



November 2025

# Morris County Market Report

COMPASS

# Morris County Overview

Year-To-Date Sales

3,196

1.8% Year-To-Date  
-14.9% Month-Over-Month

Year-To-Date Contracts

3,333

0.5% Year-To-Date  
-36.5% Month-Over-Month

Single-Family  
Average Sale Price

\$986K

6.0% Year-To-Date  
0.9% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$615K

1.6% Year-To-Date  
-11.0% Month-Over-Month

Average Days On Market

29

7.4% Year-To-Date  
6.1% Month-Over-Month

Active Listings

373

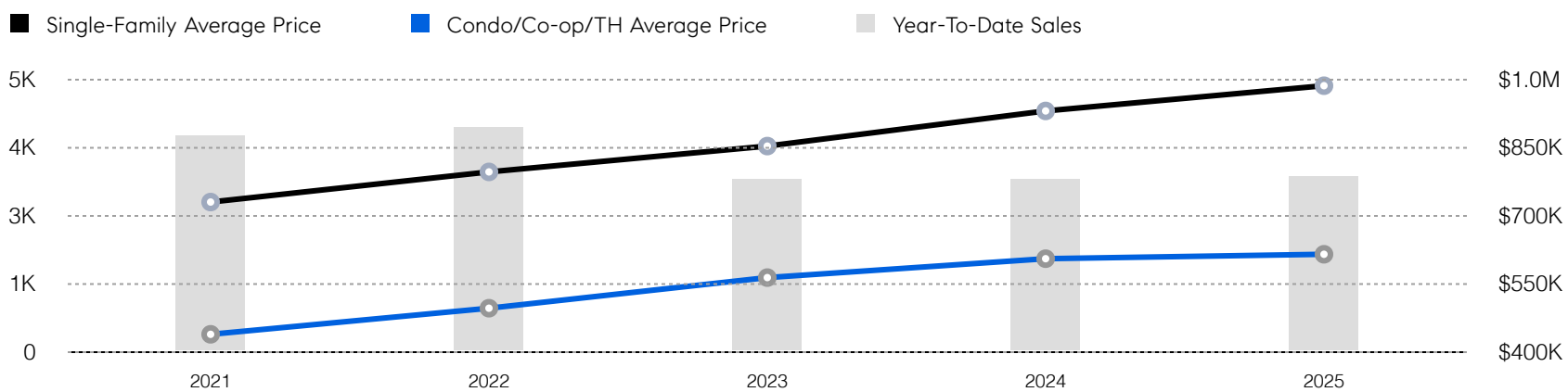
-22.1% Year-Over-Year  
-22.0% Month-Over-Month



# Morris County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	2,534	2,516	-0.7%	199	166	-16.6%
	ACTIVE LISTINGS	377	279	-26.0%	377	279	-26.0%
	# OF SALES	2,390	2,402	0.5%	201	213	6.0%
	SALES VOLUME	\$2,225,587,725	\$2,370,226,157	6.5%	\$189,886,413	\$204,383,583	7.6%
	MEDIAN PRICE	\$785,000	\$825,000	5.1%	\$775,000	\$775,000	-
	AVERAGE PRICE	\$931,208	\$986,772	6.0%	\$944,709	\$959,547	1.6%
	AVERAGE DOM	26	29	11.5%	26	33	26.9%
Condo/Co-op/TH	CONTRACTS SIGNED	781	817	4.6%	56	67	19.6%
	ACTIVE LISTINGS	102	94	-7.8%	102	94	-7.8%
	# OF SALES	751	794	5.7%	64	62	-3.1%
	SALES VOLUME	\$454,961,713	\$488,731,697	7.4%	\$38,216,030	\$35,859,900	-6.2%
	MEDIAN PRICE	\$555,000	\$575,000	3.6%	\$574,000	\$577,500	0.6%
	AVERAGE PRICE	\$605,808	\$615,531	1.6%	\$597,125	\$578,385	-3.1%
	AVERAGE DOM	26	31	19.2%	30	30	0.0%

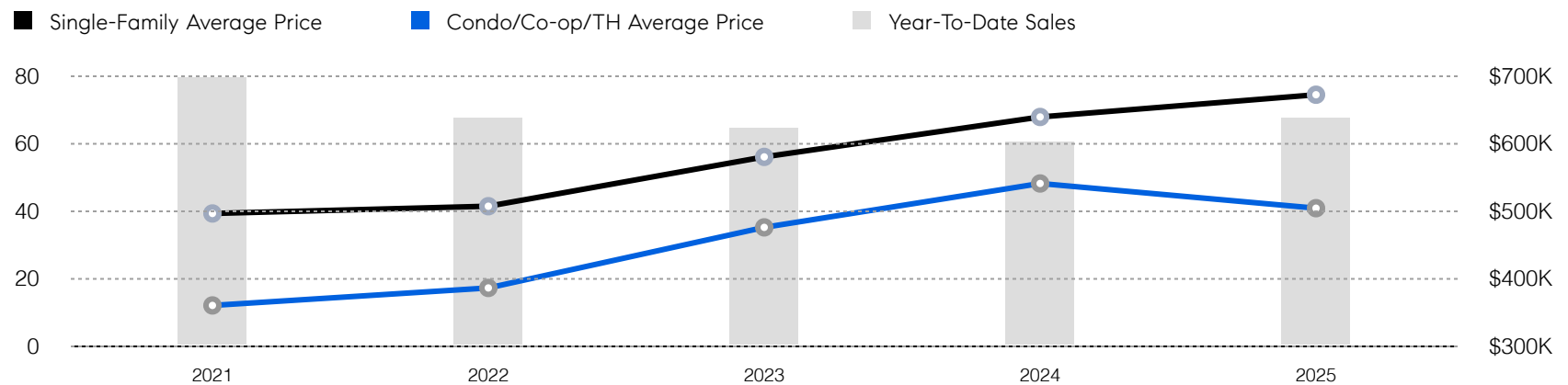
## Historic Sales Trends



# Boonton

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	54	62	14.8%	4	3	-25.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	56	64	14.3%	6	5	-16.7%
	SALES VOLUME	\$35,824,700	\$43,050,274	20.2%	\$3,838,900	\$3,075,000	-19.9%
	MEDIAN PRICE	\$625,000	\$646,000	3.4%	\$655,450	\$601,000	-8.3%
	AVERAGE PRICE	\$639,727	\$672,661	5.1%	\$639,817	\$615,000	-3.9%
	AVERAGE DOM	25	31	24.0%	19	19	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	3	-25.0%	0	0	0.0%
	SALES VOLUME	\$2,165,000	\$1,514,000	-30.1%	-	-	-
	MEDIAN PRICE	\$545,000	\$535,000	-1.8%	-	-	-
	AVERAGE PRICE	\$541,250	\$504,667	-6.8%	-	-	-
	AVERAGE DOM	25	18	-28.0%	-	-	-

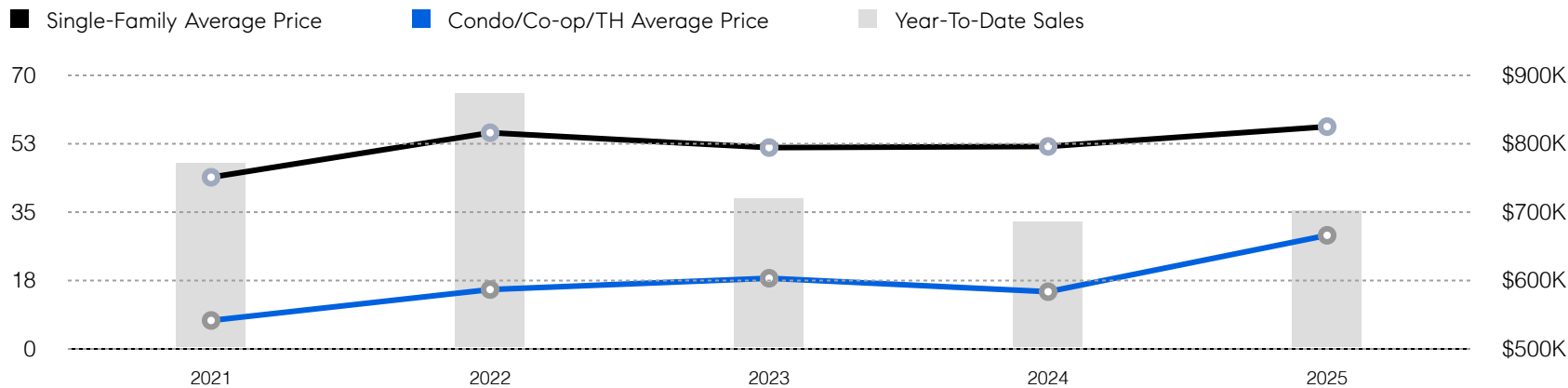
## Historic Sales Trends



# Boonton Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	33	36	9.1%	2	3	50.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	29	31	6.9%	1	3	200.0%
	SALES VOLUME	\$23,085,500	\$25,575,923	10.8%	\$595,000	\$2,236,608	275.9%
	MEDIAN PRICE	\$750,000	\$728,000	-2.9%	\$595,000	\$750,000	26.1%
	AVERAGE PRICE	\$796,052	\$825,030	3.6%	\$595,000	\$745,536	25.3%
	AVERAGE DOM	28	29	3.6%	15	39	160.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	4	33.3%	0	0	0.0%
	SALES VOLUME	\$1,751,000	\$2,664,500	52.2%	-	-	-
	MEDIAN PRICE	\$601,000	\$673,750	12.1%	-	-	-
	AVERAGE PRICE	\$583,667	\$666,125	14.1%	-	-	-
	AVERAGE DOM	23	15	-34.8%	-	-	-

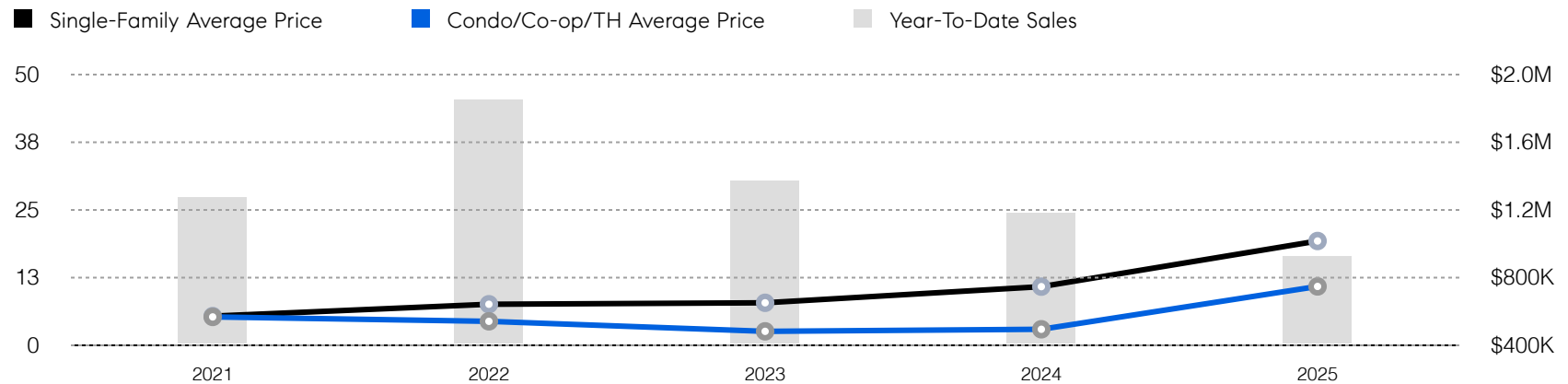
## Historic Sales Trends



# Cedar Knolls

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	16	14	-12.5%	1	1	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	16	12	-25.0%	0	1	0.0%
	SALES VOLUME	\$11,948,622	\$12,198,100	2.1%	-	\$717,000	-
	MEDIAN PRICE	\$700,000	\$1,125,050	60.7%	-	\$717,000	-
	AVERAGE PRICE	\$746,789	\$1,016,508	36.1%	-	\$717,000	-
	AVERAGE DOM	30	17	-43.3%	-	12	-
Condo/Co-op/TH	CONTRACTS SIGNED	9	7	-22.2%	1	2	100.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	8	4	-50.0%	1	2	100.0%
	SALES VOLUME	\$3,958,500	\$2,992,000	-24.4%	\$585,000	\$1,006,000	72.0%
	MEDIAN PRICE	\$452,500	\$757,500	67.4%	\$585,000	\$503,000	-14.0%
	AVERAGE PRICE	\$494,813	\$748,000	51.2%	\$585,000	\$503,000	-14.0%
	AVERAGE DOM	16	53	231.3%	15	81	440.0%

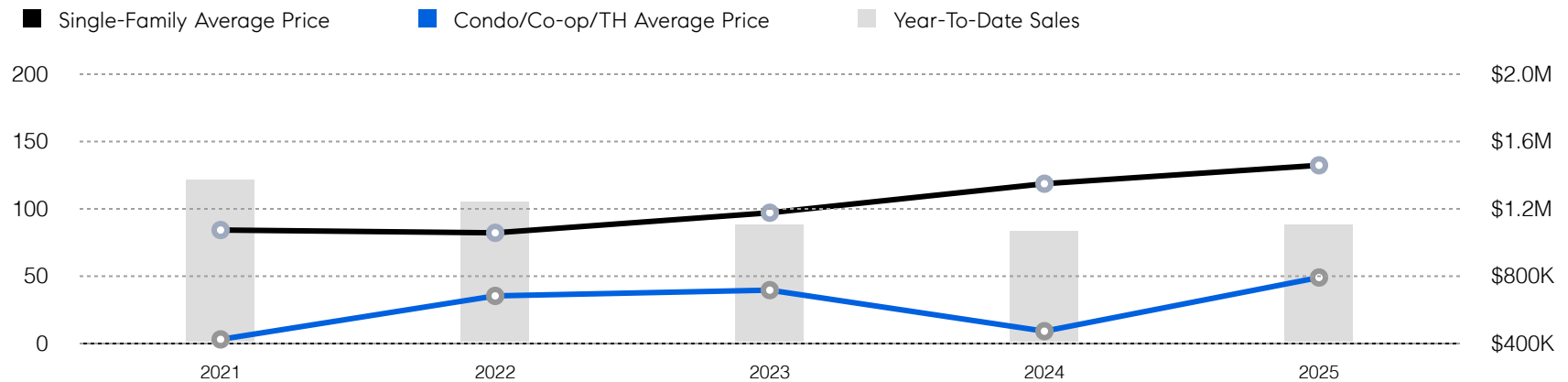
## Historic Sales Trends



# Chatham Borough

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	75	88	17.3%	4	6	50.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	74	83	12.2%	2	7	250.0%
	SALES VOLUME	\$99,851,301	\$121,077,623	21.3%	\$2,371,000	\$11,367,000	379.4%
	MEDIAN PRICE	\$1,195,000	\$1,365,000	14.2%	\$1,185,500	\$1,225,000	3.3%
	AVERAGE PRICE	\$1,349,342	\$1,458,767	8.1%	\$1,185,500	\$1,623,857	37.0%
	AVERAGE DOM	16	18	12.5%	13	12	-7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	0	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	8	4	-50.0%	0	2	0.0%
	SALES VOLUME	\$3,785,999	\$3,169,000	-16.3%	-	\$1,724,000	-
	MEDIAN PRICE	\$388,500	\$804,500	107.1%	-	\$862,000	-
	AVERAGE PRICE	\$473,250	\$792,250	67.4%	-	\$862,000	-
	AVERAGE DOM	36	41	13.9%	-	5	-

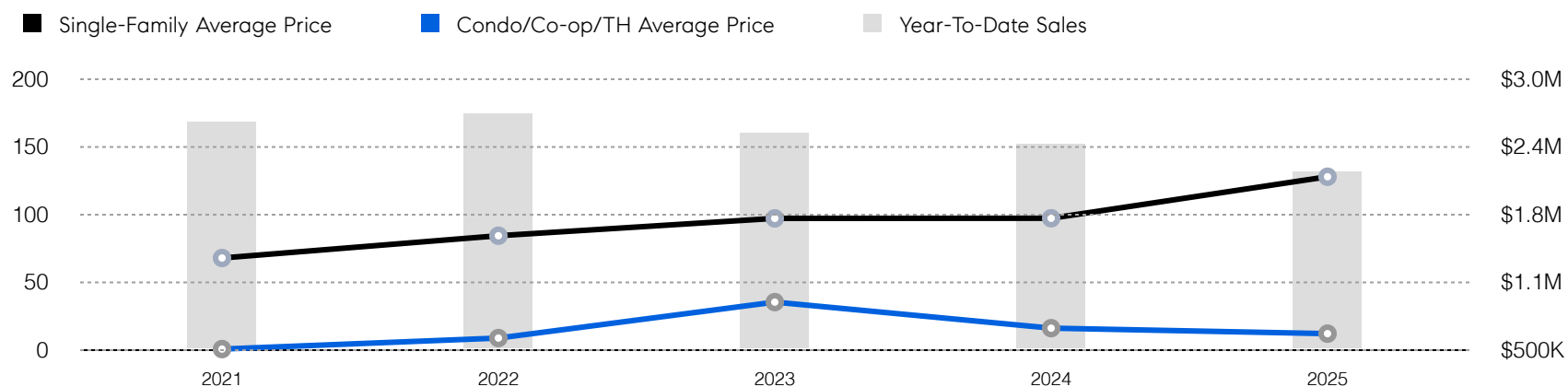
## Historic Sales Trends



# Chatham Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	110	88	-20.0%	9	4	-55.6%
	ACTIVE LISTINGS	17	11	-35.3%	17	11	-35.3%
	# OF SALES	104	90	-13.5%	9	7	-22.2%
	SALES VOLUME	\$178,570,324	\$189,014,029	5.8%	\$14,024,000	\$13,539,579	-3.5%
	MEDIAN PRICE	\$1,575,000	\$1,957,500	24.3%	\$1,450,000	\$1,715,000	18.3%
	AVERAGE PRICE	\$1,717,022	\$2,100,156	22.3%	\$1,558,222	\$1,934,226	24.1%
	AVERAGE DOM	25	38	52.0%	39	50	28.2%
Condo/Co-op/TH	CONTRACTS SIGNED	47	41	-12.8%	3	3	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	47	40	-14.9%	1	1	0.0%
	SALES VOLUME	\$33,037,906	\$26,086,569	-21.0%	\$673,000	\$425,000	-36.8%
	MEDIAN PRICE	\$530,000	\$492,500	-7.1%	\$673,000	\$425,000	-36.8%
	AVERAGE PRICE	\$702,934	\$652,164	-7.2%	\$673,000	\$425,000	-36.8%
	AVERAGE DOM	16	26	62.5%	7	15	114.3%

## Historic Sales Trends

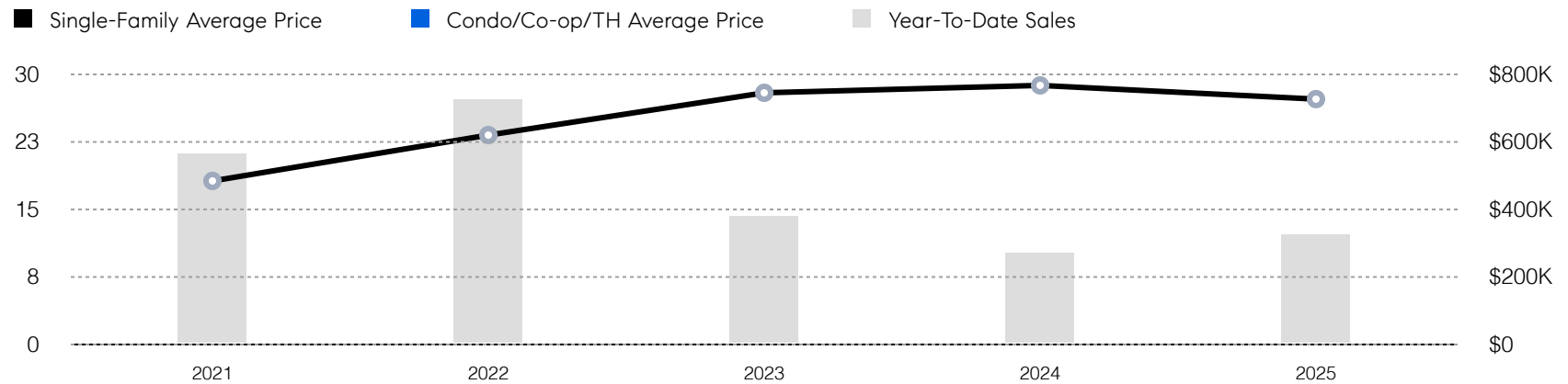




# Chester Borough

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	9	12	33.3%	0	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	8	12	50.0%	1	2	100.0%
	SALES VOLUME	\$6,139,500	\$8,722,000	42.1%	\$625,000	\$1,340,000	114.4%
	MEDIAN PRICE	\$738,750	\$740,500	0.2%	\$625,000	\$670,000	7.2%
	AVERAGE PRICE	\$767,438	\$726,833	-5.3%	\$625,000	\$670,000	7.2%
	AVERAGE DOM	28	33	17.9%	23	39	69.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,501,000	-	-	-	-	-
	MEDIAN PRICE	\$750,500	-	-	-	-	-
	AVERAGE PRICE	\$750,500	-	-	-	-	-
	AVERAGE DOM	13	-	-	-	-	-

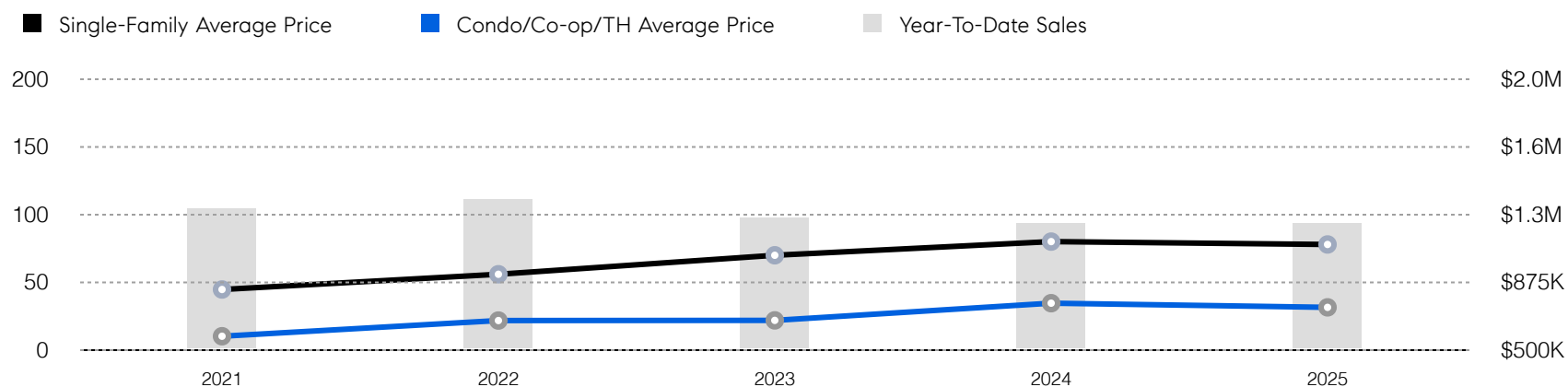
## Historic Sales Trends



# Chester Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	94	88	-6.4%	11	9	-18.2%
	ACTIVE LISTINGS	18	5	-72.2%	18	5	-72.2%
	# OF SALES	89	87	-2.2%	7	9	28.6%
	SALES VOLUME	\$97,988,909	\$94,404,423	-3.7%	\$7,589,000	\$10,782,374	42.1%
	MEDIAN PRICE	\$980,000	\$950,000	-3.1%	\$980,000	\$999,999	2.0%
	AVERAGE PRICE	\$1,100,999	\$1,085,108	-1.4%	\$1,084,143	\$1,198,042	10.5%
	AVERAGE DOM	29	40	37.9%	31	29	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	5	66.7%	0	1	0.0%
	SALES VOLUME	\$2,280,000	\$3,684,650	61.6%	-	\$865,650	-
	MEDIAN PRICE	\$750,000	\$699,000	-6.8%	-	\$865,650	-
	AVERAGE PRICE	\$760,000	\$736,930	-3.0%	-	\$865,650	-
	AVERAGE DOM	11	20	81.8%	-	13	-

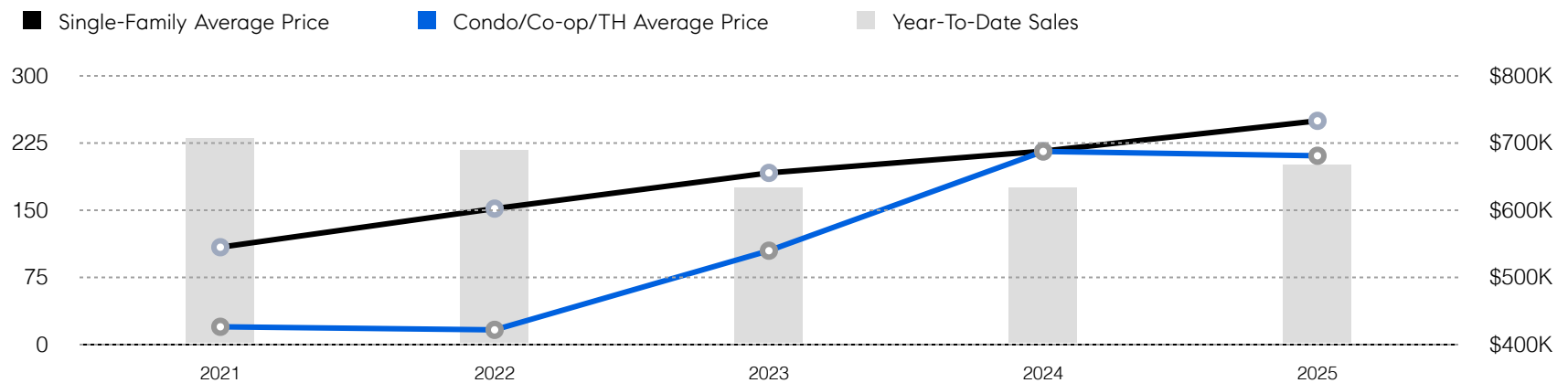
## Historic Sales Trends



# Denville

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	119	150	26.1%	15	9	-40.0%
	ACTIVE LISTINGS	22	17	-22.7%	22	17	-22.7%
	# OF SALES	119	141	18.5%	11	13	18.2%
	SALES VOLUME	\$81,863,887	\$103,363,940	26.3%	\$7,432,000	\$10,500,500	41.3%
	MEDIAN PRICE	\$630,000	\$667,000	5.9%	\$640,000	\$725,000	13.3%
	AVERAGE PRICE	\$687,932	\$733,078	6.6%	\$675,636	\$807,731	19.6%
	AVERAGE DOM	27	26	-3.7%	36	33	-8.3%
Condo/Co-op/TH	CONTRACTS SIGNED	61	57	-6.6%	3	7	133.3%
	ACTIVE LISTINGS	13	5	-61.5%	13	5	-61.5%
	# OF SALES	54	57	5.6%	7	3	-57.1%
	SALES VOLUME	\$37,124,326	\$38,822,270	4.6%	\$5,202,526	\$1,582,700	-69.6%
	MEDIAN PRICE	\$707,275	\$715,000	1.1%	\$753,250	\$495,000	-34.3%
	AVERAGE PRICE	\$687,488	\$681,092	-0.9%	\$743,218	\$527,567	-29.0%
	AVERAGE DOM	35	44	25.7%	60	14	-76.7%

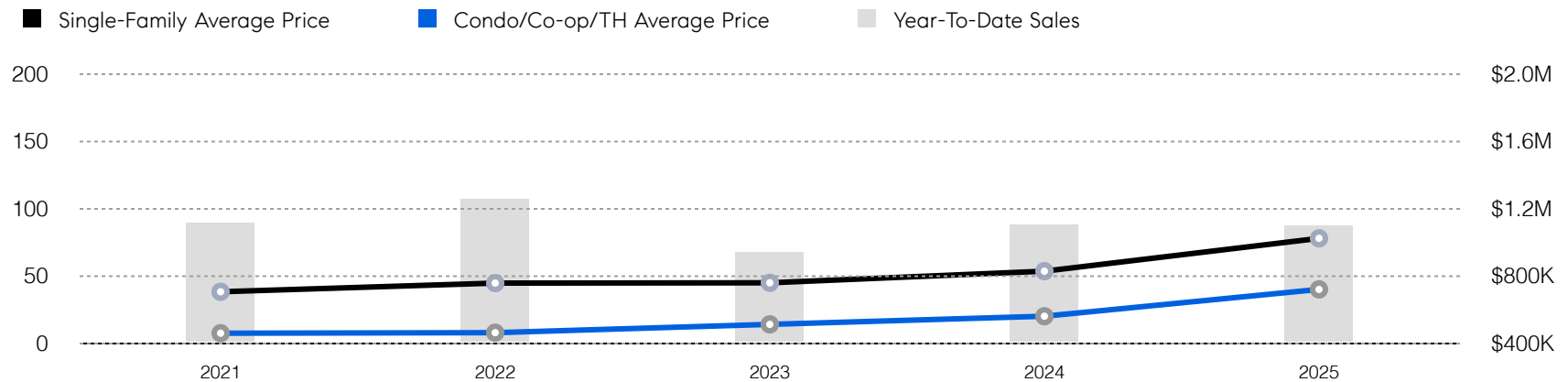
## Historic Sales Trends



# East Hanover

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	74	71	-4.1%	9	9	0.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	71	67	-5.6%	9	8	-11.1%
	SALES VOLUME	\$58,914,224	\$68,662,722	16.5%	\$7,690,063	\$8,814,400	14.6%
	MEDIAN PRICE	\$800,000	\$999,999	25.0%	\$773,063	\$1,051,250	36.0%
	AVERAGE PRICE	\$829,778	\$1,024,817	23.5%	\$854,451	\$1,101,800	28.9%
	AVERAGE DOM	25	22	-12.0%	16	36	125.0%
Condo/Co-op/TH	CONTRACTS SIGNED	19	21	10.5%	3	2	-33.3%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	16	19	18.8%	1	2	100.0%
	SALES VOLUME	\$8,994,643	\$13,711,561	52.4%	\$859,305	\$1,527,175	77.7%
	MEDIAN PRICE	\$530,500	\$610,506	15.1%	\$859,305	\$763,588	-11.1%
	AVERAGE PRICE	\$562,165	\$721,661	28.4%	\$859,305	\$763,588	-11.1%
	AVERAGE DOM	24	16	-33.3%	15	28	86.7%

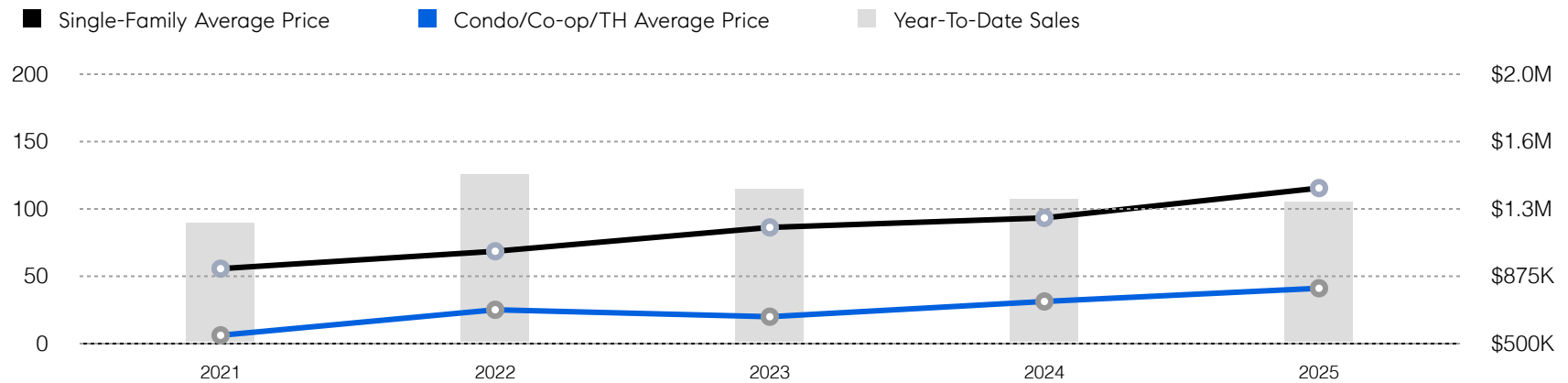
## Historic Sales Trends



# Florham Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	80	74	-7.5%	5	6	20.0%
	ACTIVE LISTINGS	14	13	-7.1%	14	13	-7.1%
	# OF SALES	69	70	1.4%	8	7	-12.5%
	SALES VOLUME	\$82,787,250	\$95,611,987	15.5%	\$9,300,500	\$10,513,999	13.0%
	MEDIAN PRICE	\$1,100,000	\$1,212,500	10.2%	\$1,140,500	\$999,999	-12.3%
	AVERAGE PRICE	\$1,199,815	\$1,365,886	13.8%	\$1,162,563	\$1,502,000	29.2%
	AVERAGE DOM	28	31	10.7%	23	34	47.8%
Condo/Co-op/TH	CONTRACTS SIGNED	36	36	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	37	34	-8.1%	6	2	-66.7%
	SALES VOLUME	\$27,180,549	\$27,474,542	1.1%	\$3,632,800	\$2,100,000	-42.2%
	MEDIAN PRICE	\$670,000	\$716,500	6.9%	\$577,500	\$1,050,000	81.8%
	AVERAGE PRICE	\$734,609	\$808,075	10.0%	\$605,467	\$1,050,000	73.4%
	AVERAGE DOM	33	20	-39.4%	18	10	-44.4%

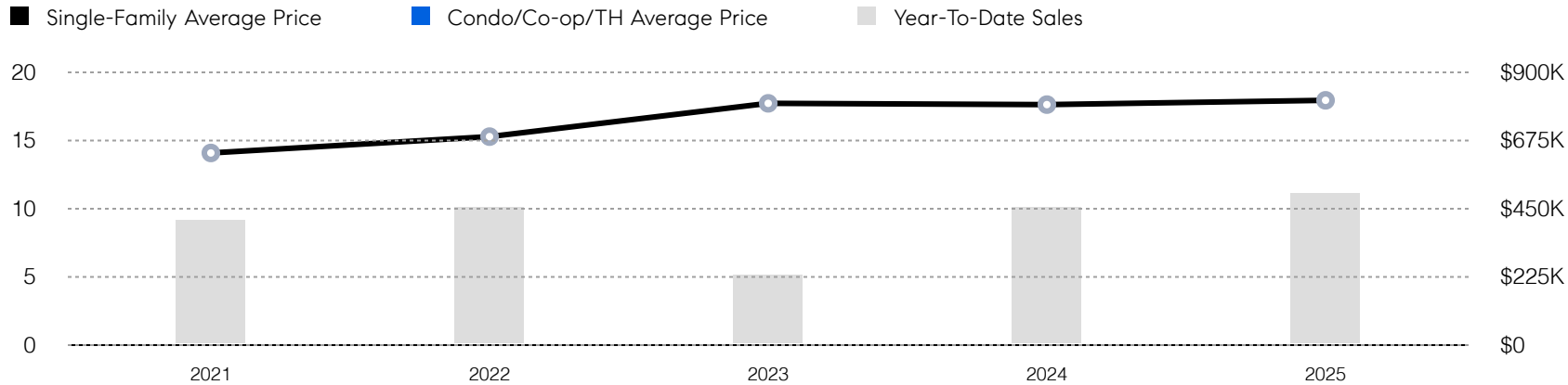
## Historic Sales Trends



# Hanover

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	10	10	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	10	11	10.0%	1	1	0.0%
	SALES VOLUME	\$7,935,914	\$8,885,000	12.0%	\$999,000	\$850,000	-14.9%
	MEDIAN PRICE	\$758,000	\$850,000	12.1%	\$999,000	\$850,000	-14.9%
	AVERAGE PRICE	\$793,591	\$807,727	1.8%	\$999,000	\$850,000	-14.9%
	AVERAGE DOM	22	23	4.5%	16	18	12.5%
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	-	-	-	-	-	-

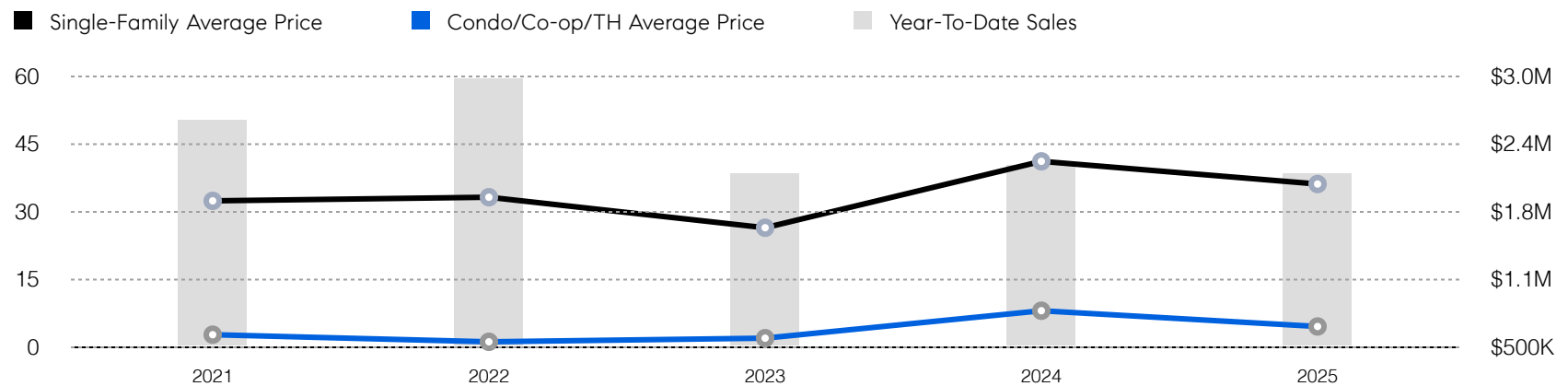
## Historic Sales Trends



# Harding

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	38	35	-7.9%	3	1	-66.7%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	38	33	-13.2%	5	3	-40.0%
	SALES VOLUME	\$84,231,635	\$66,234,500	-21.4%	\$13,153,125	\$9,814,000	-25.4%
	MEDIAN PRICE	\$2,000,000	\$1,788,500	-10.6%	\$3,200,000	\$3,482,000	8.8%
	AVERAGE PRICE	\$2,216,622	\$2,007,106	-9.5%	\$2,630,625	\$3,271,333	24.4%
	AVERAGE DOM	40	34	-15.0%	11	21	90.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	5	150.0%	0	1	0.0%
	SALES VOLUME	\$1,675,000	\$3,461,000	106.6%	-	\$635,000	-
	MEDIAN PRICE	\$837,500	\$662,000	-21.0%	-	\$635,000	-
	AVERAGE PRICE	\$837,500	\$692,200	-17.3%	-	\$635,000	-
	AVERAGE DOM	45	22	-51.1%	-	17	-

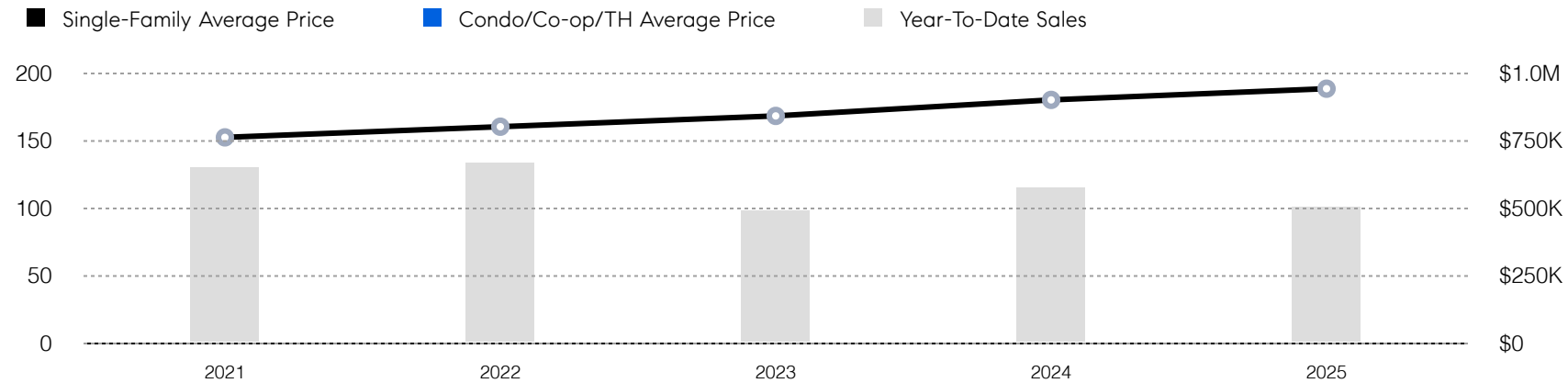
## Historic Sales Trends



# Kinnelon

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	124	102	-17.7%	7	5	-28.6%
	ACTIVE LISTINGS	26	21	-19.2%	26	21	-19.2%
	# OF SALES	112	94	-16.1%	9	6	-33.3%
	SALES VOLUME	\$101,043,668	\$88,703,562	-12.2%	\$8,739,900	\$5,884,024	-32.7%
	MEDIAN PRICE	\$800,000	\$868,400	8.6%	\$915,000	\$925,000	1.1%
	AVERAGE PRICE	\$902,176	\$943,655	4.6%	\$971,100	\$980,671	1.0%
	AVERAGE DOM	44	43	-2.3%	24	20	-16.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	7	250.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	6	200.0%	0	1	0.0%
	SALES VOLUME	\$703,000	\$2,062,000	193.3%	-	\$330,000	-
	MEDIAN PRICE	\$351,500	\$332,500	-5.4%	-	\$330,000	-
	AVERAGE PRICE	\$351,500	\$343,667	-2.2%	-	\$330,000	-
	AVERAGE DOM	7	52	642.9%	-	5	-

Historic Sales Trends

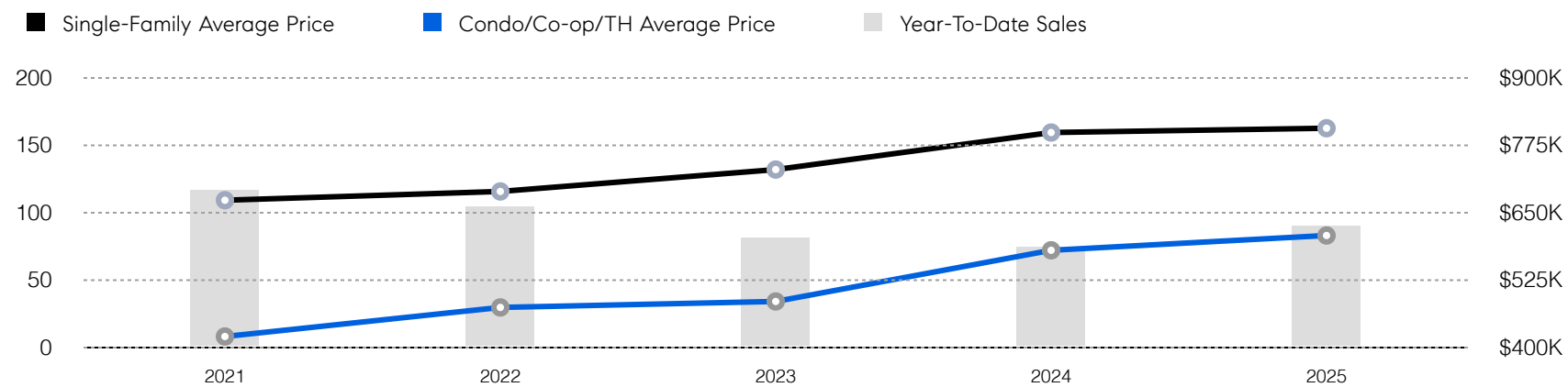




# Long Hill

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	70	77	10.0%	6	2	-66.7%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	68	76	11.8%	7	2	-71.4%
	SALES VOLUME	\$54,318,896	\$61,314,000	12.9%	\$5,948,000	\$1,465,000	-75.4%
	MEDIAN PRICE	\$777,500	\$775,000	-0.3%	\$880,000	\$732,500	-16.8%
	AVERAGE PRICE	\$798,807	\$806,763	1.0%	\$849,714	\$732,500	-13.8%
	AVERAGE DOM	28	27	-3.6%	22	39	77.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	13	116.7%	1	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	5	13	160.0%	0	2	0.0%
	SALES VOLUME	\$2,902,000	\$7,901,999	172.3%	-	\$1,155,000	-
	MEDIAN PRICE	\$575,000	\$605,000	5.2%	-	\$577,500	-
	AVERAGE PRICE	\$580,400	\$607,846	4.7%	-	\$577,500	-
	AVERAGE DOM	17	30	76.5%	-	19	-

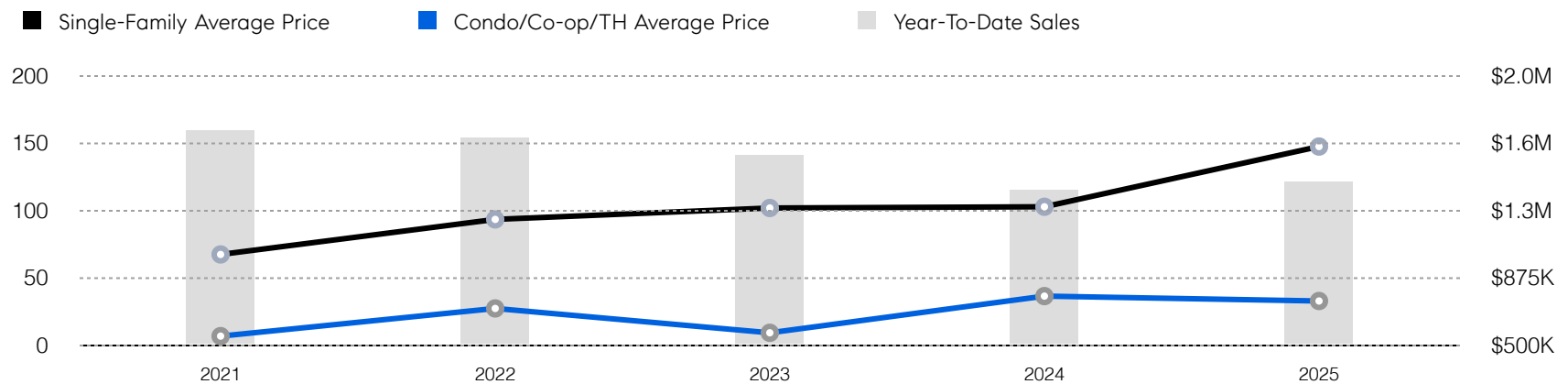
Historic Sales Trends



# Madison

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	110	101	-8.2%	13	7	-46.2%
	ACTIVE LISTINGS	7	10	42.9%	7	10	42.9%
	# OF SALES	99	100	1.0%	13	7	-46.2%
	SALES VOLUME	\$125,962,500	\$160,762,937	27.6%	\$15,803,000	\$10,955,900	-30.7%
	MEDIAN PRICE	\$1,075,000	\$1,475,625	37.3%	\$1,325,000	\$1,550,000	17.0%
	AVERAGE PRICE	\$1,272,348	\$1,607,629	26.4%	\$1,215,615	\$1,565,129	28.8%
	AVERAGE DOM	31	26	-16.1%	28	32	14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	13	19	46.2%	1	2	100.0%
	ACTIVE LISTINGS	5	1	-80.0%	5	1	-80.0%
	# OF SALES	15	20	33.3%	1	3	200.0%
	SALES VOLUME	\$11,625,000	\$14,955,230	28.6%	\$850,000	\$2,744,000	222.8%
	MEDIAN PRICE	\$726,000	\$805,500	11.0%	\$850,000	\$915,000	7.6%
	AVERAGE PRICE	\$775,000	\$747,762	-3.5%	\$850,000	\$914,667	7.6%
	AVERAGE DOM	21	18	-14.3%	12	25	108.3%

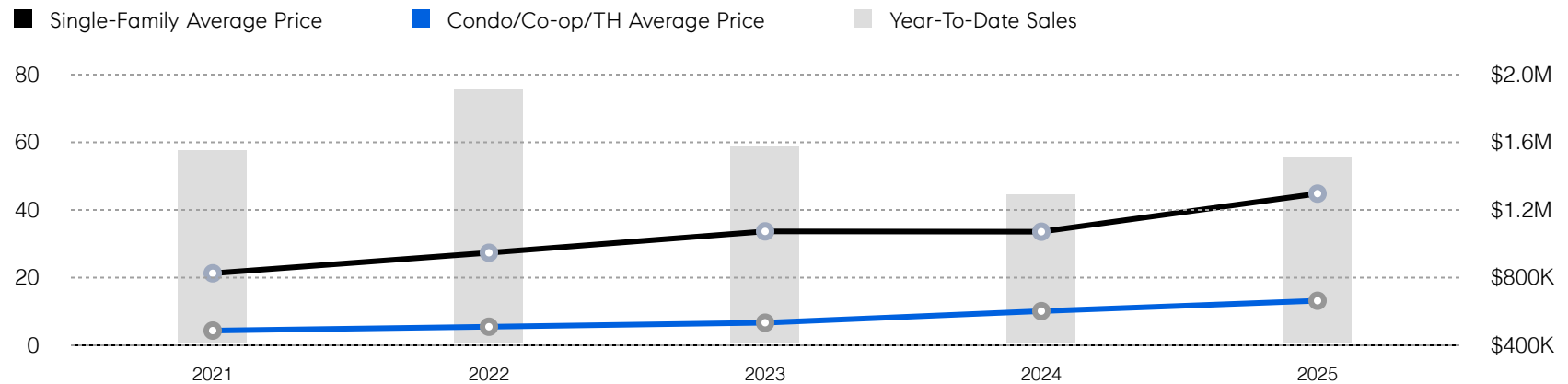
## Historic Sales Trends



# Mendham Borough

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	36	41	13.9%	1	1	0.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	35	42	20.0%	3	5	66.7%
	SALES VOLUME	\$37,500,350	\$54,448,000	45.2%	\$2,965,000	\$4,370,000	47.4%
	MEDIAN PRICE	\$885,900	\$992,500	12.0%	\$765,000	\$920,000	20.3%
	AVERAGE PRICE	\$1,071,439	\$1,296,381	21.0%	\$988,333	\$874,000	-11.6%
	AVERAGE DOM	33	37	12.1%	16	21	31.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	14	100.0%	0	2	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	9	13	44.4%	0	2	0.0%
	SALES VOLUME	\$5,418,000	\$8,624,333	59.2%	-	\$1,370,000	-
	MEDIAN PRICE	\$618,000	\$670,000	8.4%	-	\$685,000	-
	AVERAGE PRICE	\$602,000	\$663,410	10.2%	-	\$685,000	-
	AVERAGE DOM	10	25	150.0%	-	34	-

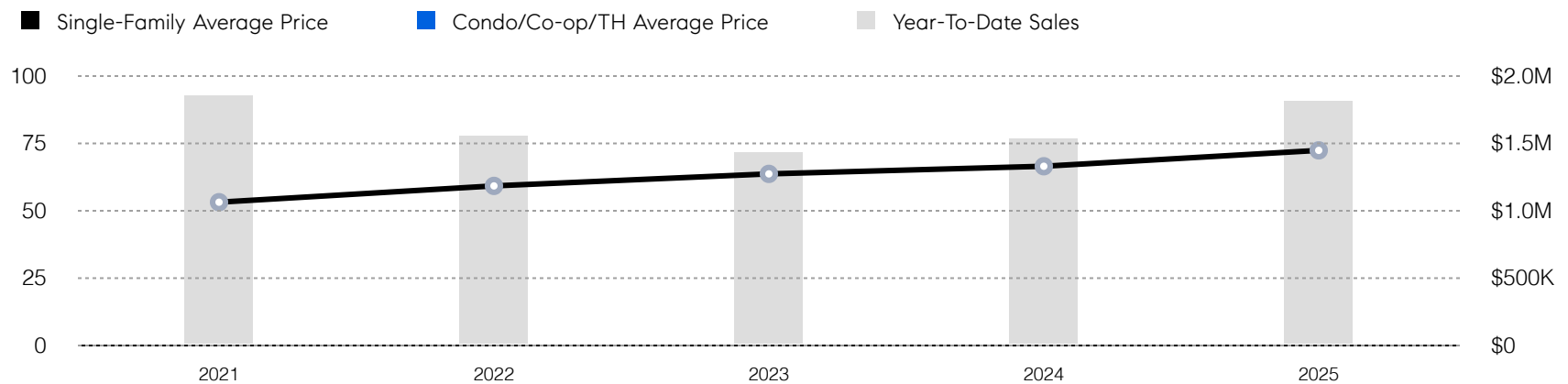
## Historic Sales Trends



# Mendham Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	69	75	8.7%	7	3	-57.1%
	ACTIVE LISTINGS	20	16	-20.0%	20	16	-20.0%
	# OF SALES	63	70	11.1%	2	4	100.0%
	SALES VOLUME	\$83,826,530	\$101,380,501	20.9%	\$3,900,000	\$5,100,001	30.8%
	MEDIAN PRICE	\$1,275,000	\$1,406,500	10.3%	\$1,950,000	\$1,251,000	-35.8%
	AVERAGE PRICE	\$1,330,580	\$1,448,293	8.8%	\$1,950,000	\$1,275,000	-34.6%
	AVERAGE DOM	33	38	15.2%	55	48	-12.7%
Condo/Co-op/TH	CONTRACTS SIGNED	18	12	-33.3%	1	0	0.0%
	ACTIVE LISTINGS	12	0	0.0%	12	0	0.0%
	# OF SALES	13	20	53.8%	0	1	0.0%
	SALES VOLUME	\$17,057,033	\$23,277,964	36.5%	-	\$899,990	-
	MEDIAN PRICE	\$1,285,000	\$1,250,000	-2.7%	-	\$899,990	-
	AVERAGE PRICE	\$1,312,079	\$1,163,898	-11.3%	-	\$899,990	-
	AVERAGE DOM	104	122	17.3%	-	320	-

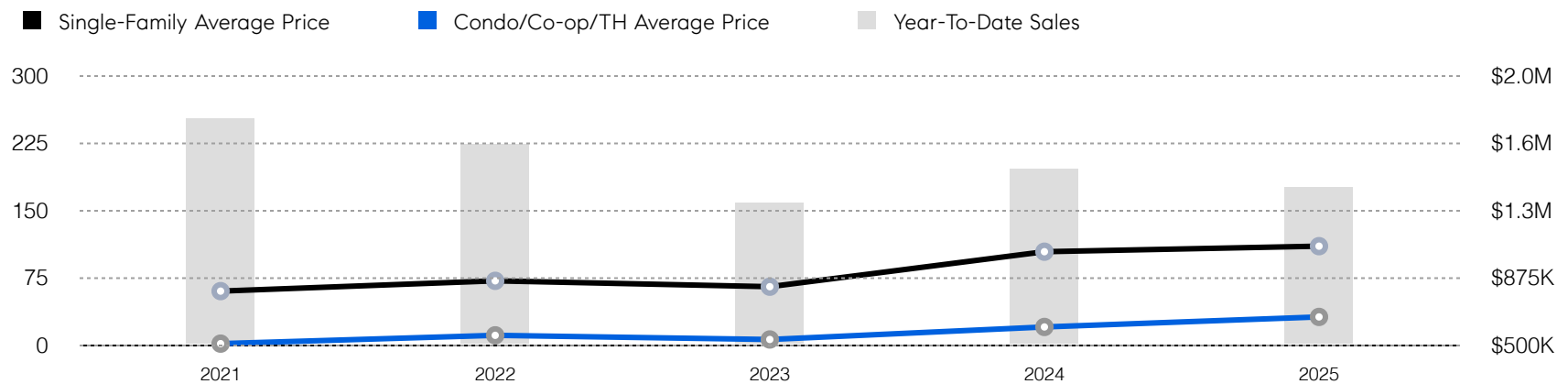
## Historic Sales Trends



# Montville

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	153	145	-5.2%	9	7	-22.2%
	ACTIVE LISTINGS	30	15	-50.0%	30	15	-50.0%
	# OF SALES	145	134	-7.6%	8	10	25.0%
	SALES VOLUME	\$148,219,031	\$141,105,993	-4.8%	\$9,153,000	\$10,771,000	17.7%
	MEDIAN PRICE	\$944,000	\$905,000	-4.1%	\$950,000	\$957,500	0.8%
	AVERAGE PRICE	\$1,022,200	\$1,053,030	3.0%	\$1,144,125	\$1,077,100	-5.9%
	AVERAGE DOM	29	28	-3.4%	21	46	119.0%
Condo/Co-op/TH	CONTRACTS SIGNED	48	42	-12.5%	0	3	0.0%
	ACTIVE LISTINGS	3	8	166.7%	3	8	166.7%
	# OF SALES	49	40	-18.4%	7	2	-71.4%
	SALES VOLUME	\$29,558,727	\$26,365,110	-10.8%	\$4,038,000	\$1,310,000	-67.6%
	MEDIAN PRICE	\$635,000	\$700,500	10.3%	\$655,000	\$655,000	-
	AVERAGE PRICE	\$603,239	\$659,128	9.3%	\$576,857	\$655,000	13.5%
	AVERAGE DOM	23	19	-17.4%	21	32	52.4%

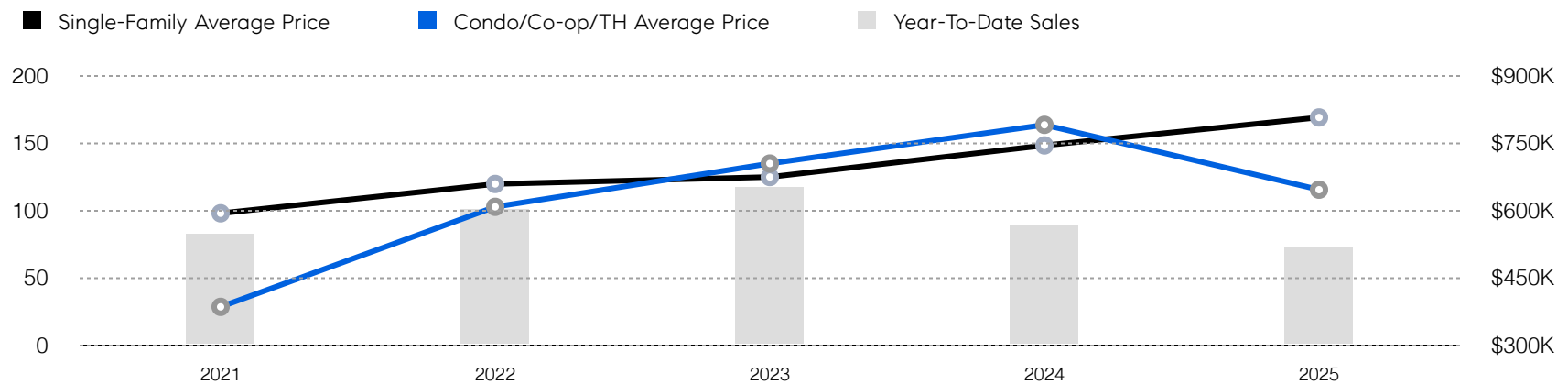
## Historic Sales Trends



# Morris Plains

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%	3	3	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	47	50	6.4%	3	6	100.0%
	SALES VOLUME	\$35,037,733	\$40,390,750	15.3%	\$2,262,900	\$4,172,000	84.4%
	MEDIAN PRICE	\$720,000	\$810,000	12.5%	\$730,000	\$691,000	-5.3%
	AVERAGE PRICE	\$745,484	\$807,815	8.4%	\$754,300	\$695,333	-7.8%
	AVERAGE DOM	27	22	-18.5%	27	26	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	35	27	-22.9%	3	4	33.3%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	41	21	-48.8%	2	1	-50.0%
	SALES VOLUME	\$32,445,619	\$13,585,999	-58.1%	\$1,359,999	\$799,000	-41.2%
	MEDIAN PRICE	\$849,990	\$720,000	-15.3%	\$680,000	\$799,000	17.5%
	AVERAGE PRICE	\$791,357	\$646,952	-18.2%	\$680,000	\$799,000	17.5%
	AVERAGE DOM	21	29	38.1%	36	12	-66.7%

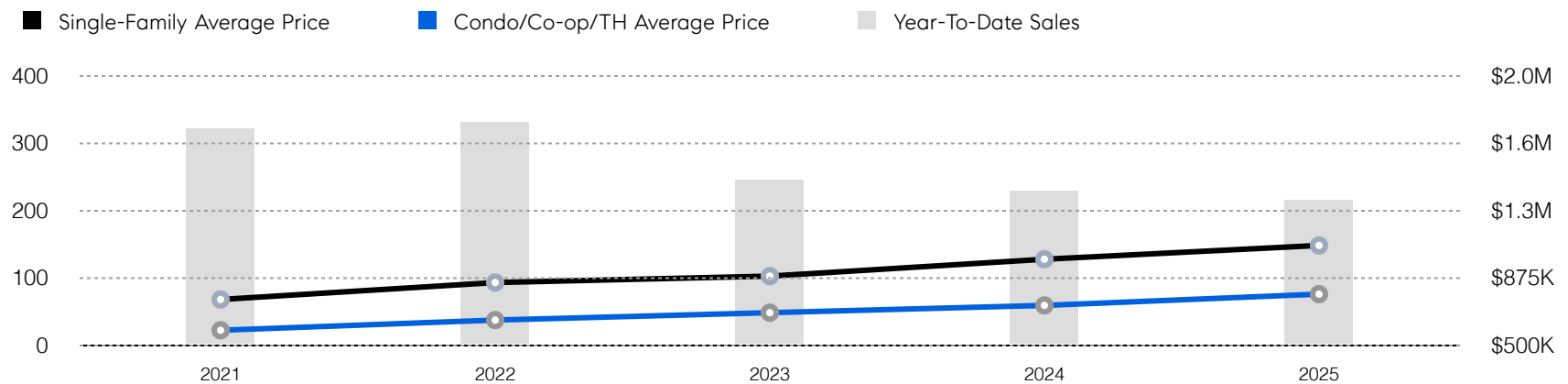
## Historic Sales Trends



# Morris Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	160	164	2.5%	6	16	166.7%
	ACTIVE LISTINGS	16	15	-6.2%	16	15	-6.2%
	# OF SALES	159	144	-9.4%	11	17	54.5%
	SALES VOLUME	\$155,861,705	\$152,215,421	-2.3%	\$12,107,500	\$17,188,400	42.0%
	MEDIAN PRICE	\$885,000	\$975,000	10.2%	\$855,000	\$800,000	-6.4%
	AVERAGE PRICE	\$980,262	\$1,057,052	7.8%	\$1,100,682	\$1,011,082	-8.1%
	AVERAGE DOM	20	21	5.0%	26	28	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	74	70	-5.4%	8	5	-37.5%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	67	69	3.0%	8	3	-62.5%
	SALES VOLUME	\$48,449,555	\$54,228,999	11.9%	\$6,768,900	\$1,811,000	-73.2%
	MEDIAN PRICE	\$680,000	\$750,000	10.3%	\$740,000	\$575,000	-22.3%
	AVERAGE PRICE	\$723,128	\$785,928	8.7%	\$846,113	\$603,667	-28.7%
	AVERAGE DOM	22	26	18.2%	21	32	52.4%

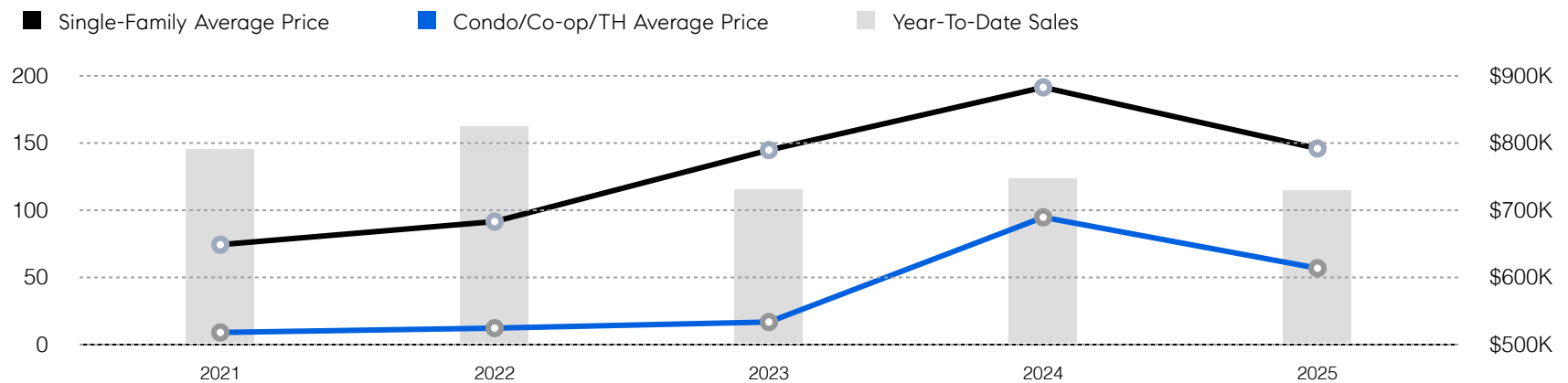
## Historic Sales Trends



# Morristown

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	66	58	-12.1%	7	5	-28.6%
	ACTIVE LISTINGS	12	3	-75.0%	12	3	-75.0%
	# OF SALES	57	56	-1.8%	5	4	-20.0%
	SALES VOLUME	\$50,325,471	\$44,343,398	-11.9%	\$5,142,400	\$2,663,000	-48.2%
	MEDIAN PRICE	\$725,000	\$721,000	-0.6%	\$932,000	\$591,000	-36.6%
	AVERAGE PRICE	\$882,903	\$791,846	-10.3%	\$1,028,480	\$665,750	-35.3%
	AVERAGE DOM	25	26	4.0%	14	30	114.3%
Condo/Co-op/TH	CONTRACTS SIGNED	68	50	-26.5%	6	3	-50.0%
	ACTIVE LISTINGS	12	7	-41.7%	12	7	-41.7%
	# OF SALES	65	57	-12.3%	3	4	33.3%
	SALES VOLUME	\$44,817,552	\$34,980,708	-21.9%	\$1,504,000	\$2,398,000	59.4%
	MEDIAN PRICE	\$545,000	\$525,000	-3.7%	\$477,000	\$618,000	29.6%
	AVERAGE PRICE	\$689,501	\$613,697	-11.0%	\$501,333	\$599,500	19.6%
	AVERAGE DOM	22	28	27.3%	16	11	-31.2%

## Historic Sales Trends

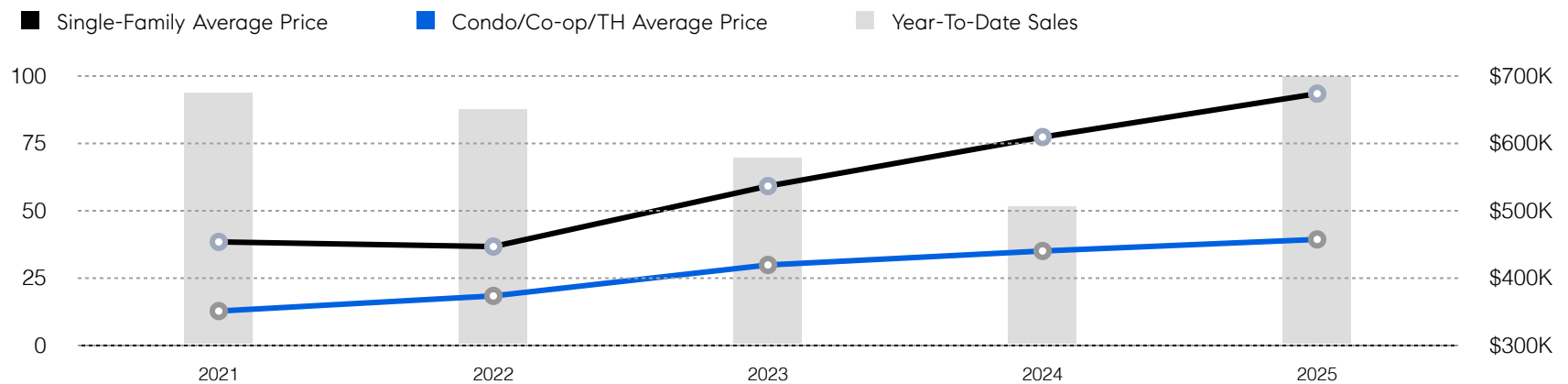




# Mount Arlington

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	21	49	133.3%	5	6	20.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	18	45	150.0%	0	5	0.0%
	SALES VOLUME	\$10,969,800	\$30,324,254	176.4%	-	\$5,168,000	-
	MEDIAN PRICE	\$574,950	\$600,000	4.4%	-	\$800,000	-
	AVERAGE PRICE	\$609,433	\$673,872	10.6%	-	\$1,033,600	-
	AVERAGE DOM	19	41	115.8%	-	112	-
Condo/Co-op/TH	CONTRACTS SIGNED	37	54	45.9%	5	2	-60.0%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	33	54	63.6%	3	5	66.7%
	SALES VOLUME	\$14,529,650	\$24,704,575	70.0%	\$1,170,000	\$2,065,000	76.5%
	MEDIAN PRICE	\$440,000	\$455,000	3.4%	\$455,000	\$370,000	-18.7%
	AVERAGE PRICE	\$440,292	\$457,492	3.9%	\$390,000	\$413,000	5.9%
	AVERAGE DOM	18	23	27.8%	34	14	-58.8%

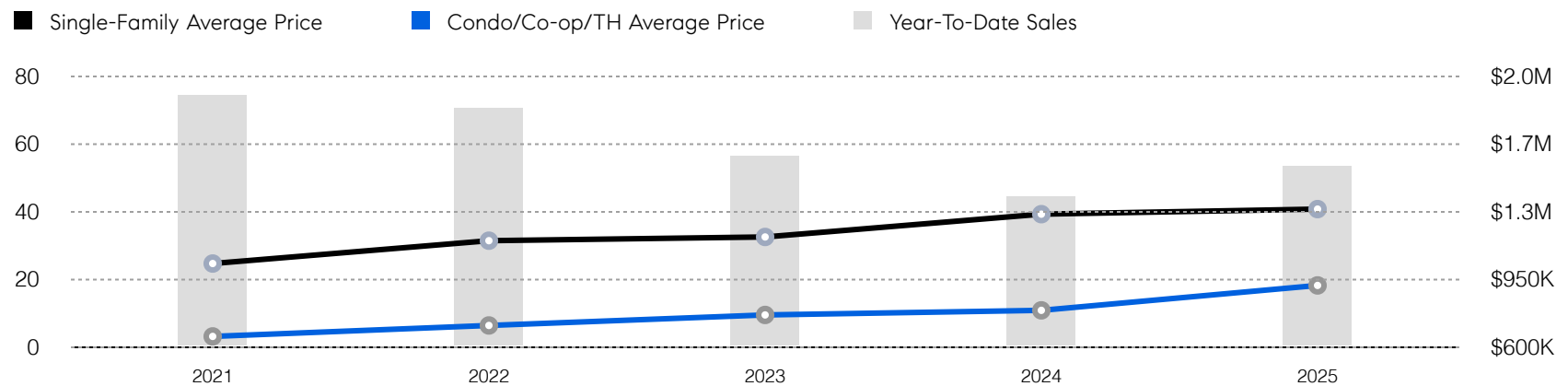
## Historic Sales Trends



# Mountain Lakes

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	38	46	21.1%	4	1	-75.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	36	45	25.0%	3	3	0.0%
	SALES VOLUME	\$46,375,277	\$59,148,609	27.5%	\$3,420,000	\$2,660,000	-22.2%
	MEDIAN PRICE	\$1,265,000	\$1,315,000	4.0%	\$1,220,000	\$860,000	-29.5%
	AVERAGE PRICE	\$1,288,202	\$1,314,414	2.0%	\$1,140,000	\$886,667	-22.2%
	AVERAGE DOM	28	29	3.6%	38	38	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	9	-10.0%	1	2	100.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	8	8	0.0%	1	0	0.0%
	SALES VOLUME	\$6,328,250	\$7,359,000	16.3%	\$880,000	-	-
	MEDIAN PRICE	\$807,000	\$902,500	11.8%	\$880,000	-	-
	AVERAGE PRICE	\$791,031	\$919,875	16.3%	\$880,000	-	-
	AVERAGE DOM	16	7	-56.2%	10	-	-

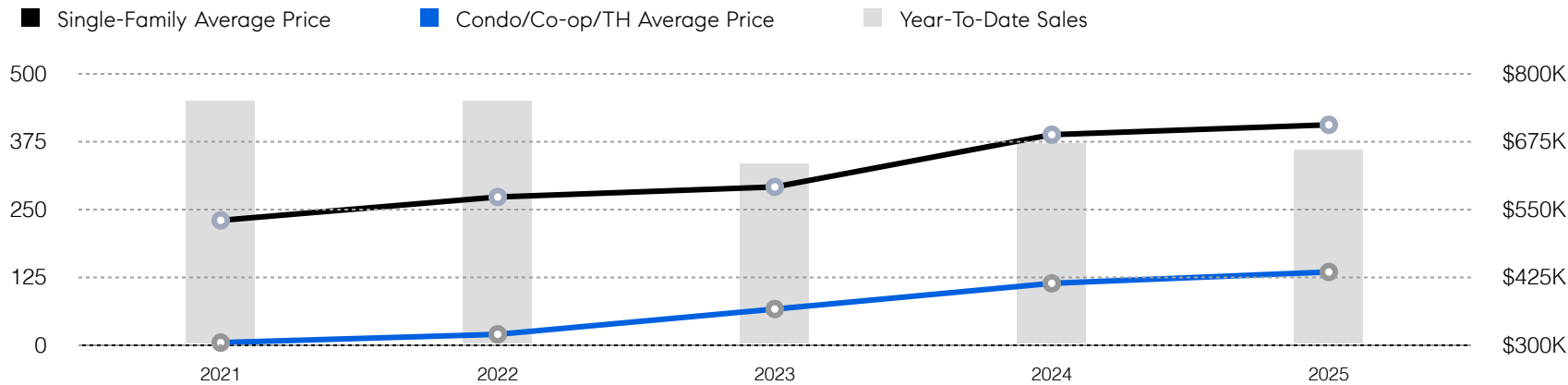
## Historic Sales Trends



# Parsippany

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	290	269	-7.2%	17	22	29.4%
	ACTIVE LISTINGS	52	25	-51.9%	52	25	-51.9%
	# OF SALES	282	270	-4.3%	27	30	11.1%
	SALES VOLUME	\$194,011,793	\$190,654,030	-1.7%	\$17,663,025	\$21,345,798	20.9%
	MEDIAN PRICE	\$675,000	\$685,000	1.5%	\$625,000	\$627,500	0.4%
	AVERAGE PRICE	\$687,985	\$706,126	2.6%	\$654,186	\$711,527	8.8%
	AVERAGE DOM	25	28	12.0%	22	28	27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	88	95	8.0%	7	9	28.6%
	ACTIVE LISTINGS	9	18	100.0%	9	18	100.0%
	# OF SALES	86	87	1.2%	13	8	-38.5%
	SALES VOLUME	\$35,616,075	\$37,850,644	6.3%	\$5,942,500	\$3,160,500	-46.8%
	MEDIAN PRICE	\$284,000	\$296,000	4.2%	\$501,000	\$256,500	-48.8%
	AVERAGE PRICE	\$414,140	\$435,065	5.1%	\$457,115	\$395,063	-13.6%
	AVERAGE DOM	27	30	11.1%	36	32	-11.1%

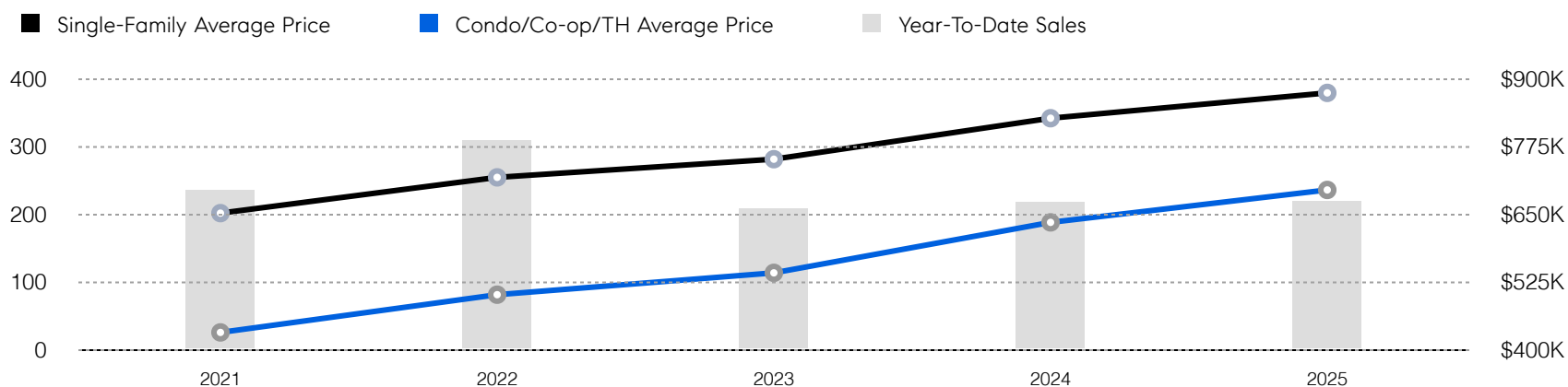
## Historic Sales Trends



# Randolph

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	214	185	-13.6%	14	8	-42.9%
	ACTIVE LISTINGS	14	18	28.6%	14	18	28.6%
	# OF SALES	199	173	-13.1%	12	11	-8.3%
	SALES VOLUME	\$164,786,336	\$151,343,314	-8.2%	\$11,149,000	\$7,755,000	-30.4%
	MEDIAN PRICE	\$800,000	\$838,000	4.8%	\$905,500	\$633,000	-30.1%
	AVERAGE PRICE	\$828,072	\$874,817	5.6%	\$929,083	\$705,000	-24.1%
	AVERAGE DOM	23	25	8.7%	22	30	36.4%
Condo/Co-op/TH	CONTRACTS SIGNED	20	44	120.0%	3	1	-66.7%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	17	44	158.8%	2	3	50.0%
	SALES VOLUME	\$10,809,000	\$30,609,928	183.2%	\$1,215,000	\$2,015,000	65.8%
	MEDIAN PRICE	\$625,000	\$662,500	6.0%	\$607,500	\$620,000	2.1%
	AVERAGE PRICE	\$635,824	\$695,680	9.4%	\$607,500	\$671,667	10.6%
	AVERAGE DOM	22	35	59.1%	29	23	-20.7%

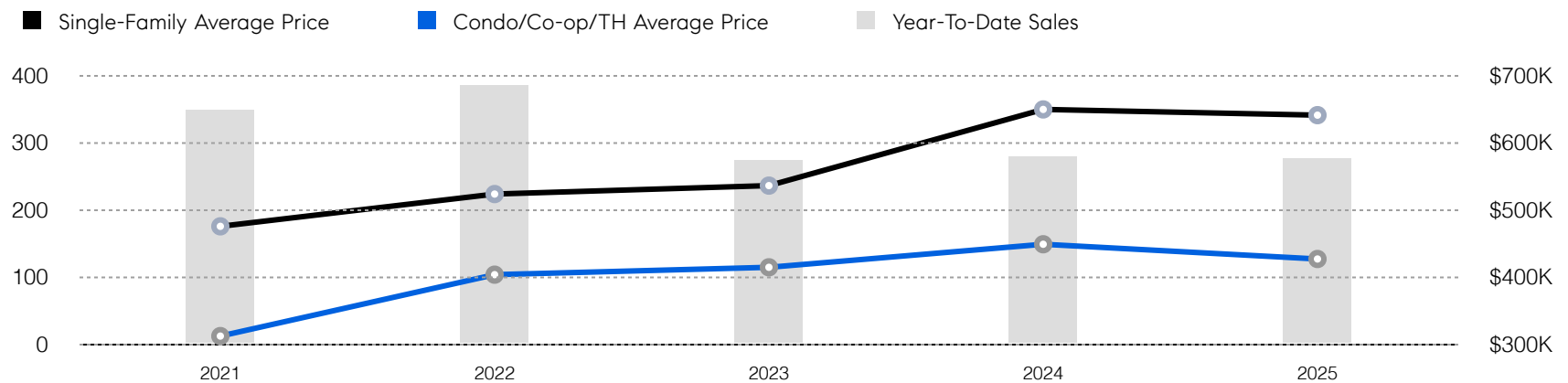
## Historic Sales Trends



# Rockaway

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	181	192	6.1%	13	15	15.4%
	ACTIVE LISTINGS	30	18	-40.0%	30	18	-40.0%
	# OF SALES	174	185	6.3%	14	14	0.0%
	SALES VOLUME	\$113,108,558	\$118,682,932	4.9%	\$8,519,500	\$8,678,000	1.9%
	MEDIAN PRICE	\$550,502	\$590,000	7.2%	\$500,000	\$590,000	18.0%
	AVERAGE PRICE	\$650,049	\$641,529	-1.3%	\$608,536	\$619,857	1.9%
	AVERAGE DOM	23	29	26.1%	43	39	-9.3%
Condo/Co-op/TH	CONTRACTS SIGNED	105	92	-12.4%	5	9	80.0%
	ACTIVE LISTINGS	16	16	0.0%	16	16	0.0%
	# OF SALES	103	89	-13.6%	5	9	80.0%
	SALES VOLUME	\$46,284,249	\$38,041,515	-17.8%	\$2,132,000	\$3,432,600	61.0%
	MEDIAN PRICE	\$452,000	\$425,000	-6.0%	\$365,000	\$335,000	-8.2%
	AVERAGE PRICE	\$449,362	\$427,433	-4.9%	\$426,400	\$381,400	-10.6%
	AVERAGE DOM	34	43	26.5%	42	38	-9.5%

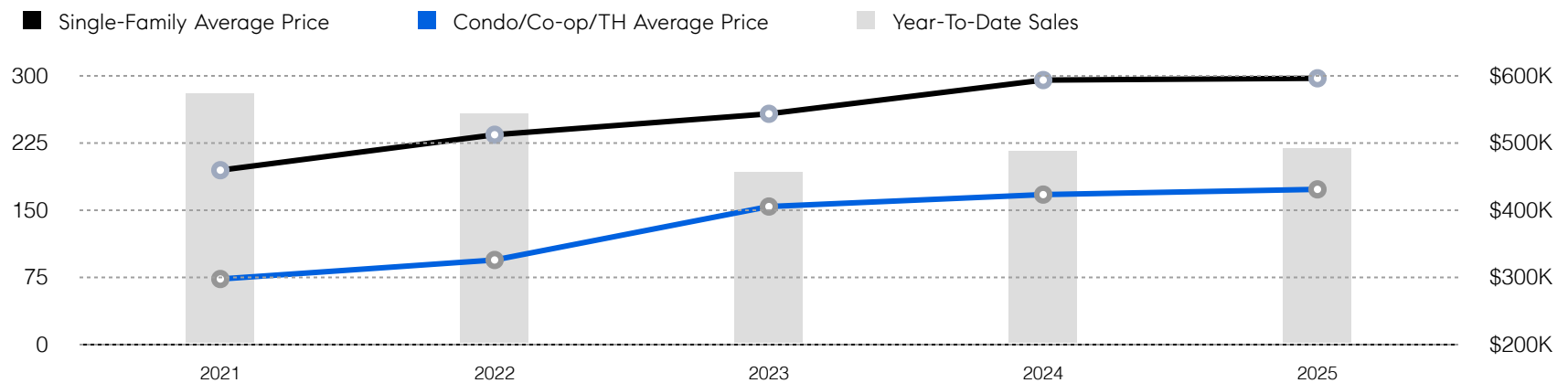
## Historic Sales Trends



# Roxbury

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	199	183	-8.0%	15	11	-26.7%
	ACTIVE LISTINGS	16	24	50.0%	16	24	50.0%
	# OF SALES	178	171	-3.9%	16	18	12.5%
	SALES VOLUME	\$105,686,819	\$101,981,735	-3.5%	\$10,028,600	\$9,376,000	-6.5%
	MEDIAN PRICE	\$585,000	\$580,000	-0.9%	\$643,000	\$529,000	-17.7%
	AVERAGE PRICE	\$593,746	\$596,384	0.4%	\$626,788	\$520,889	-16.9%
	AVERAGE DOM	25	25	0.0%	27	22	-18.5%
Condo/Co-op/TH	CONTRACTS SIGNED	32	51	59.4%	1	3	200.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	36	46	27.8%	1	2	100.0%
	SALES VOLUME	\$15,238,580	\$19,829,366	30.1%	\$360,000	\$845,000	134.7%
	MEDIAN PRICE	\$407,500	\$410,500	0.7%	\$360,000	\$422,500	17.4%
	AVERAGE PRICE	\$423,294	\$431,073	1.8%	\$360,000	\$422,500	17.4%
	AVERAGE DOM	21	23	9.5%	27	17	-37.0%

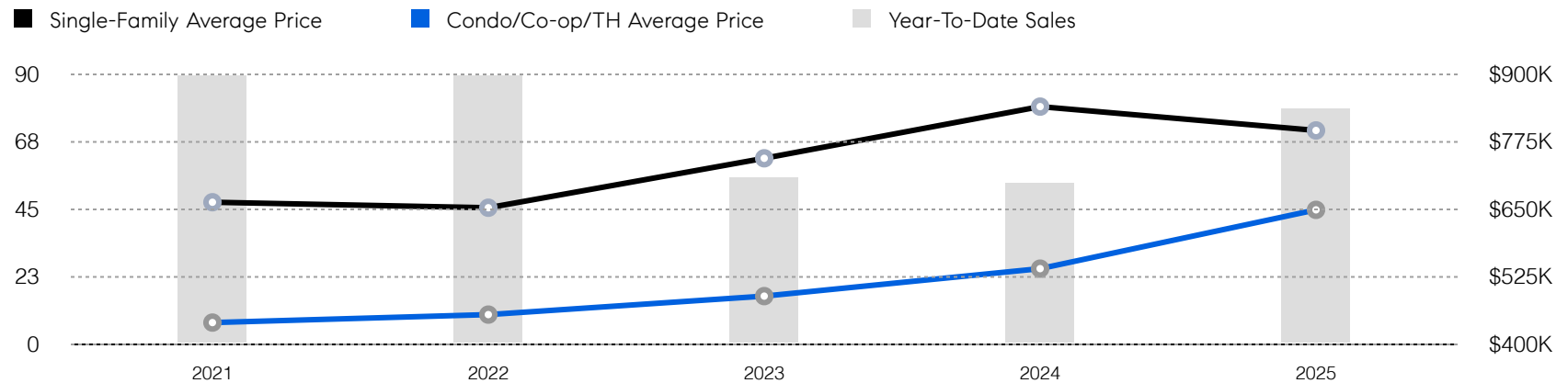
## Historic Sales Trends



# Whippany

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	44	49	11.4%	8	3	-62.5%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	35	46	31.4%	8	5	-37.5%
	SALES VOLUME	\$29,411,492	\$36,626,200	24.5%	\$5,467,000	\$3,281,000	-40.0%
	MEDIAN PRICE	\$770,000	\$775,000	0.6%	\$697,500	\$695,000	-0.4%
	AVERAGE PRICE	\$840,328	\$796,222	-5.2%	\$683,375	\$656,200	-4.0%
	AVERAGE DOM	25	27	8.0%	20	57	185.0%
Condo/Co-op/TH	CONTRACTS SIGNED	24	32	33.3%	2	4	100.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	18	32	77.8%	2	2	0.0%
	SALES VOLUME	\$9,725,500	\$20,774,235	113.6%	\$1,043,000	\$1,659,285	59.1%
	MEDIAN PRICE	\$550,000	\$596,500	8.5%	\$521,500	\$829,643	59.1%
	AVERAGE PRICE	\$540,306	\$649,195	20.2%	\$521,500	\$829,643	59.1%
	AVERAGE DOM	15	26	73.3%	13	19	46.2%

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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