12	-14.3%	14	12	-14.3%
	# OF SALES	33	49	48.5%	10	7	-30.0%
	SALES VOLUME	\$20,336,054	\$35,385,042	74.0%	\$6,893,554	\$5,315,000	-22.9%
	MEDIAN PRICE	\$545,000	\$565,000	3.7%	\$565,000	\$480,000	-15.0%
	AVERAGE PRICE	\$616,244	\$722,144	17.2%	\$689,355	\$759,286	10.1%
	AVERAGE DOM	33	40	21.2%	35	52	48.6%
	% OF ASKING PRICE	104.1%	100.5%	-3.6%	100.3%	94.9%	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	47	51	8.5%	6	4	-33.3%
	ACTIVE LISTINGS	12	15	25.0%	12	15	25.0%
	# OF SALES	46	45	-2.2%	7	5	-28.6%
	SALES VOLUME	\$21,333,700	\$22,011,418	3.2%	\$3,541,400	\$2,506,000	-29.2%
	MEDIAN PRICE	\$460,000	\$471,000	2.4%	\$500,000	\$452,000	-9.6%
	AVERAGE PRICE	\$463,776	\$489,143	5.5%	\$505,914	\$501,200	-0.9%
	AVERAGE DOM	23	29	26.1%	24	35	45.8%
	% OF ASKING PRICE	102.8%	101.8%	-1.0%	104.5%	99.4%	-5.1%

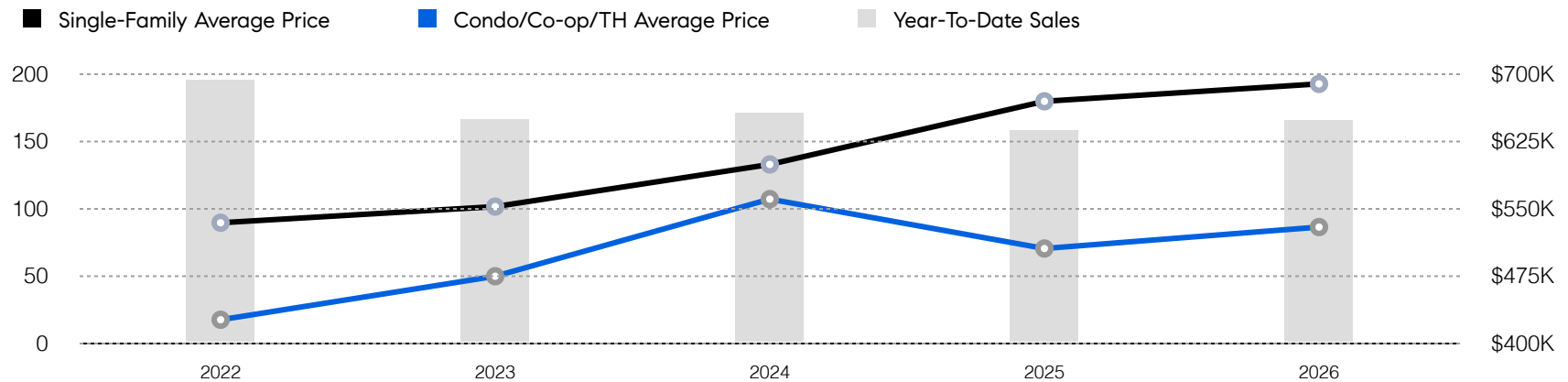
Historic Sales Trends



Mount Olive

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	146	146	0.0%	18	15	-16.7%
	ACTIVE LISTINGS	39	56	43.6%	39	56	43.6%
	# OF SALES	138	142	2.9%	17	13	-23.5%
	SALES VOLUME	\$92,434,783	\$97,869,619	5.9%	\$12,121,000	\$7,555,000	-37.7%
	MEDIAN PRICE	\$635,000	\$650,000	2.4%	\$740,000	\$524,000	-29.2%
	AVERAGE PRICE	\$669,817	\$689,223	2.9%	\$713,000	\$581,154	-18.5%
	AVERAGE DOM	29	24	-17.2%	18	26	44.4%
	% OF ASKING PRICE	103.4%	105.0%	1.6%	104.2%	101.7%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	22	21	-4.5%	5	3	-40.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	19	22	15.8%	1	3	200.0%
	SALES VOLUME	\$9,610,999	\$11,653,780	21.3%	\$549,999	\$1,538,400	179.7%
	MEDIAN PRICE	\$520,000	\$549,250	5.6%	\$549,999	\$530,000	-3.6%
	AVERAGE PRICE	\$505,842	\$529,717	4.7%	\$549,999	\$512,800	-6.8%
	AVERAGE DOM	27	36	33.3%	23	19	-17.4%
	% OF ASKING PRICE	102.3%	100.5%	-1.9%	100.0%	99.3%	-0.7%

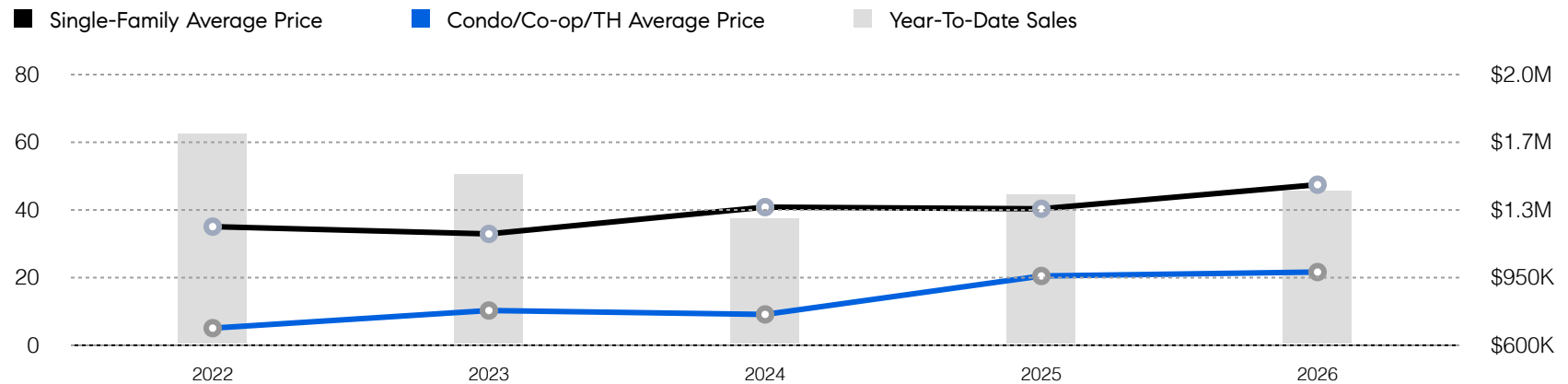
Historic Sales Trends



Mountain Lakes

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	41	34	-17.1%	2	1	-50.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	37	34	-8.1%	5	3	-40.0%
	SALES VOLUME	\$48,321,609	\$48,643,981	0.7%	\$6,638,000	\$4,810,000	-27.5%
	MEDIAN PRICE	\$1,340,000	\$1,387,500	3.5%	\$1,375,000	\$1,350,000	-1.8%
	AVERAGE PRICE	\$1,305,989	\$1,430,705	9.5%	\$1,327,600	\$1,603,333	20.8%
	AVERAGE DOM	28	33	17.9%	19	57	200.0%
	% OF ASKING PRICE	104.9%	104.8%	-0.1%	103.8%	95.8%	-8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	0	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	7	11	57.1%	1	1	0.0%
	SALES VOLUME	\$6,710,000	\$10,768,498	60.5%	\$760,000	\$1,355,000	78.3%
	MEDIAN PRICE	\$940,000	\$955,000	1.6%	\$760,000	\$1,355,000	78.3%
	AVERAGE PRICE	\$958,571	\$978,954	2.1%	\$760,000	\$1,355,000	78.3%
	AVERAGE DOM	6	29	383.3%	14	6	-57.1%
	% OF ASKING PRICE	102.1%	99.2%	-2.9%	99.3%	100.4%	1.0%

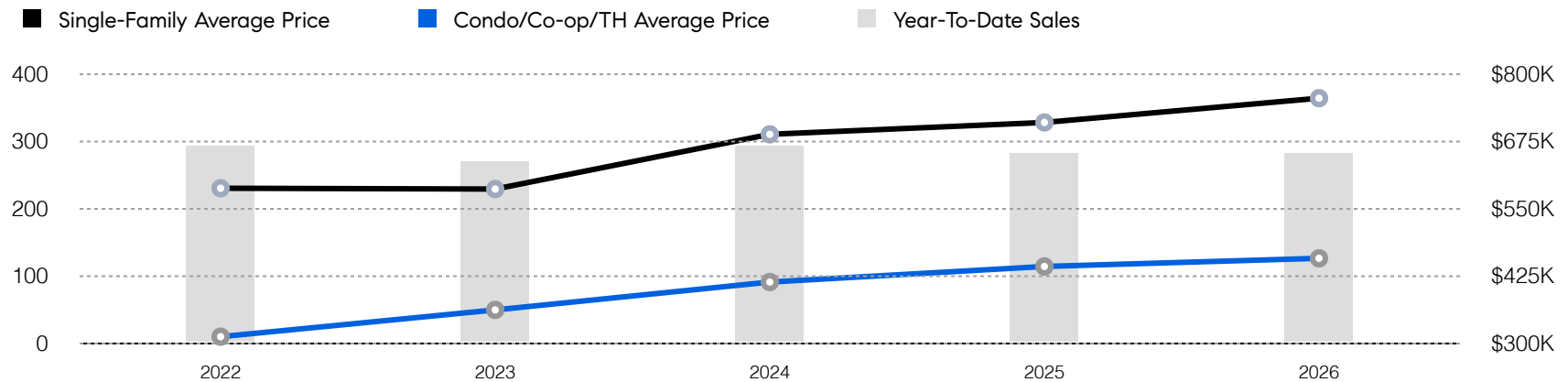
Historic Sales Trends



Parsippany

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	216	217	0.5%	30	28	-6.7%
	ACTIVE LISTINGS	43	61	41.9%	43	61	41.9%
	# OF SALES	209	202	-3.3%	19	26	36.8%
	SALES VOLUME	\$148,478,332	\$152,597,089	2.8%	\$12,777,999	\$19,736,799	54.5%
	MEDIAN PRICE	\$685,000	\$764,000	11.5%	\$675,000	\$723,500	7.2%
	AVERAGE PRICE	\$710,423	\$755,431	6.3%	\$672,526	\$759,108	12.9%
	AVERAGE DOM	28	25	-10.7%	23	28	21.7%
	% OF ASKING PRICE	106.0%	105.0%	-1.1%	102.8%	103.5%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	73	74	1.4%	7	2	-71.4%
	ACTIVE LISTINGS	24	32	33.3%	24	32	33.3%
	# OF SALES	71	77	8.5%	5	10	100.0%
	SALES VOLUME	\$31,457,244	\$35,281,766	12.2%	\$2,048,000	\$3,722,995	81.8%
	MEDIAN PRICE	\$296,000	\$317,000	7.1%	\$284,000	\$275,000	-3.2%
	AVERAGE PRICE	\$443,060	\$458,205	3.4%	\$409,600	\$372,300	-9.1%
	AVERAGE DOM	27	39	44.4%	35	49	40.0%
	% OF ASKING PRICE	101.4%	100.9%	-0.5%	99.7%	98.9%	-0.8%

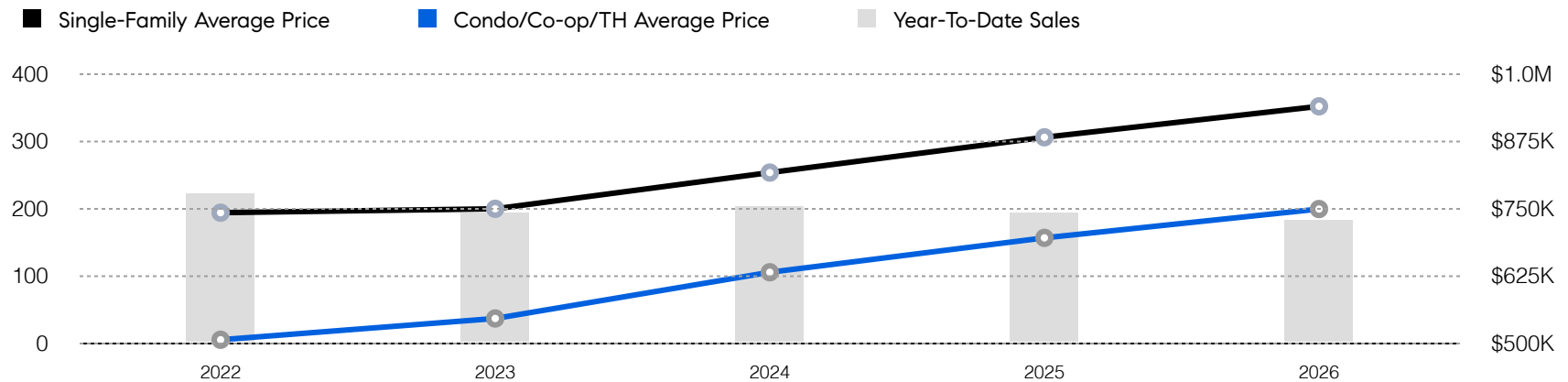
Historic Sales Trends



Randolph

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	163	170	4.3%	16	22	37.5%
	ACTIVE LISTINGS	22	42	90.9%	22	42	90.9%
	# OF SALES	153	146	-4.6%	29	19	-34.5%
	SALES VOLUME	\$135,078,386	\$137,291,788	1.6%	\$24,195,639	\$18,157,120	-25.0%
	MEDIAN PRICE	\$830,000	\$885,625	6.7%	\$735,000	\$969,000	31.8%
	AVERAGE PRICE	\$882,865	\$940,355	6.5%	\$834,332	\$955,638	14.5%
	AVERAGE DOM	25	24	-4.0%	28	17	-39.3%
	% OF ASKING PRICE	105.7%	105.4%	-0.3%	104.5%	108.0%	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	43	37	-14.0%	4	4	0.0%
	ACTIVE LISTINGS	9	16	77.8%	9	16	77.8%
	# OF SALES	38	34	-10.5%	7	5	-28.6%
	SALES VOLUME	\$26,453,644	\$25,488,725	-3.6%	\$4,344,988	\$3,366,034	-22.5%
	MEDIAN PRICE	\$677,500	\$814,052	20.2%	\$570,000	\$650,000	14.0%
	AVERAGE PRICE	\$696,149	\$749,668	7.7%	\$620,713	\$673,207	8.5%
	AVERAGE DOM	35	37	5.7%	32	33	3.1%
	% OF ASKING PRICE	101.5%	101.2%	-0.4%	102.6%	98.7%	-3.9%

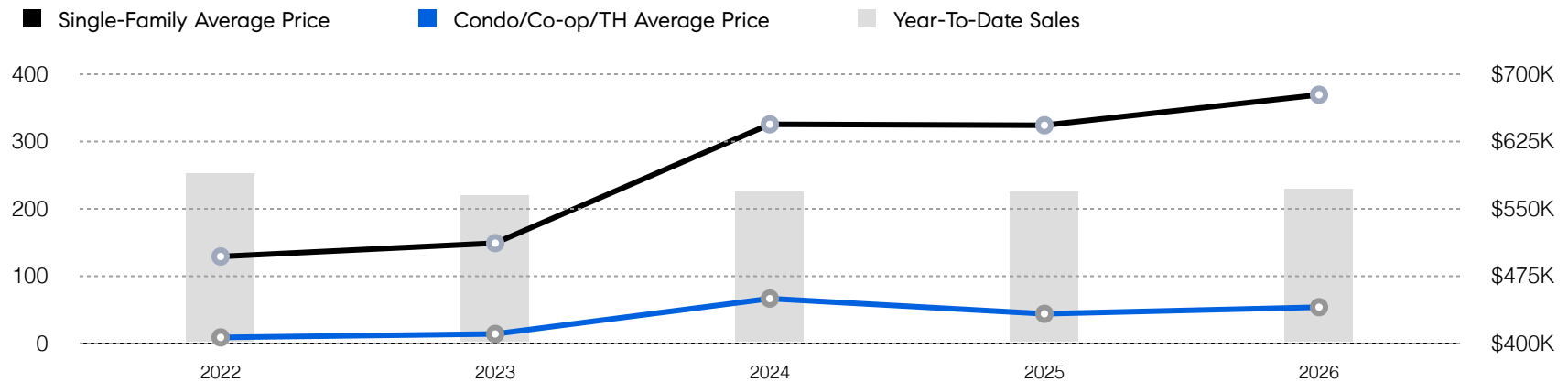
Historic Sales Trends



Rockaway

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	155	152	-1.9%	14	14	0.0%
	ACTIVE LISTINGS	40	45	12.5%	40	45	12.5%
	# OF SALES	150	147	-2.0%	16	26	62.5%
	SALES VOLUME	\$96,469,932	\$99,529,454	3.2%	\$9,412,800	\$17,342,054	84.2%
	MEDIAN PRICE	\$588,750	\$620,000	5.3%	\$560,000	\$607,500	8.5%
	AVERAGE PRICE	\$643,133	\$677,071	5.3%	\$588,300	\$667,002	13.4%
	AVERAGE DOM	26	29	11.5%	24	28	16.7%
	% OF ASKING PRICE	106.3%	104.2%	-2.1%	105.1%	104.5%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	73	83	13.7%	5	12	140.0%
	ACTIVE LISTINGS	18	28	55.6%	18	28	55.6%
	# OF SALES	73	80	9.6%	9	12	33.3%
	SALES VOLUME	\$31,615,915	\$35,237,151	11.5%	\$3,250,000	\$6,060,800	86.5%
	MEDIAN PRICE	\$435,000	\$460,500	5.9%	\$335,000	\$514,500	53.6%
	AVERAGE PRICE	\$433,095	\$440,464	1.7%	\$361,111	\$505,067	39.9%
	AVERAGE DOM	40	56	40.0%	27	49	81.5%
	% OF ASKING PRICE	100.7%	100.0%	-0.8%	101.4%	99.2%	-2.2%

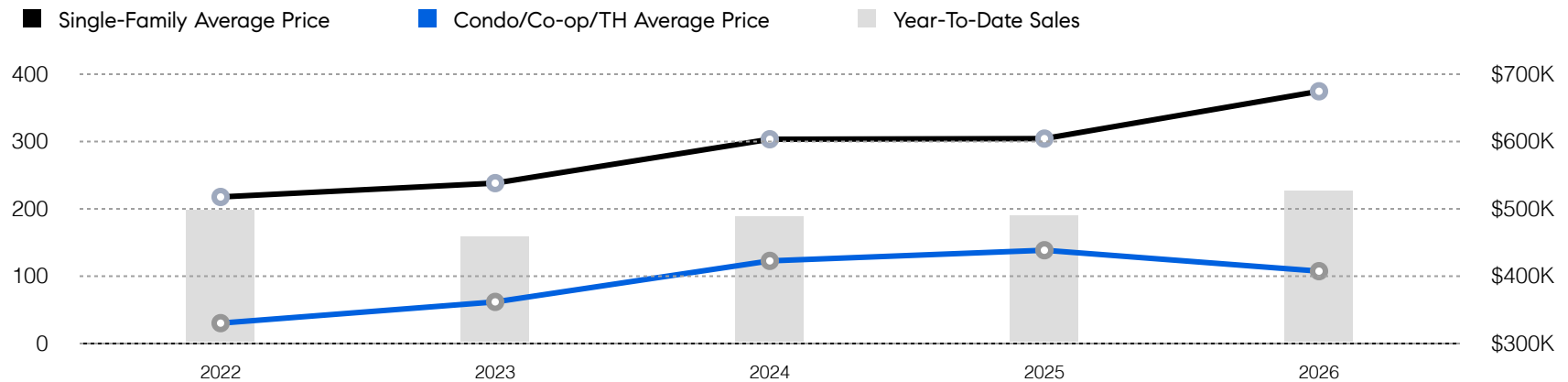
Historic Sales Trends



Roxbury

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	154	197	27.9%	21	23	9.5%
	ACTIVE LISTINGS	40	38	-5.0%	40	38	-5.0%
	# OF SALES	150	184	22.7%	16	17	6.3%
	SALES VOLUME	\$90,650,735	\$124,129,244	36.9%	\$7,578,695	\$10,439,500	37.7%
	MEDIAN PRICE	\$588,750	\$665,000	13.0%	\$447,500	\$625,000	39.7%
	AVERAGE PRICE	\$604,338	\$674,615	11.6%	\$473,668	\$614,088	29.6%
	AVERAGE DOM	26	23	-11.5%	27	25	-7.4%
	% OF ASKING PRICE	105.3%	105.1%	-0.3%	104.5%	104.2%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	44	41	-6.8%	8	3	-62.5%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	37	40	8.1%	3	6	100.0%
	SALES VOLUME	\$16,226,366	\$16,298,900	0.4%	\$1,215,000	\$2,734,000	125.0%
	MEDIAN PRICE	\$415,000	\$411,000	-1.0%	\$370,000	\$473,500	28.0%
	AVERAGE PRICE	\$438,550	\$407,473	-7.1%	\$405,000	\$455,667	12.5%
	AVERAGE DOM	21	39	85.7%	38	24	-36.8%
	% OF ASKING PRICE	105.1%	101.2%	-3.9%	101.0%	100.8%	-0.1%

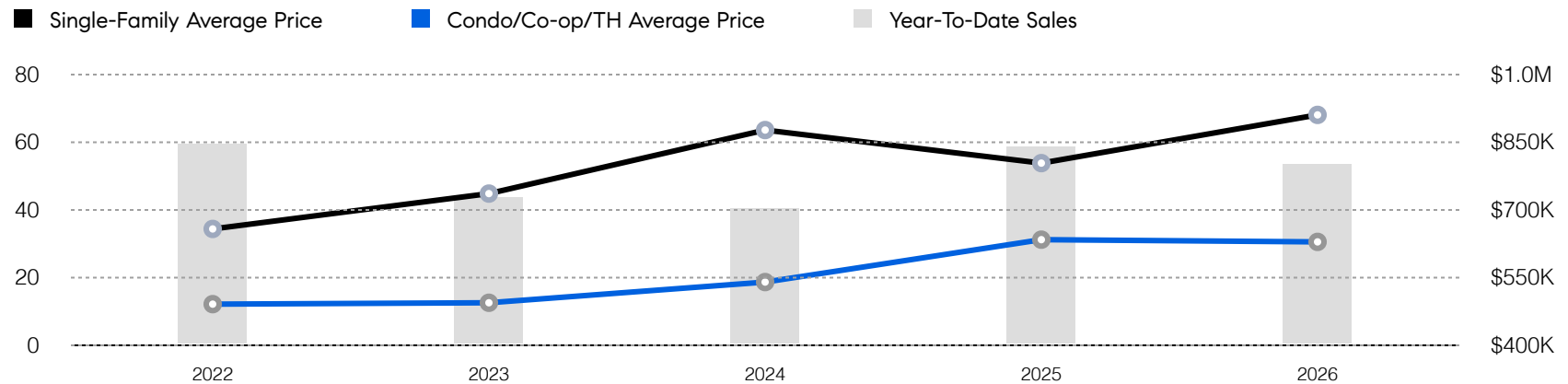
Historic Sales Trends



Whippany

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	40	34	-15.0%	9	6	-33.3%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	33	32	-3.0%	4	2	-50.0%
	SALES VOLUME	\$26,525,200	\$29,141,900	9.9%	\$3,647,000	\$2,105,000	-42.3%
	MEDIAN PRICE	\$805,000	\$830,000	3.1%	\$816,000	\$1,052,500	29.0%
	AVERAGE PRICE	\$803,794	\$910,684	13.3%	\$911,750	\$1,052,500	15.4%
	AVERAGE DOM	24	20	-16.7%	27	25	-7.4%
	% OF ASKING PRICE	105.2%	105.3%	0.1%	104.3%	99.5%	-4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	25	19	-24.0%	4	0	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	25	21	-16.0%	7	1	-85.7%
	SALES VOLUME	\$15,853,740	\$13,214,040	-16.7%	\$4,555,880	\$490,000	-89.2%
	MEDIAN PRICE	\$595,000	\$575,000	-3.4%	\$595,000	\$490,000	-17.6%
	AVERAGE PRICE	\$634,150	\$629,240	-0.8%	\$650,840	\$490,000	-24.7%
	AVERAGE DOM	27	20	-25.9%	36	7	-80.6%
	% OF ASKING PRICE	103.7%	105.5%	1.8%	101.1%	102.3%	1.2%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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