



July 2026

Morris Market Report

COMPASS

Morris Overview

Year-To-Date Sales

3,031

3.5% Year-To-Date
7.2% Month-Over-Month

Year-To-Date Contracts

3,432

4.2% Year-To-Date
-21.5% Month-Over-Month

Single-Family
Average Sale Price

\$932K

4.3% Year-To-Date
-0.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$589K

4.9% Year-To-Date
-3.7% Month-Over-Month

Average Days On Market

28

3.7% Year-To-Date
7.1% Month-Over-Month

Active Listings

999

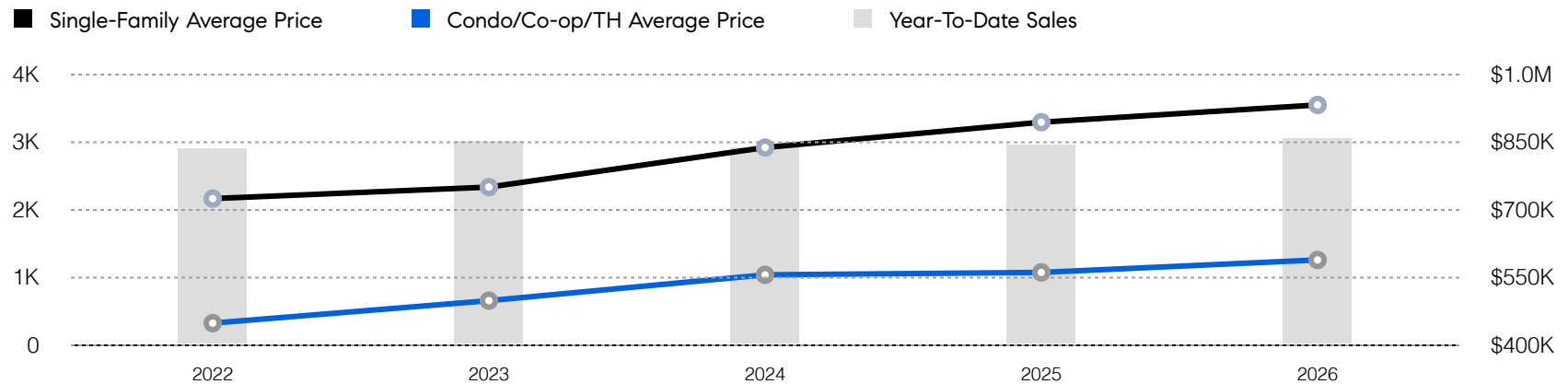
-0.4% Year-Over-Year
-4.2% Month-Over-Month



Morris Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	2,510	2,646	5.4%	430	418	-2.8%
	ACTIVE LISTINGS	782	779	-0.4%	782	779	-0.4%
	# OF SALES	2,219	2,311	4.1%	435	514	18.2%
	SALES VOLUME	\$1,984,854,780	\$2,155,628,855	8.6%	\$399,675,889	\$503,677,661	26.0%
	MEDIAN PRICE	\$735,000	\$785,000	6.8%	\$750,000	\$825,000	10.0%
	AVERAGE PRICE	\$894,482	\$932,769	4.3%	\$918,795	\$979,918	6.7%
	AVERAGE DOM	29	27	-6.9%	23	25	8.7%
	% OF ASKING PRICE	105.7%	105.7%	0.0%	106.1%	105.8%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	785	786	0.1%	123	114	-7.3%
	ACTIVE LISTINGS	221	220	-0.5%	221	220	-0.5%
	# OF SALES	710	720	1.4%	118	152	28.8%
	SALES VOLUME	\$398,707,292	\$424,249,522	6.4%	\$68,164,979	\$92,050,035	35.0%
	MEDIAN PRICE	\$510,000	\$535,000	4.9%	\$540,876	\$547,500	1.2%
	AVERAGE PRICE	\$561,560	\$589,235	4.9%	\$577,669	\$605,592	4.8%
	AVERAGE DOM	30	32	6.7%	34	34	0.0%
	% OF ASKING PRICE	102.0%	102.0%	0.0%	100.7%	101.9%	1.3%

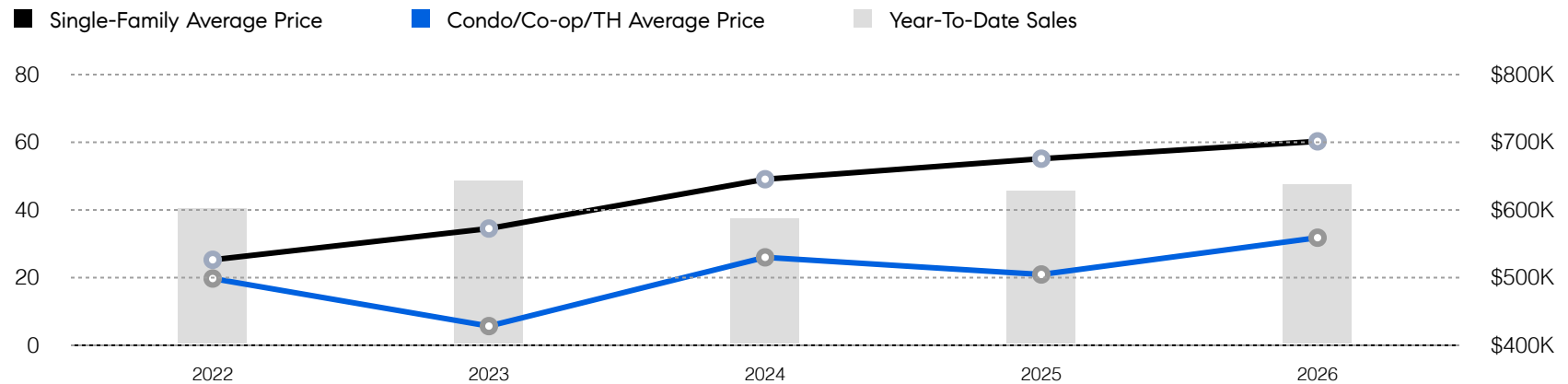
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	45	47	4.4%	5	4	-20.0%
	ACTIVE LISTINGS	16	11	-31.2%	16	11	-31.2%
	# OF SALES	42	44	4.8%	9	10	11.1%
	SALES VOLUME	\$28,380,088	\$30,860,204	8.7%	\$6,402,888	\$6,969,000	8.8%
	MEDIAN PRICE	\$661,000	\$676,500	2.3%	\$670,000	\$650,000	-3.0%
	AVERAGE PRICE	\$675,716	\$701,368	3.8%	\$711,432	\$696,900	-2.0%
	AVERAGE DOM	32	40	25.0%	12	36	200.0%
	% OF ASKING PRICE	104.9%	103.0%	-1.9%	107.2%	103.9%	-3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	3	0.0%	1	1	0.0%
	SALES VOLUME	\$1,514,000	\$1,677,000	10.8%	\$590,000	\$535,000	-9.3%
	MEDIAN PRICE	\$535,000	\$555,000	3.7%	\$590,000	\$535,000	-9.3%
	AVERAGE PRICE	\$504,667	\$559,000	10.8%	\$590,000	\$535,000	-9.3%
	AVERAGE DOM	18	15	-16.7%	1	23	2,200.0%
	% OF ASKING PRICE	100.6%	101.7%	1.1%	94.4%	97.3%	2.9%

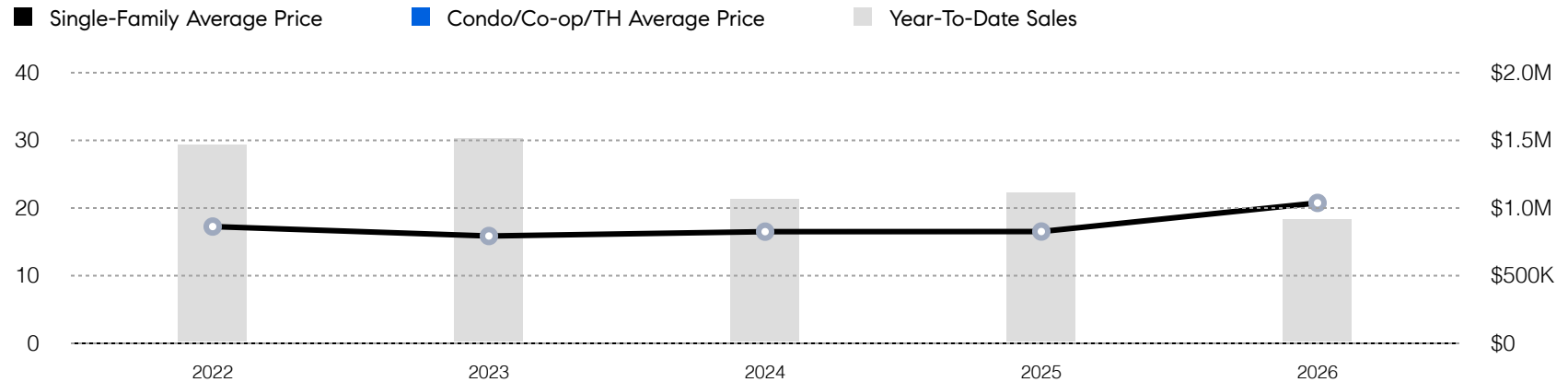
Historic Sales Trends



Boonton Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	19	22	15.8%	2	5	150.0%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	19	18	-5.3%	7	3	-57.1%
	SALES VOLUME	\$15,698,316	\$18,679,999	19.0%	\$6,302,816	\$3,894,000	-38.2%
	MEDIAN PRICE	\$675,000	\$877,500	30.0%	\$999,999	\$975,000	-2.5%
	AVERAGE PRICE	\$826,227	\$1,037,778	25.6%	\$900,402	\$1,298,000	44.2%
	AVERAGE DOM	32	31	-3.1%	25	20	-20.0%
	% OF ASKING PRICE	102.7%	101.0%	-1.7%	101.4%	100.8%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	0	0.0%	1	0	0.0%
	SALES VOLUME	\$2,002,000	-	-	\$699,000	-	-
	MEDIAN PRICE	\$685,000	-	-	\$699,000	-	-
	AVERAGE PRICE	\$667,333	-	-	\$699,000	-	-
	AVERAGE DOM	13	-	-	16	-	-
	% OF ASKING PRICE	106.0%	-	-	100.0%	-	-

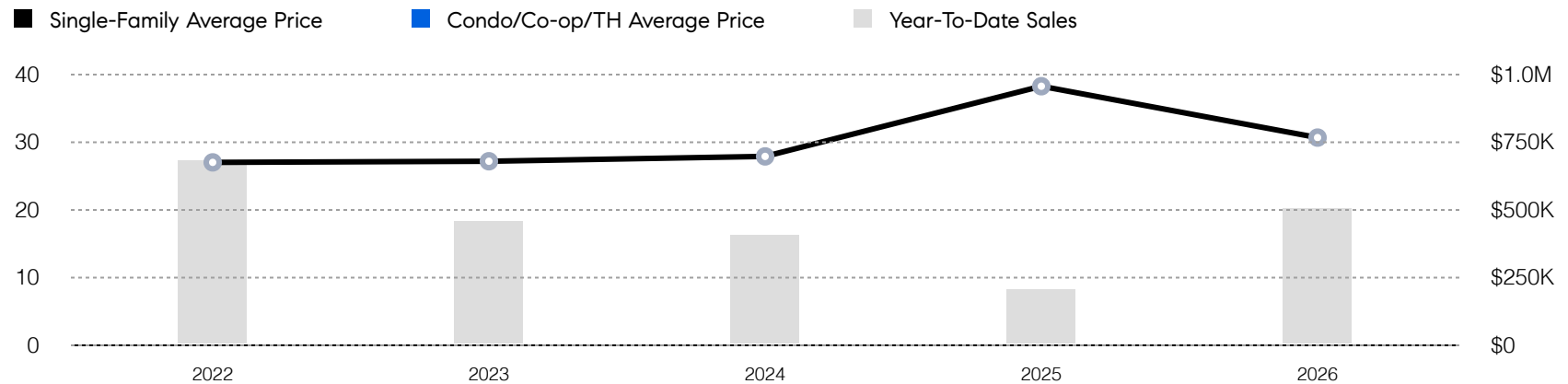
Historic Sales Trends



Cedar Knolls

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	9	16	77.8%	1	1	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	8	15	87.5%	1	2	100.0%
	SALES VOLUME	\$7,656,100	\$11,509,129	50.3%	\$600,000	\$1,675,000	179.2%
	MEDIAN PRICE	\$1,025,000	\$775,000	-24.4%	\$600,000	\$837,500	39.6%
	AVERAGE PRICE	\$957,013	\$767,275	-19.8%	\$600,000	\$837,500	39.6%
	AVERAGE DOM	17	34	100.0%	18	32	77.8%
	% OF ASKING PRICE	110.0%	105.2%	-4.8%	106.2%	102.8%	-3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	5	0.0%	0	0	0.0%
	SALES VOLUME	-	\$2,731,900	-	-	-	-
	MEDIAN PRICE	-	\$537,000	-	-	-	-
	AVERAGE PRICE	-	\$546,380	-	-	-	-
	AVERAGE DOM	-	24	-	-	-	-
	% OF ASKING PRICE	-	103.5%	-	-	-	-

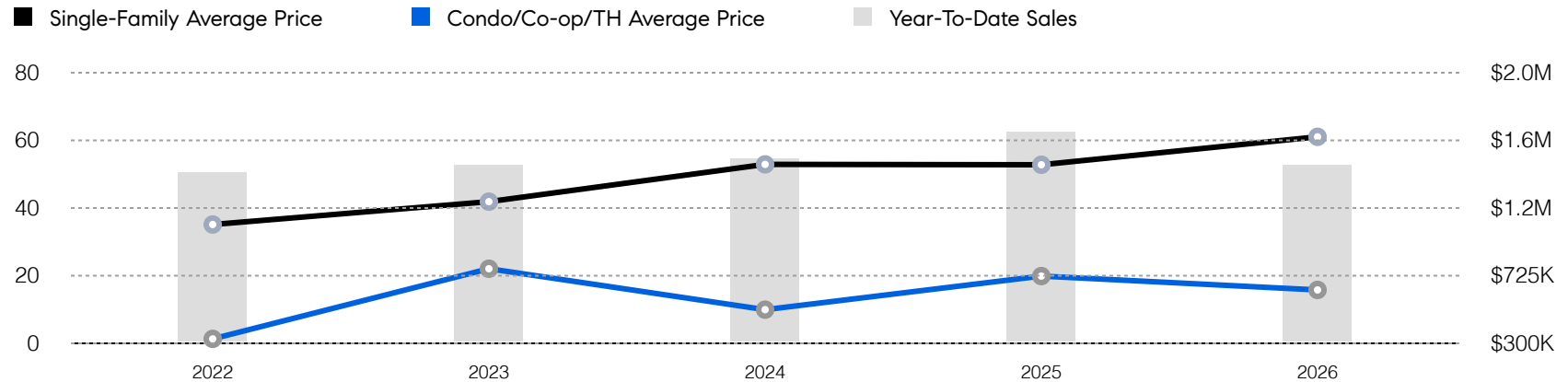
Historic Sales Trends



Chatham Borough

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	59	54	-8.5%	5	7	40.0%
	ACTIVE LISTINGS	13	12	-7.7%	13	12	-7.7%
	# OF SALES	60	50	-16.7%	11	7	-36.4%
	SALES VOLUME	\$85,309,523	\$79,867,621	-6.4%	\$16,254,289	\$10,965,000	-32.5%
	MEDIAN PRICE	\$1,362,500	\$1,537,500	12.8%	\$1,380,000	\$1,600,000	15.9%
	AVERAGE PRICE	\$1,421,825	\$1,597,352	12.3%	\$1,477,663	\$1,566,429	6.0%
	AVERAGE DOM	18	18	0.0%	13	11	-15.4%
	% OF ASKING PRICE	112.3%	113.7%	1.4%	110.8%	118.7%	7.9%
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	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%	-	-	-

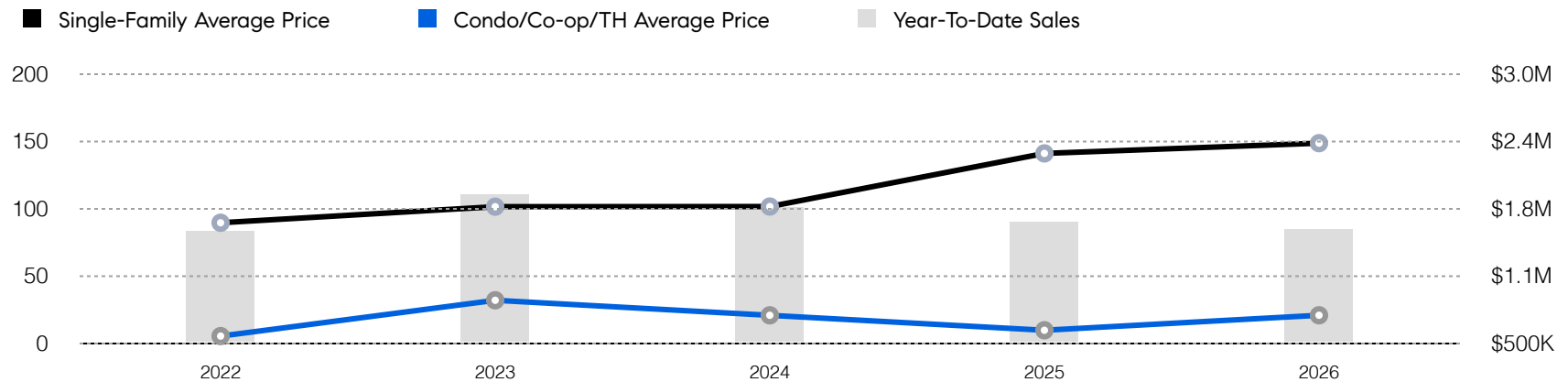
Historic Sales Trends



Chatham Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	67	62	-7.5%	8	7	-12.5%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	62	57	-8.1%	9	13	44.4%
	SALES VOLUME	\$140,406,450	\$134,507,610	-4.2%	\$21,605,000	\$32,827,110	51.9%
	MEDIAN PRICE	\$2,112,500	\$2,300,000	8.9%	\$2,175,000	\$2,175,000	-
	AVERAGE PRICE	\$2,264,620	\$2,359,783	4.2%	\$2,400,556	\$2,525,162	5.2%
	AVERAGE DOM	31	20	-35.5%	46	18	-60.9%
	% OF ASKING PRICE	108.3%	107.8%	-0.4%	107.9%	105.4%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	31	32	3.2%	5	6	20.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	27	26	-3.7%	3	2	-33.3%
	SALES VOLUME	\$16,824,289	\$19,818,000	17.8%	\$1,336,200	\$1,270,000	-5.0%
	MEDIAN PRICE	\$485,000	\$582,500	20.1%	\$435,000	\$635,000	46.0%
	AVERAGE PRICE	\$623,122	\$762,231	22.3%	\$445,400	\$635,000	42.6%
	AVERAGE DOM	25	22	-12.0%	30	40	33.3%
	% OF ASKING PRICE	102.9%	103.3%	0.4%	100.0%	100.6%	0.6%

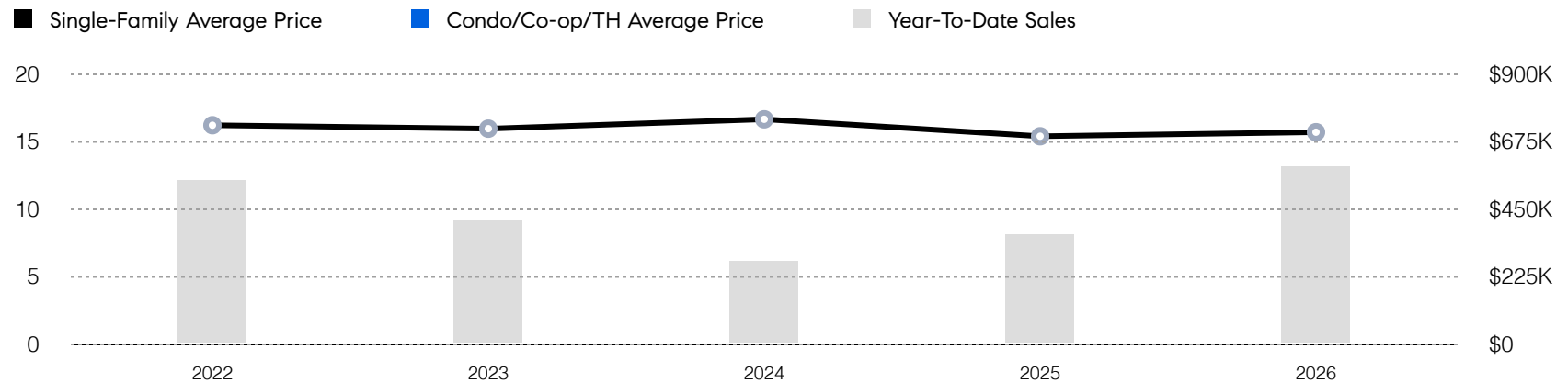
Historic Sales Trends



Chester Borough

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	8	12	50.0%	0	1	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	8	12	50.0%	2	4	100.0%
	SALES VOLUME	\$5,551,000	\$8,488,400	52.9%	\$1,520,000	\$3,415,000	124.7%
	MEDIAN PRICE	\$650,500	\$795,000	22.2%	\$760,000	\$805,000	5.9%
	AVERAGE PRICE	\$693,875	\$707,367	1.9%	\$760,000	\$853,750	12.3%
	AVERAGE DOM	37	24	-35.1%	19	25	31.6%
	% OF ASKING PRICE	119.2%	103.8%	-15.5%	103.9%	105.3%	1.4%
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%	-	-	-	-

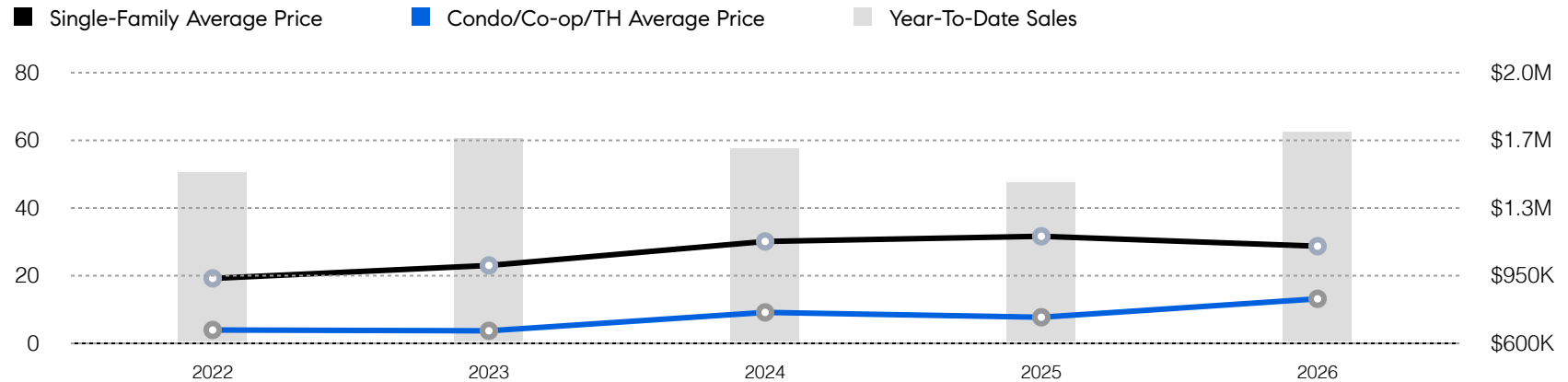
Historic Sales Trends



Chester Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	51	80	56.9%	19	13	-31.6%
	ACTIVE LISTINGS	22	31	40.9%	22	31	40.9%
	# OF SALES	45	57	26.7%	6	13	116.7%
	SALES VOLUME	\$51,920,050	\$62,849,648	21.1%	\$6,248,550	\$13,630,750	118.1%
	MEDIAN PRICE	\$968,500	\$1,050,000	8.4%	\$1,027,500	\$900,000	-12.4%
	AVERAGE PRICE	\$1,153,779	\$1,102,625	-4.4%	\$1,041,425	\$1,048,519	0.7%
	AVERAGE DOM	43	27	-37.2%	28	18	-35.7%
	% OF ASKING PRICE	101.6%	104.6%	2.9%	96.3%	107.7%	11.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	5	150.0%	0	3	0.0%
	SALES VOLUME	\$1,470,000	\$4,151,000	182.4%	-	\$2,569,000	-
	MEDIAN PRICE	\$735,000	\$840,000	14.3%	-	\$850,000	-
	AVERAGE PRICE	\$735,000	\$830,200	13.0%	-	\$856,333	-
	AVERAGE DOM	16	11	-31.2%	-	10	-
	% OF ASKING PRICE	94.8%	105.2%	10.4%	-	100.7%	-

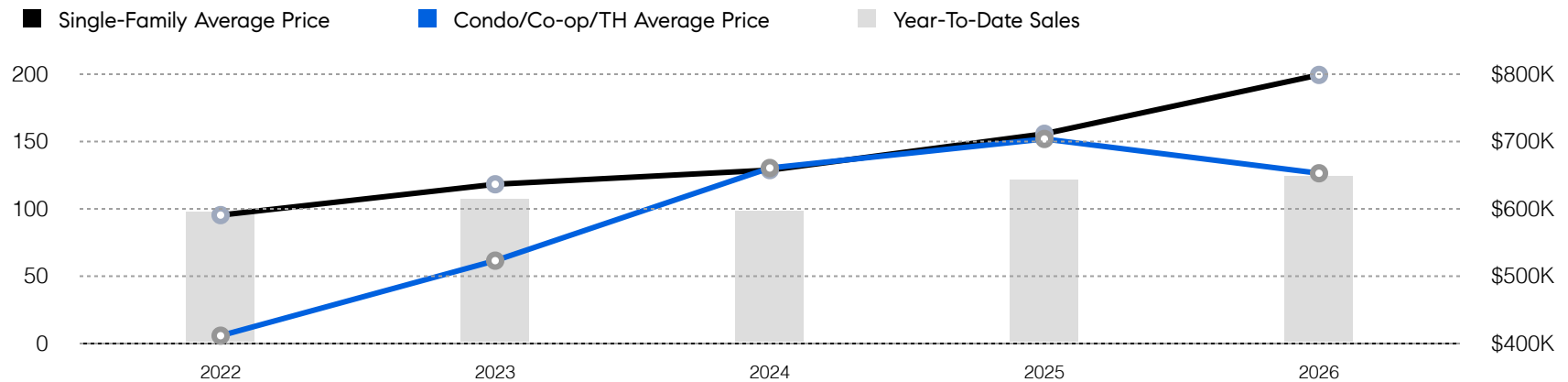
Historic Sales Trends



Denville

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	93	93	0.0%	26	16	-38.5%
	ACTIVE LISTINGS	20	25	25.0%	20	25	25.0%
	# OF SALES	79	84	6.3%	15	16	6.7%
	SALES VOLUME	\$56,207,137	\$67,109,650	19.4%	\$10,935,000	\$13,556,500	24.0%
	MEDIAN PRICE	\$617,500	\$699,900	13.3%	\$575,000	\$792,000	37.7%
	AVERAGE PRICE	\$711,483	\$798,924	12.3%	\$729,000	\$847,281	16.2%
	AVERAGE DOM	24	24	0.0%	15	20	33.3%
	% OF ASKING PRICE	106.6%	104.8%	-1.8%	106.2%	105.5%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	34	37	8.8%	4	4	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	41	39	-4.9%	9	8	-11.1%
	SALES VOLUME	\$28,856,225	\$25,461,946	-11.8%	\$6,857,537	\$5,094,404	-25.7%
	MEDIAN PRICE	\$776,000	\$710,000	-8.5%	\$776,000	\$571,000	-26.4%
	AVERAGE PRICE	\$703,810	\$652,870	-7.2%	\$761,949	\$636,801	-16.4%
	AVERAGE DOM	55	33	-40.0%	80	36	-55.0%
	% OF ASKING PRICE	101.7%	102.7%	1.0%	101.2%	105.2%	4.0%

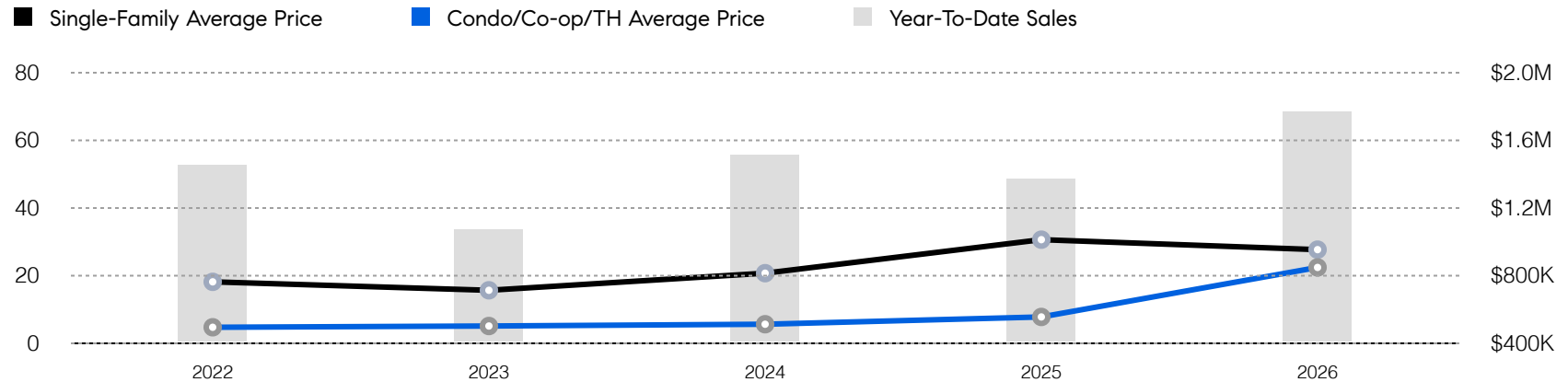
Historic Sales Trends



East Hanover

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	46	48	4.3%	13	11	-15.4%
	ACTIVE LISTINGS	7	10	42.9%	7	10	42.9%
	# OF SALES	39	45	15.4%	7	13	85.7%
	SALES VOLUME	\$39,504,073	\$42,926,987	8.7%	\$7,999,175	\$11,842,989	48.1%
	MEDIAN PRICE	\$999,999	\$900,000	-10.0%	\$1,225,000	\$899,000	-26.6%
	AVERAGE PRICE	\$1,012,925	\$953,933	-5.8%	\$1,142,739	\$910,999	-20.3%
	AVERAGE DOM	21	28	33.3%	23	20	-13.0%
	% OF ASKING PRICE	105.8%	106.1%	0.3%	110.6%	107.1%	-3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	11	26	136.4%	2	4	100.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	9	23	155.6%	4	8	100.0%
	SALES VOLUME	\$5,004,386	\$19,521,447	290.1%	\$2,520,880	\$6,889,027	173.3%
	MEDIAN PRICE	\$510,000	\$992,505	94.6%	\$662,470	\$999,990	50.9%
	AVERAGE PRICE	\$556,043	\$848,759	52.6%	\$630,220	\$861,128	36.6%
	AVERAGE DOM	17	19	11.8%	19	19	0.0%
	% OF ASKING PRICE	104.3%	101.4%	-2.9%	98.9%	99.9%	1.0%

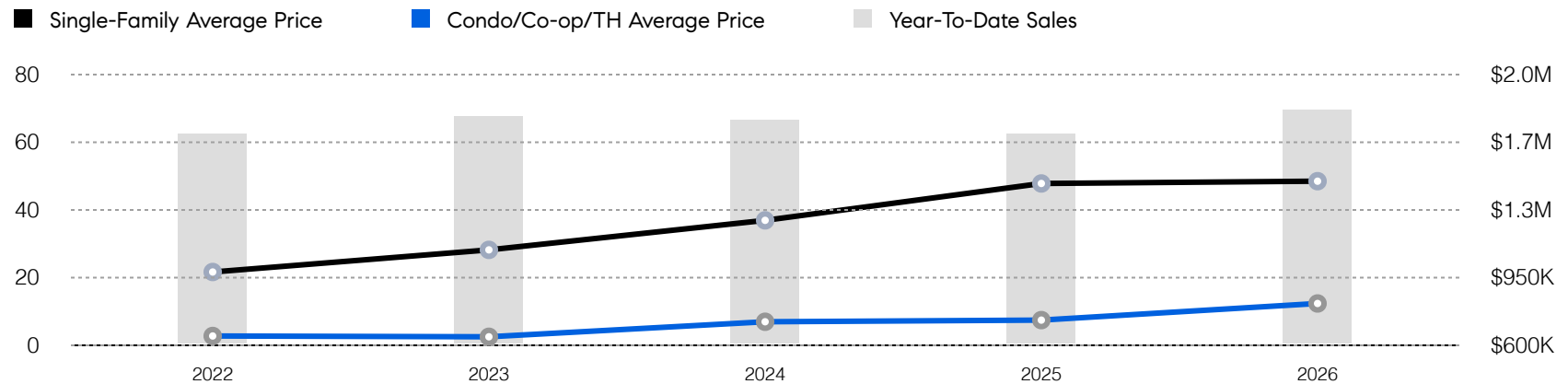
Historic Sales Trends



Florham Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	48	50	4.2%	8	7	-12.5%
	ACTIVE LISTINGS	9	15	66.7%	9	15	66.7%
	# OF SALES	45	51	13.3%	10	16	60.0%
	SALES VOLUME	\$64,661,988	\$73,887,432	14.3%	\$14,354,001	\$27,533,933	91.8%
	MEDIAN PRICE	\$1,280,000	\$1,225,000	-4.3%	\$1,375,000	\$1,408,000	2.4%
	AVERAGE PRICE	\$1,436,933	\$1,448,773	0.8%	\$1,435,400	\$1,720,871	19.9%
	AVERAGE DOM	32	30	-6.2%	16	29	81.3%
	% OF ASKING PRICE	107.3%	102.3%	-5.1%	109.0%	103.5%	-5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	24	22	-8.3%	6	5	-16.7%
	ACTIVE LISTINGS	7	0	0.0%	7	0	0.0%
	# OF SALES	17	18	5.9%	6	4	-33.3%
	SALES VOLUME	\$12,416,173	\$14,695,000	18.4%	\$3,952,500	\$3,130,000	-20.8%
	MEDIAN PRICE	\$706,500	\$779,500	10.3%	\$677,500	\$715,000	5.5%
	AVERAGE PRICE	\$730,363	\$816,389	11.8%	\$658,750	\$782,500	18.8%
	AVERAGE DOM	25	19	-24.0%	29	13	-55.2%
	% OF ASKING PRICE	100.9%	106.4%	5.5%	100.8%	107.4%	6.6%

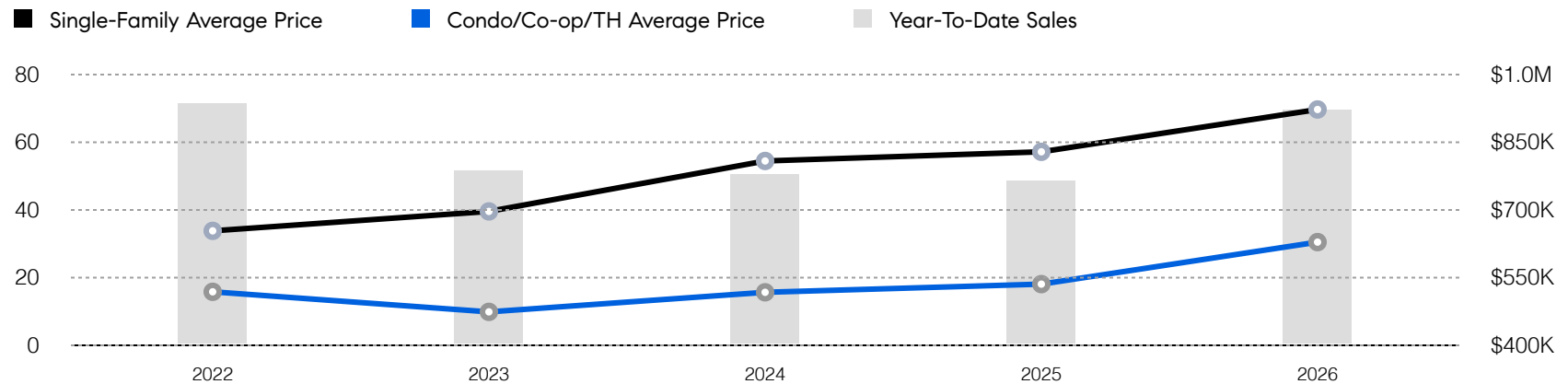
Historic Sales Trends



Hanover

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	40	53	32.5%	4	8	100.0%
	ACTIVE LISTINGS	13	8	-38.5%	13	8	-38.5%
	# OF SALES	39	46	17.9%	5	6	20.0%
	SALES VOLUME	\$32,325,300	\$42,441,889	31.3%	\$3,907,000	\$5,745,000	47.0%
	MEDIAN PRICE	\$829,900	\$832,930	0.4%	\$615,000	\$840,000	36.6%
	AVERAGE PRICE	\$828,854	\$922,650	11.3%	\$781,400	\$957,500	22.5%
	AVERAGE DOM	23	23	0.0%	25	18	-28.0%
	% OF ASKING PRICE	106.3%	107.7%	1.4%	103.3%	111.6%	8.2%
Condo/Co-op/TH	CONTRACTS SIGNED	19	22	15.8%	5	1	-80.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	9	23	155.6%	2	5	150.0%
	SALES VOLUME	\$4,820,500	\$14,460,940	200.0%	\$1,055,000	\$2,843,600	169.5%
	MEDIAN PRICE	\$555,000	\$575,000	3.6%	\$527,500	\$575,000	9.0%
	AVERAGE PRICE	\$535,611	\$628,737	17.4%	\$527,500	\$568,720	7.8%
	AVERAGE DOM	25	22	-12.0%	14	15	7.1%
	% OF ASKING PRICE	108.4%	104.7%	-3.7%	115.9%	107.4%	-8.5%

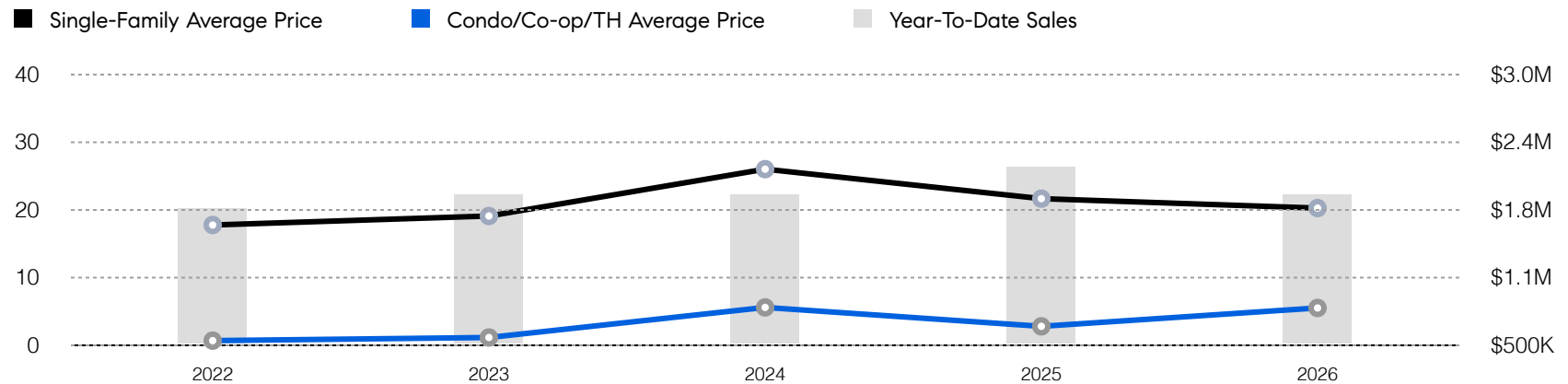
Historic Sales Trends



Harding

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	23	24	4.3%	2	6	200.0%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	23	19	-17.4%	4	4	0.0%
	SALES VOLUME	\$42,650,500	\$33,574,500	-21.3%	\$7,200,000	\$10,802,500	50.0%
	MEDIAN PRICE	\$1,676,000	\$1,530,000	-8.7%	\$1,550,000	\$2,332,500	50.5%
	AVERAGE PRICE	\$1,854,370	\$1,767,079	-4.7%	\$1,800,000	\$2,700,625	50.0%
	AVERAGE DOM	29	42	44.8%	15	59	293.3%
	% OF ASKING PRICE	104.8%	157.8%	53.0%	113.4%	97.8%	-15.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	3	0.0%	0	0	0.0%
	SALES VOLUME	\$2,026,000	\$2,535,000	25.1%	-	-	-
	MEDIAN PRICE	\$662,000	\$825,000	24.6%	-	-	-
	AVERAGE PRICE	\$675,333	\$845,000	25.1%	-	-	-
	AVERAGE DOM	25	29	16.0%	-	-	-
	% OF ASKING PRICE	102.9%	106.2%	3.3%	-	-	-

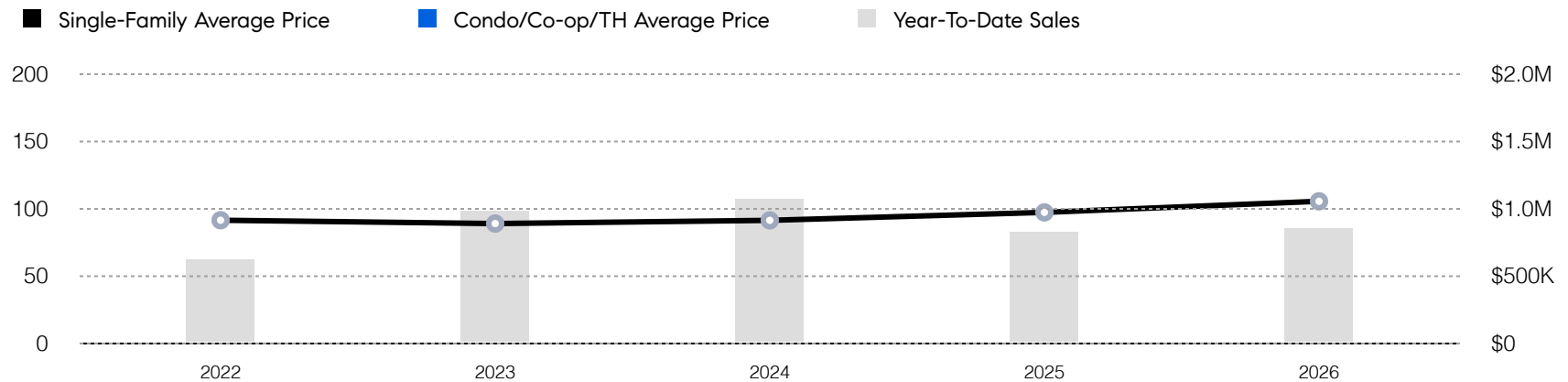
Historic Sales Trends



Kinnelon

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	87	83	-4.6%	8	10	25.0%
	ACTIVE LISTINGS	46	36	-21.7%	46	36	-21.7%
	# OF SALES	76	82	7.9%	17	21	23.5%
	SALES VOLUME	\$74,018,349	\$86,610,288	17.0%	\$20,030,997	\$22,190,500	10.8%
	MEDIAN PRICE	\$872,500	\$977,500	12.0%	\$985,000	\$960,000	-2.5%
	AVERAGE PRICE	\$973,926	\$1,056,223	8.5%	\$1,178,294	\$1,056,690	-10.3%
	AVERAGE DOM	47	43	-8.5%	37	33	-10.8%
	% OF ASKING PRICE	102.2%	101.4%	-0.8%	104.6%	104.1%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	7	1	-85.7%	2	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	5	2	-60.0%	2	0	0.0%
	SALES VOLUME	\$1,722,000	\$698,000	-59.5%	\$660,000	-	-
	MEDIAN PRICE	\$330,000	\$349,000	5.8%	\$330,000	-	-
	AVERAGE PRICE	\$344,400	\$349,000	1.3%	\$330,000	-	-
	AVERAGE DOM	51	37	-27.5%	105	-	-
	% OF ASKING PRICE	100.8%	99.9%	-0.9%	96.8%	-	-

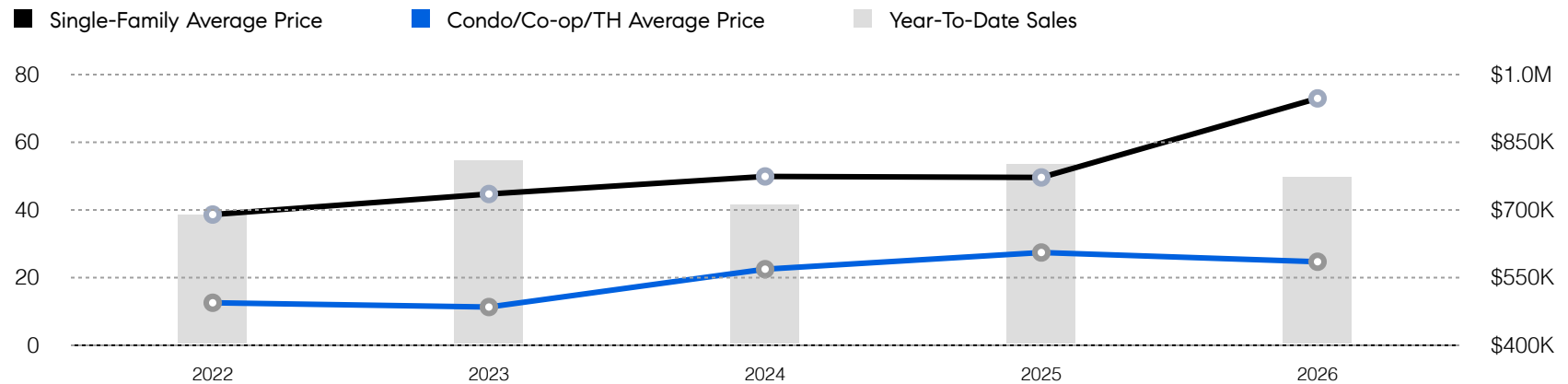
Historic Sales Trends



Long Hill

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	60	48	-20.0%	9	9	0.0%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	47	40	-14.9%	8	10	25.0%
	SALES VOLUME	\$36,287,000	\$37,890,451	4.4%	\$5,975,000	\$8,847,000	48.1%
	MEDIAN PRICE	\$750,000	\$893,000	19.1%	\$690,000	\$787,500	14.1%
	AVERAGE PRICE	\$772,064	\$947,261	22.7%	\$746,875	\$884,700	18.5%
	AVERAGE DOM	32	19	-40.6%	34	19	-44.1%
	% OF ASKING PRICE	104.0%	107.1%	3.0%	105.1%	109.4%	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	2	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	6	9	50.0%	1	0	0.0%
	SALES VOLUME	\$3,634,000	\$5,267,000	44.9%	\$645,000	-	-
	MEDIAN PRICE	\$609,500	\$676,000	10.9%	\$645,000	-	-
	AVERAGE PRICE	\$605,667	\$585,222	-3.4%	\$645,000	-	-
	AVERAGE DOM	27	36	33.3%	19	-	-
	% OF ASKING PRICE	97.8%	104.2%	6.4%	99.4%	-	-

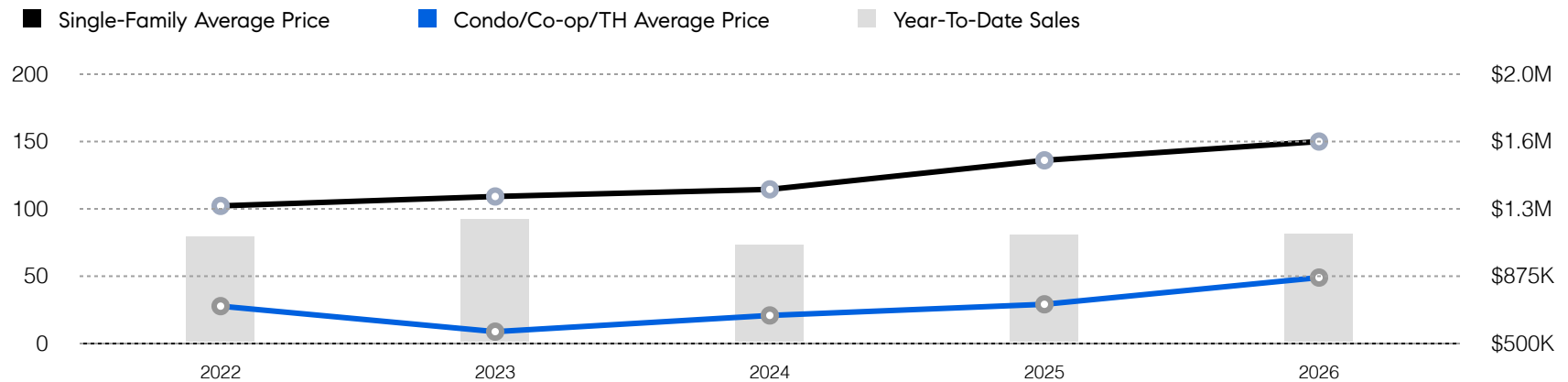
Historic Sales Trends



Madison

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	67	79	17.9%	8	14	75.0%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	66	70	6.1%	13	10	-23.1%
	SALES VOLUME	\$100,337,033	\$113,749,834	13.4%	\$20,207,000	\$15,671,000	-22.4%
	MEDIAN PRICE	\$1,435,500	\$1,408,500	-1.9%	\$1,405,000	\$1,205,000	-14.2%
	AVERAGE PRICE	\$1,520,258	\$1,624,998	6.9%	\$1,554,385	\$1,567,100	0.8%
	AVERAGE DOM	28	25	-10.7%	20	12	-40.0%
	% OF ASKING PRICE	109.2%	110.0%	0.7%	109.2%	108.2%	-1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%	1	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	13	10	-23.1%	3	4	33.3%
	SALES VOLUME	\$9,340,230	\$8,672,999	-7.1%	\$1,670,000	\$3,902,999	133.7%
	MEDIAN PRICE	\$801,000	\$880,000	9.9%	\$555,000	\$954,000	71.9%
	AVERAGE PRICE	\$718,479	\$867,300	20.7%	\$556,667	\$975,750	75.3%
	AVERAGE DOM	20	14	-30.0%	16	18	12.5%
	% OF ASKING PRICE	102.9%	107.1%	4.2%	105.7%	110.3%	4.5%

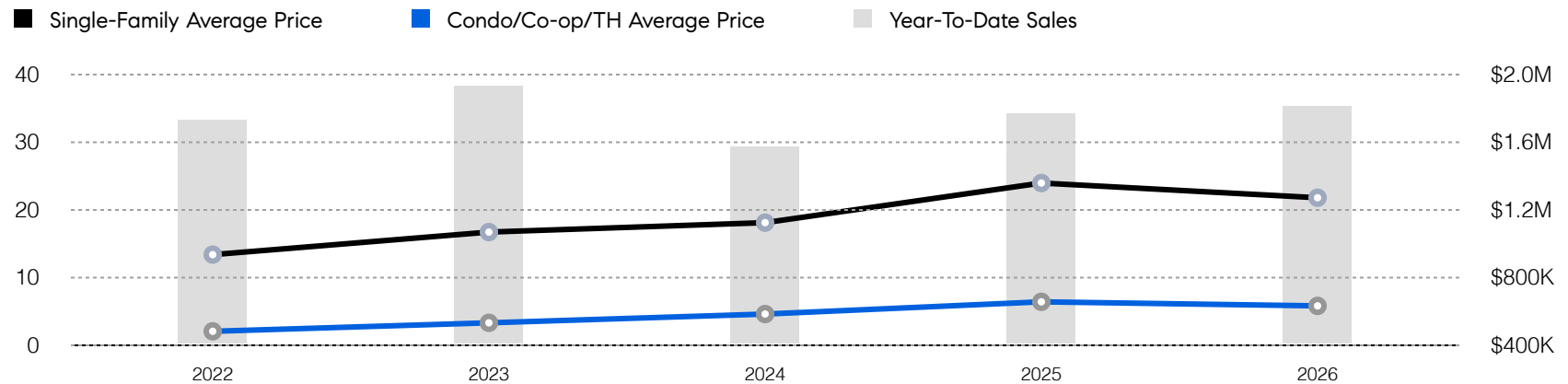
Historic Sales Trends



Mendham Borough

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	31	36	16.1%	7	7	0.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	25	27	8.0%	5	3	-40.0%
	SALES VOLUME	\$33,980,000	\$34,347,500	1.1%	\$8,175,000	\$4,120,000	-49.6%
	MEDIAN PRICE	\$1,112,000	\$1,177,000	5.8%	\$1,280,000	\$1,220,000	-4.7%
	AVERAGE PRICE	\$1,359,200	\$1,272,130	-6.4%	\$1,635,000	\$1,373,333	-16.0%
	AVERAGE DOM	37	17	-54.1%	28	13	-53.6%
	% OF ASKING PRICE	103.6%	107.5%	3.9%	103.8%	103.1%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%	2	2	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	9	8	-11.1%	1	3	200.0%
	SALES VOLUME	\$5,913,333	\$5,065,000	-14.3%	\$735,000	\$2,100,000	185.7%
	MEDIAN PRICE	\$620,000	\$610,000	-1.6%	\$735,000	\$661,000	-10.1%
	AVERAGE PRICE	\$657,037	\$633,125	-3.6%	\$735,000	\$700,000	-4.8%
	AVERAGE DOM	25	28	12.0%	14	14	0.0%
	% OF ASKING PRICE	102.9%	102.8%	-0.1%	114.8%	102.7%	-12.1%

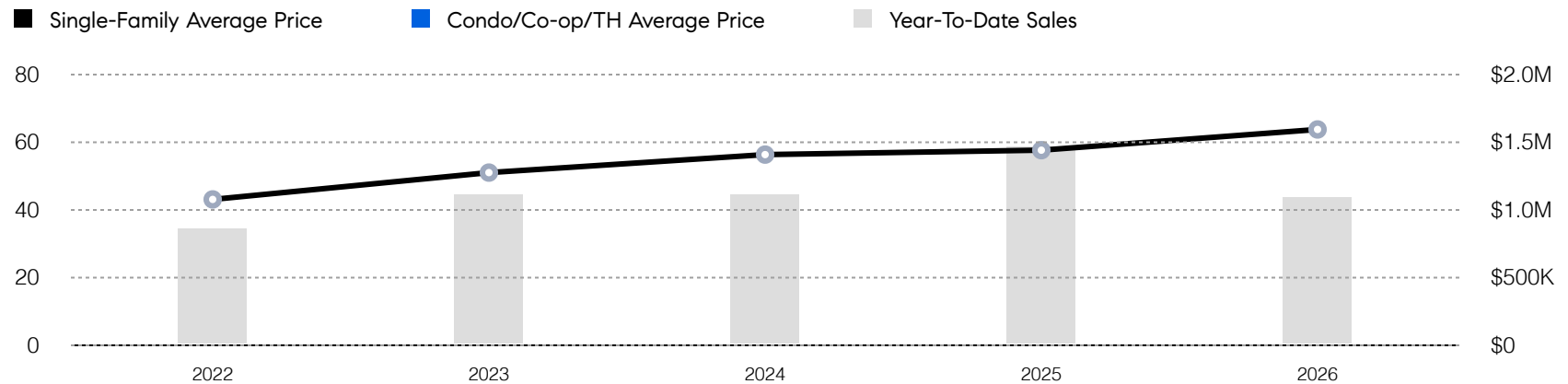
Historic Sales Trends



Mendham Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	53	46	-13.2%	7	6	-14.3%
	ACTIVE LISTINGS	23	15	-34.8%	23	15	-34.8%
	# OF SALES	43	43	0.0%	3	11	266.7%
	SALES VOLUME	\$61,990,500	\$68,570,500	10.6%	\$2,098,000	\$20,378,000	871.3%
	MEDIAN PRICE	\$1,405,000	\$1,369,000	-2.6%	\$625,000	\$1,918,000	206.9%
	AVERAGE PRICE	\$1,441,640	\$1,594,663	10.6%	\$699,333	\$1,852,545	164.9%
	AVERAGE DOM	34	38	11.8%	12	32	166.7%
	% OF ASKING PRICE	103.1%	104.0%	0.9%	106.4%	105.3%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	15	0	0.0%	4	0	0.0%
	SALES VOLUME	\$18,182,974	-	-	\$4,840,000	-	-
	MEDIAN PRICE	\$1,269,000	-	-	\$1,260,000	-	-
	AVERAGE PRICE	\$1,212,198	-	-	\$1,210,000	-	-
	AVERAGE DOM	83	-	-	143	-	-
	% OF ASKING PRICE	94.1%	-	-	89.8%	-	-

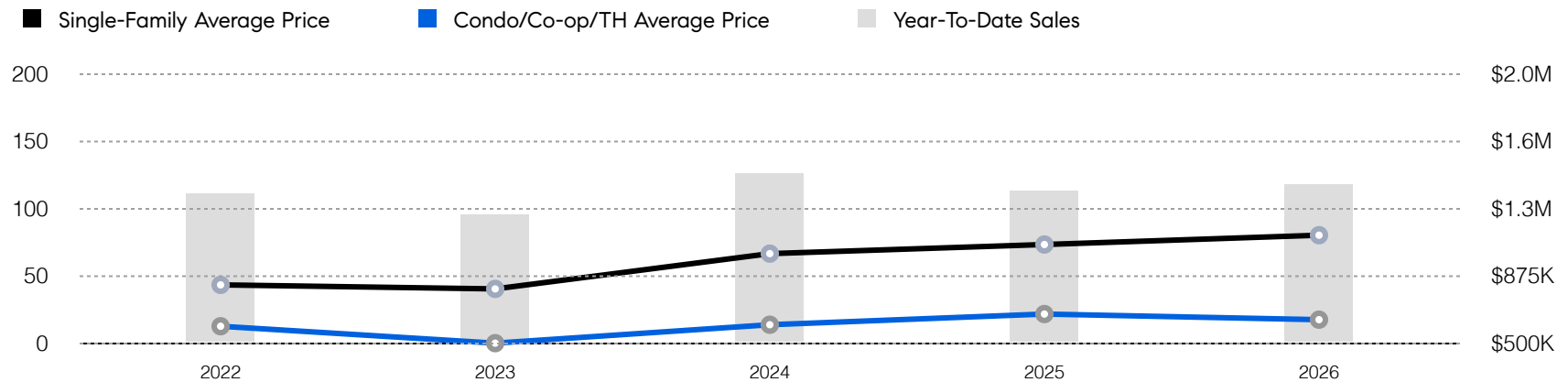
Historic Sales Trends



Montville

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	97	99	2.1%	17	16	-5.9%
	ACTIVE LISTINGS	34	23	-32.4%	34	23	-32.4%
	# OF SALES	83	80	-3.6%	22	22	0.0%
	SALES VOLUME	\$87,267,963	\$88,260,108	1.1%	\$28,772,750	\$26,306,799	-8.6%
	MEDIAN PRICE	\$905,000	\$964,500	6.6%	\$1,161,000	\$1,017,000	-12.4%
	AVERAGE PRICE	\$1,051,421	\$1,103,251	4.9%	\$1,307,852	\$1,195,764	-8.6%
	AVERAGE DOM	25	27	8.0%	14	25	78.6%
	% OF ASKING PRICE	106.6%	105.3%	-1.3%	107.3%	107.0%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	31	46	48.4%	4	6	50.0%
	ACTIVE LISTINGS	1	10	900.0%	1	10	900.0%
	# OF SALES	29	37	27.6%	4	7	75.0%
	SALES VOLUME	\$19,261,000	\$23,412,800	21.6%	\$3,080,000	\$4,942,000	60.5%
	MEDIAN PRICE	\$700,000	\$650,000	-7.1%	\$760,000	\$675,000	-11.2%
	AVERAGE PRICE	\$664,172	\$632,778	-4.7%	\$770,000	\$706,000	-8.3%
	AVERAGE DOM	19	23	21.1%	27	21	-22.2%
	% OF ASKING PRICE	104.5%	101.9%	-2.6%	100.5%	102.3%	1.8%

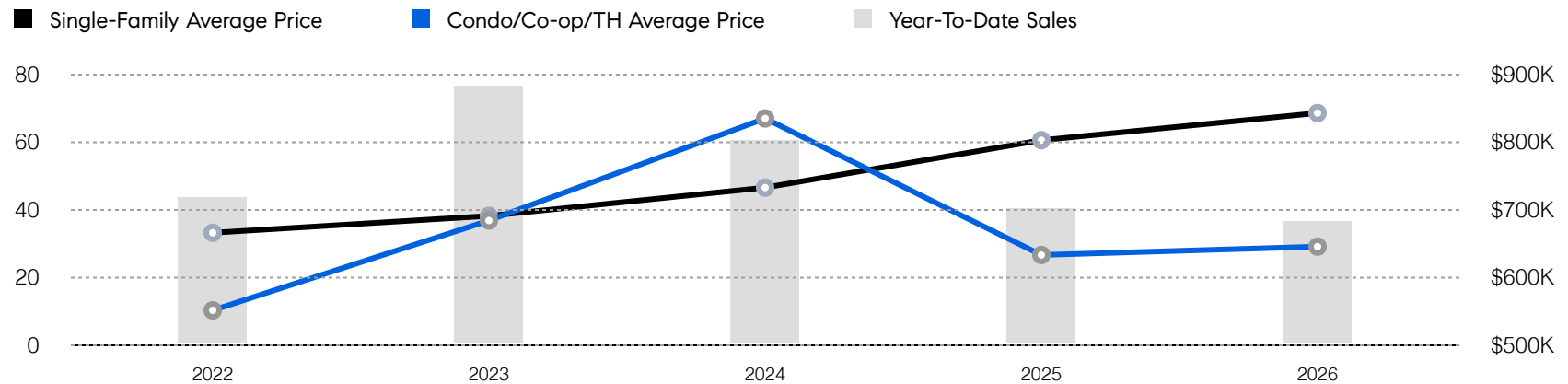
Historic Sales Trends



Morris Plains

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	30	26	-13.3%	4	5	25.0%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	29	22	-24.1%	5	4	-20.0%
	SALES VOLUME	\$23,288,750	\$18,549,500	-20.3%	\$4,121,500	\$3,455,000	-16.2%
	MEDIAN PRICE	\$800,000	\$850,500	6.3%	\$820,000	\$820,000	-
	AVERAGE PRICE	\$803,060	\$843,159	5.0%	\$824,300	\$863,750	4.8%
	AVERAGE DOM	23	17	-26.1%	12	14	16.7%
	% OF ASKING PRICE	106.6%	107.6%	1.0%	113.5%	109.5%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	15	14	-6.7%	4	2	-50.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	11	14	27.3%	0	6	0.0%
	SALES VOLUME	\$6,968,000	\$9,042,014	29.8%	-	\$4,580,006	-
	MEDIAN PRICE	\$720,000	\$667,504	-7.3%	-	\$745,000	-
	AVERAGE PRICE	\$633,455	\$645,858	2.0%	-	\$763,334	-
	AVERAGE DOM	42	34	-19.0%	-	36	-
	% OF ASKING PRICE	100.7%	102.9%	2.2%	-	99.6%	-

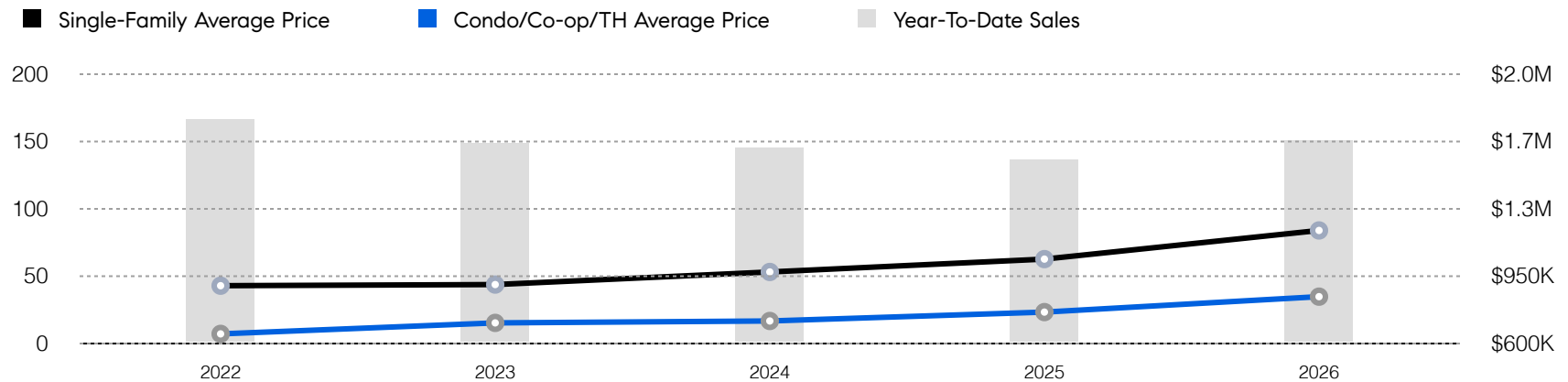
Historic Sales Trends



Morris Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	102	121	18.6%	14	14	0.0%
	ACTIVE LISTINGS	22	27	22.7%	22	27	22.7%
	# OF SALES	84	103	22.6%	16	25	56.3%
	SALES VOLUME	\$87,260,396	\$122,337,742	40.2%	\$16,322,485	\$31,267,527	91.6%
	MEDIAN PRICE	\$953,500	\$1,150,000	20.6%	\$986,243	\$1,151,000	16.7%
	AVERAGE PRICE	\$1,038,814	\$1,187,745	14.3%	\$1,020,155	\$1,250,701	22.6%
	AVERAGE DOM	19	18	-5.3%	19	19	0.0%
	% OF ASKING PRICE	109.9%	109.3%	-0.6%	108.2%	112.0%	3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	55	48	-12.7%	7	4	-42.9%
	ACTIVE LISTINGS	7	14	100.0%	7	14	100.0%
	# OF SALES	51	46	-9.8%	7	7	0.0%
	SALES VOLUME	\$38,931,000	\$38,805,200	-0.3%	\$5,730,000	\$5,880,000	2.6%
	MEDIAN PRICE	\$725,000	\$709,000	-2.2%	\$845,000	\$815,000	-3.6%
	AVERAGE PRICE	\$763,353	\$843,591	10.5%	\$818,571	\$840,000	2.6%
	AVERAGE DOM	26	26	0.0%	16	27	68.8%
	% OF ASKING PRICE	101.9%	103.4%	1.4%	100.2%	102.3%	2.1%

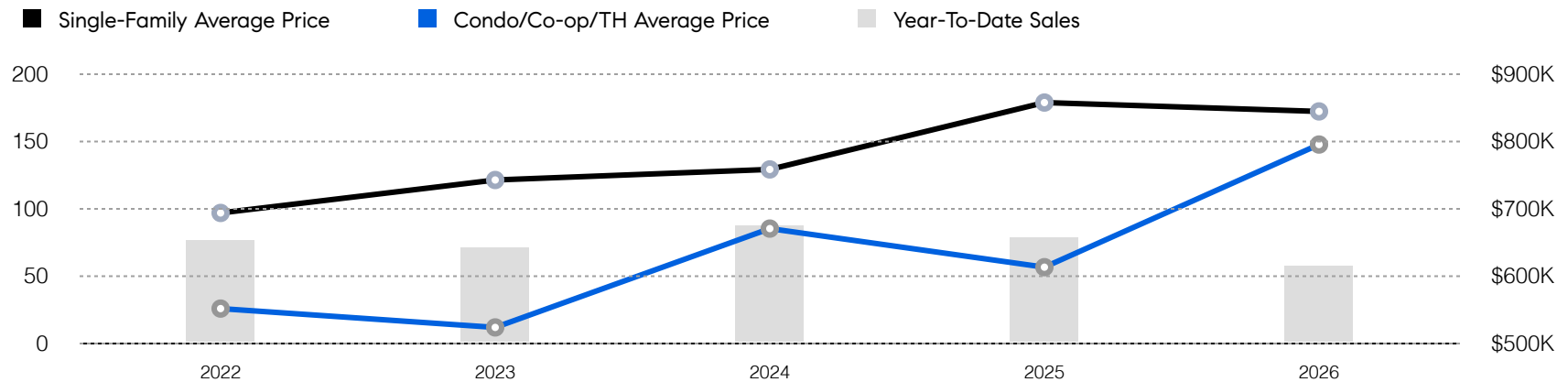
Historic Sales Trends



Morristown

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	44	33	-25.0%	5	6	20.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	42	25	-40.5%	8	5	-37.5%
	SALES VOLUME	\$36,030,898	\$21,117,670	-41.4%	\$8,085,000	\$4,482,600	-44.6%
	MEDIAN PRICE	\$735,000	\$835,000	13.6%	\$781,500	\$797,600	2.1%
	AVERAGE PRICE	\$857,879	\$844,707	-1.5%	\$1,010,625	\$896,520	-11.3%
	AVERAGE DOM	29	20	-31.0%	18	19	5.6%
	% OF ASKING PRICE	104.9%	104.7%	-0.2%	105.2%	101.7%	-3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	32	39	21.9%	8	12	50.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	35	31	-11.4%	5	6	20.0%
	SALES VOLUME	\$21,468,708	\$24,661,530	14.9%	\$2,290,000	\$4,041,000	76.5%
	MEDIAN PRICE	\$620,000	\$645,000	4.0%	\$510,000	\$690,500	35.4%
	AVERAGE PRICE	\$613,392	\$795,533	29.7%	\$458,000	\$673,500	47.1%
	AVERAGE DOM	31	38	22.6%	19	51	168.4%
	% OF ASKING PRICE	101.5%	101.9%	0.5%	102.3%	97.3%	-5.0%

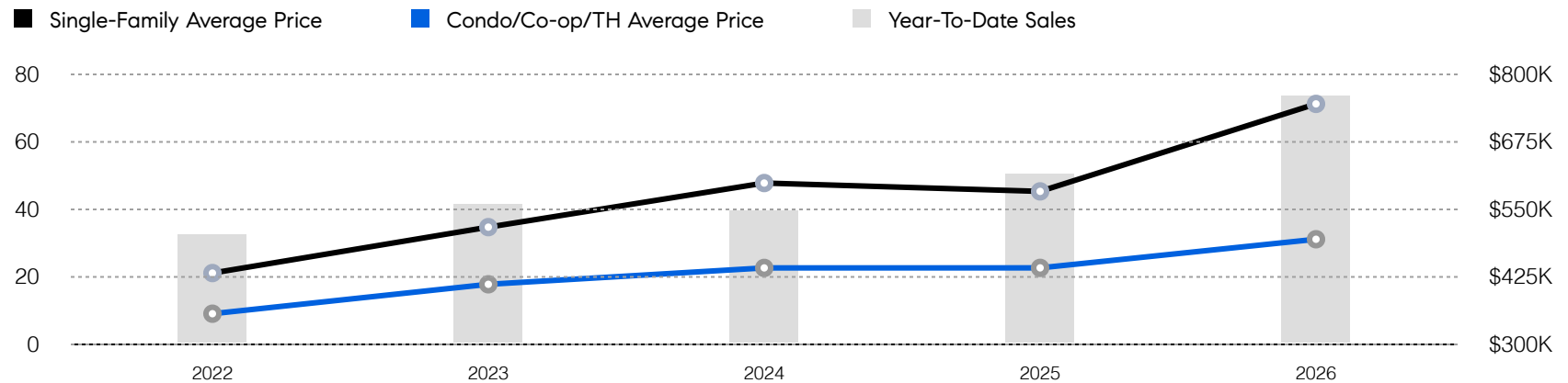
Historic Sales Trends



Mount Arlington

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	26	35	34.6%	6	6	0.0%
	ACTIVE LISTINGS	15	10	-33.3%	15	10	-33.3%
	# OF SALES	20	36	80.0%	2	5	150.0%
	SALES VOLUME	\$11,667,500	\$26,834,042	130.0%	\$963,000	\$4,299,000	346.4%
	MEDIAN PRICE	\$524,000	\$571,000	9.0%	\$481,500	\$752,000	56.2%
	AVERAGE PRICE	\$583,375	\$745,390	27.8%	\$481,500	\$859,800	78.6%
	AVERAGE DOM	32	42	31.3%	28	26	-7.1%
	% OF ASKING PRICE	105.6%	101.3%	-4.3%	99.2%	108.5%	9.2%
Condo/Co-op/TH	CONTRACTS SIGNED	37	41	10.8%	9	3	-66.7%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	30	37	23.3%	5	8	60.0%
	SALES VOLUME	\$13,252,400	\$18,305,518	38.1%	\$2,308,500	\$4,305,000	86.5%
	MEDIAN PRICE	\$445,500	\$475,000	6.6%	\$386,500	\$475,000	22.9%
	AVERAGE PRICE	\$441,747	\$494,744	12.0%	\$461,700	\$538,125	16.6%
	AVERAGE DOM	24	26	8.3%	24	40	66.7%
	% OF ASKING PRICE	103.0%	102.2%	-0.7%	100.6%	101.5%	1.0%

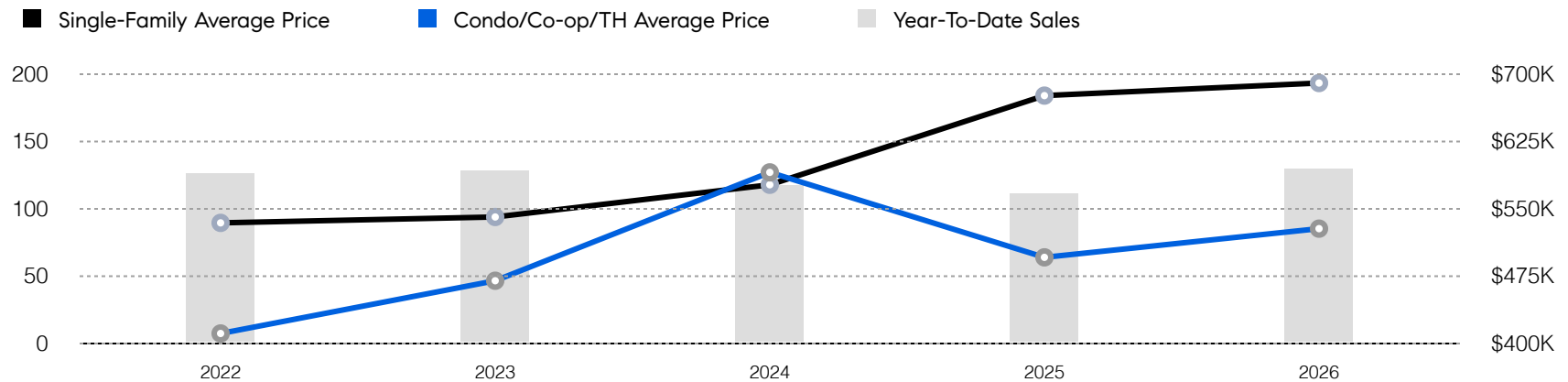
Historic Sales Trends



Mount Olive

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	114	119	4.4%	28	20	-28.6%
	ACTIVE LISTINGS	37	36	-2.7%	37	36	-2.7%
	# OF SALES	98	110	12.2%	24	25	4.2%
	SALES VOLUME	\$66,262,783	\$75,918,516	14.6%	\$16,252,944	\$18,601,500	14.5%
	MEDIAN PRICE	\$635,000	\$657,500	3.5%	\$637,500	\$755,000	18.4%
	AVERAGE PRICE	\$676,151	\$690,168	2.1%	\$677,206	\$744,060	9.9%
	AVERAGE DOM	30	24	-20.0%	33	23	-30.3%
	% OF ASKING PRICE	103.9%	105.4%	1.5%	106.1%	106.0%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	15	15	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	12	18	50.0%	3	3	0.0%
	SALES VOLUME	\$5,952,000	\$9,503,380	59.7%	\$1,357,000	\$1,658,000	22.2%
	MEDIAN PRICE	\$515,000	\$555,500	7.9%	\$367,000	\$561,000	52.9%
	AVERAGE PRICE	\$496,000	\$527,966	6.4%	\$452,333	\$552,667	22.2%
	AVERAGE DOM	16	39	143.8%	9	13	44.4%
	% OF ASKING PRICE	103.6%	100.8%	-2.8%	105.8%	102.8%	-2.9%

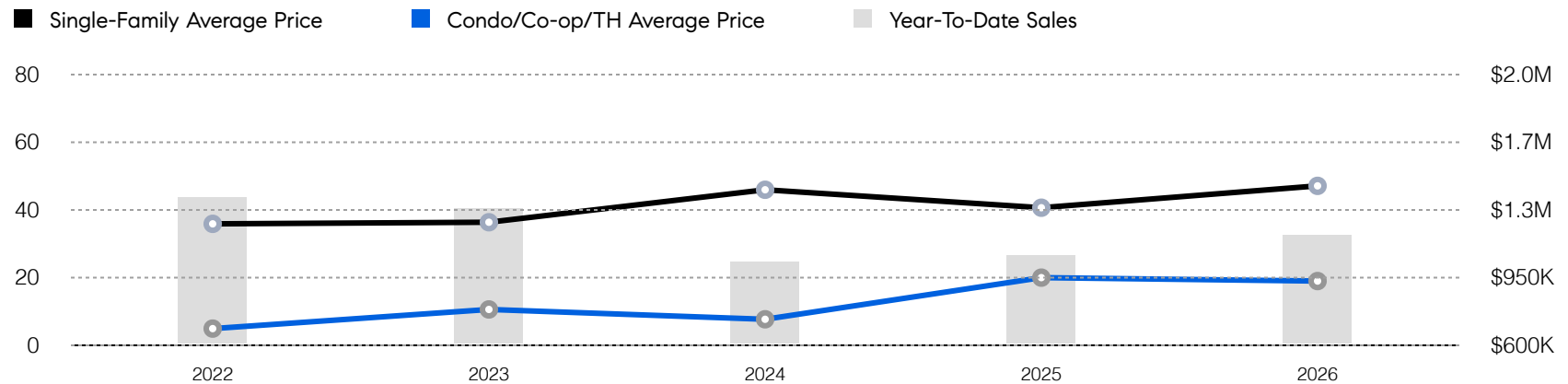
Historic Sales Trends



Mountain Lakes

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	35	29	-17.1%	9	5	-44.4%
	ACTIVE LISTINGS	7	13	85.7%	7	13	85.7%
	# OF SALES	21	24	14.3%	4	8	100.0%
	SALES VOLUME	\$27,542,610	\$34,190,302	24.1%	\$4,884,610	\$10,800,000	121.1%
	MEDIAN PRICE	\$1,300,000	\$1,425,000	9.6%	\$1,325,000	\$1,350,000	1.9%
	AVERAGE PRICE	\$1,311,553	\$1,424,596	8.6%	\$1,221,153	\$1,350,000	10.6%
	AVERAGE DOM	34	32	-5.9%	14	31	121.4%
	% OF ASKING PRICE	103.9%	107.2%	3.4%	105.8%	110.6%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	2	2	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	5	8	60.0%	1	3	200.0%
	SALES VOLUME	\$4,750,000	\$7,458,499	57.0%	\$850,000	\$2,621,000	208.4%
	MEDIAN PRICE	\$940,000	\$925,000	-1.6%	\$850,000	\$860,000	1.2%
	AVERAGE PRICE	\$950,000	\$932,312	-1.9%	\$850,000	\$873,667	2.8%
	AVERAGE DOM	5	33	560.0%	6	38	533.3%
	% OF ASKING PRICE	103.1%	99.0%	-4.1%	98.8%	97.9%	-0.9%

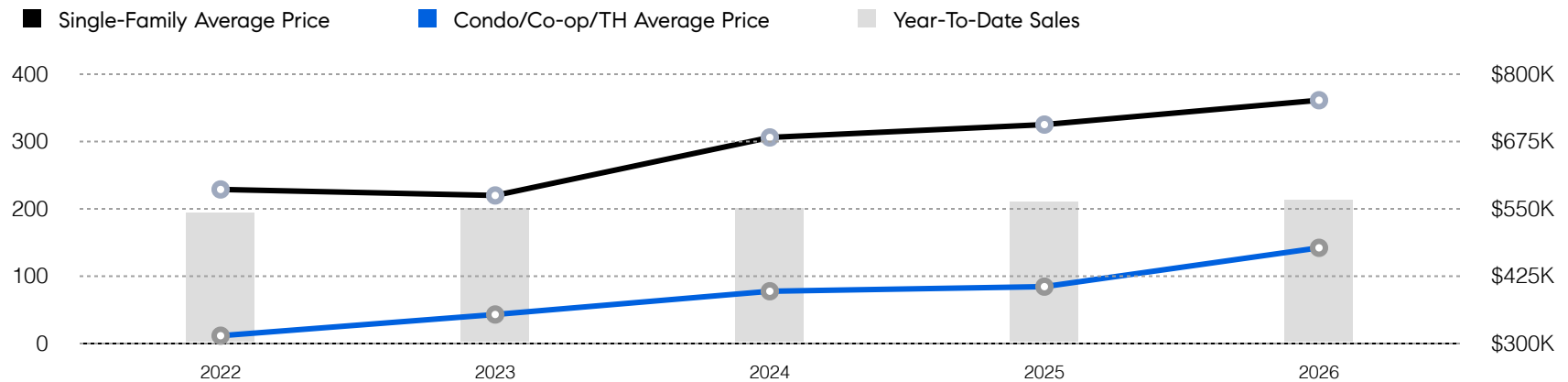
Historic Sales Trends



Parsippany

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	167	165	-1.2%	33	34	3.0%
	ACTIVE LISTINGS	38	57	50.0%	38	57	50.0%
	# OF SALES	153	152	-0.7%	28	31	10.7%
	SALES VOLUME	\$108,086,333	\$114,253,290	5.7%	\$19,489,776	\$25,142,111	29.0%
	MEDIAN PRICE	\$687,369	\$761,500	10.8%	\$647,500	\$815,000	25.9%
	AVERAGE PRICE	\$706,447	\$751,666	6.4%	\$696,063	\$811,036	16.5%
	AVERAGE DOM	30	25	-16.7%	23	25	8.7%
	% OF ASKING PRICE	106.2%	105.2%	-1.0%	107.2%	105.4%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	58	62	6.9%	6	10	66.7%
	ACTIVE LISTINGS	23	32	39.1%	23	32	39.1%
	# OF SALES	54	58	7.4%	10	11	10.0%
	SALES VOLUME	\$21,902,006	\$27,705,271	26.5%	\$4,236,900	\$5,580,500	31.7%
	MEDIAN PRICE	\$291,000	\$575,000	97.6%	\$300,000	\$560,000	86.7%
	AVERAGE PRICE	\$405,593	\$477,677	17.8%	\$423,690	\$507,318	19.7%
	AVERAGE DOM	28	39	39.3%	27	51	88.9%
	% OF ASKING PRICE	101.8%	101.0%	-0.9%	100.1%	102.5%	2.4%

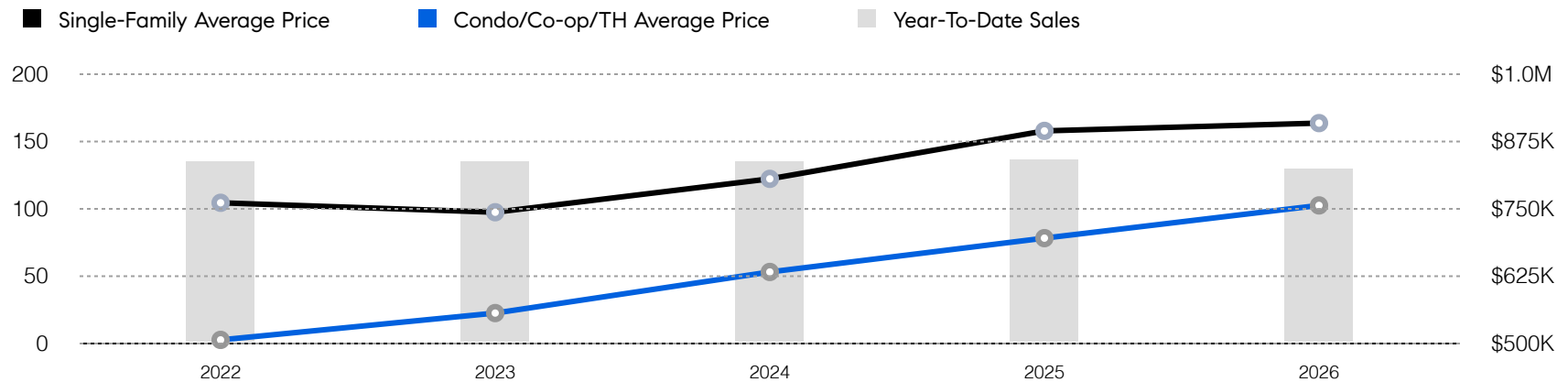
Historic Sales Trends



Randolph

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	123	129	4.9%	15	18	20.0%
	ACTIVE LISTINGS	26	39	50.0%	26	39	50.0%
	# OF SALES	110	107	-2.7%	24	28	16.7%
	SALES VOLUME	\$98,424,247	\$97,283,668	-1.2%	\$21,646,999	\$26,715,996	23.4%
	MEDIAN PRICE	\$834,000	\$870,000	4.3%	\$875,000	\$907,500	3.7%
	AVERAGE PRICE	\$894,766	\$909,193	1.6%	\$901,958	\$954,143	5.8%
	AVERAGE DOM	25	27	8.0%	22	29	31.8%
	% OF ASKING PRICE	106.2%	105.2%	-1.0%	103.4%	106.4%	2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	34	26	-23.5%	6	4	-33.3%
	ACTIVE LISTINGS	18	13	-27.8%	18	13	-27.8%
	# OF SALES	25	21	-16.0%	4	5	25.0%
	SALES VOLUME	\$17,391,335	\$15,884,407	-8.7%	\$3,126,911	\$3,491,000	11.6%
	MEDIAN PRICE	\$687,000	\$810,000	17.9%	\$760,324	\$675,000	-11.2%
	AVERAGE PRICE	\$695,653	\$756,400	8.7%	\$781,728	\$698,200	-10.7%
	AVERAGE DOM	33	35	6.1%	16	42	162.5%
	% OF ASKING PRICE	101.9%	101.4%	-0.5%	98.6%	102.5%	4.0%

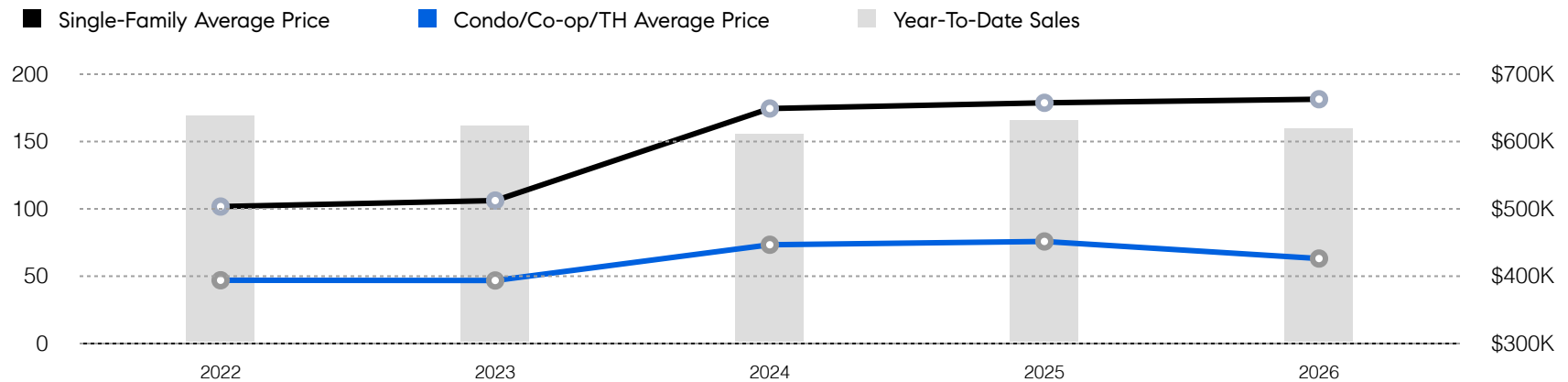
Historic Sales Trends



Rockaway

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	122	116	-4.9%	24	23	-4.2%
	ACTIVE LISTINGS	35	33	-5.7%	35	33	-5.7%
	# OF SALES	111	100	-9.9%	22	19	-13.6%
	SALES VOLUME	\$72,982,632	\$66,281,900	-9.2%	\$13,996,400	\$14,141,900	1.0%
	MEDIAN PRICE	\$590,000	\$622,500	5.5%	\$600,000	\$675,000	12.5%
	AVERAGE PRICE	\$657,501	\$662,819	0.8%	\$636,200	\$744,311	17.0%
	AVERAGE DOM	27	29	7.4%	22	21	-4.5%
	% OF ASKING PRICE	106.6%	104.6%	-2.0%	104.9%	105.3%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	60	64	6.7%	7	11	57.1%
	ACTIVE LISTINGS	24	23	-4.2%	24	23	-4.2%
	# OF SALES	53	58	9.4%	8	9	12.5%
	SALES VOLUME	\$23,933,915	\$24,720,851	3.3%	\$3,778,800	\$4,315,000	14.2%
	MEDIAN PRICE	\$455,000	\$448,000	-1.5%	\$504,000	\$484,000	-4.0%
	AVERAGE PRICE	\$451,583	\$426,222	-5.6%	\$472,350	\$479,444	1.5%
	AVERAGE DOM	42	64	52.4%	44	75	70.5%
	% OF ASKING PRICE	100.1%	100.1%	0.0%	100.1%	100.2%	0.1%

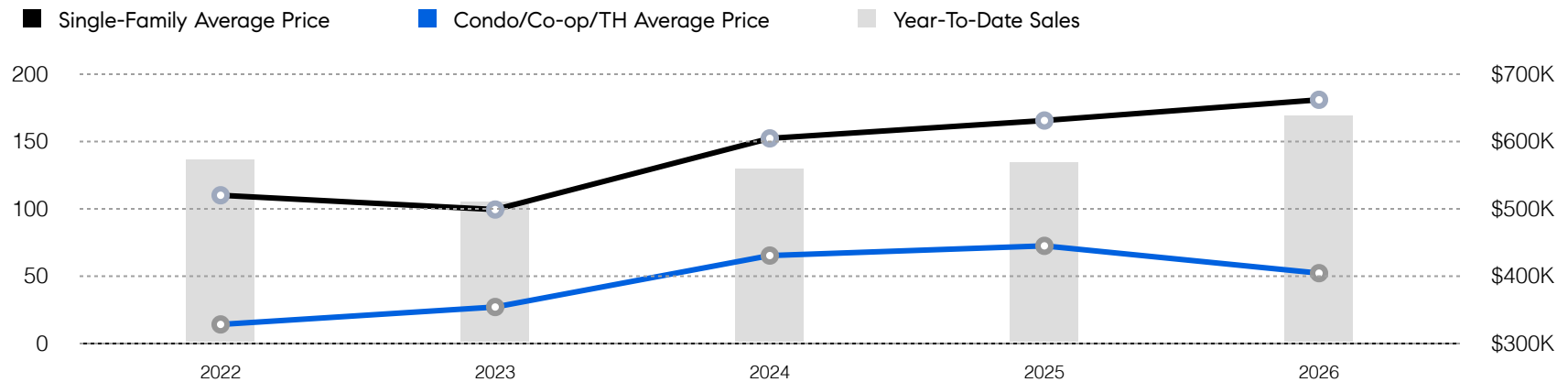
Historic Sales Trends



Roxbury

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	124	163	31.5%	23	20	-13.0%
	ACTIVE LISTINGS	30	25	-16.7%	30	25	-16.7%
	# OF SALES	105	141	34.3%	20	32	60.0%
	SALES VOLUME	\$66,276,540	\$93,339,844	40.8%	\$13,668,000	\$19,040,640	39.3%
	MEDIAN PRICE	\$625,000	\$661,174	5.8%	\$670,000	\$627,500	-6.3%
	AVERAGE PRICE	\$631,205	\$661,985	4.9%	\$683,400	\$595,020	-12.9%
	AVERAGE DOM	24	24	0.0%	28	27	-3.6%
	% OF ASKING PRICE	105.7%	105.4%	-0.3%	102.9%	106.0%	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	33	30	-9.1%	6	5	-16.7%
	ACTIVE LISTINGS	7	7	0.0%	7	7	0.0%
	# OF SALES	28	27	-3.6%	5	6	20.0%
	SALES VOLUME	\$12,461,366	\$10,921,900	-12.4%	\$2,464,251	\$2,666,900	8.2%
	MEDIAN PRICE	\$427,660	\$410,000	-4.1%	\$470,000	\$477,450	1.6%
	AVERAGE PRICE	\$445,049	\$404,515	-9.1%	\$492,850	\$444,483	-9.8%
	AVERAGE DOM	20	35	75.0%	37	29	-21.6%
	% OF ASKING PRICE	105.7%	101.1%	-4.6%	105.6%	100.4%	-5.2%

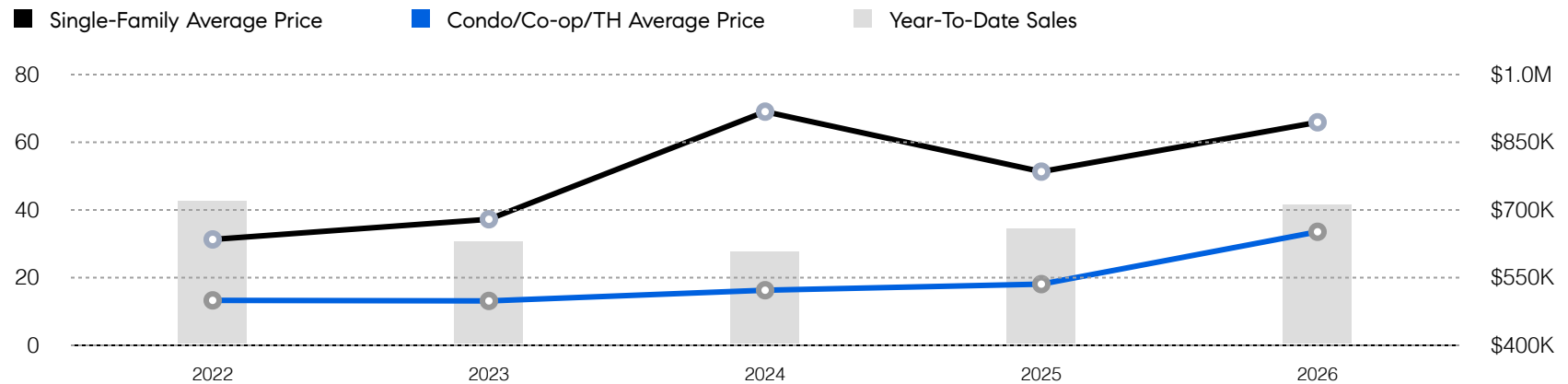
Historic Sales Trends



Whippany

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	26	28	7.7%	3	5	66.7%
	ACTIVE LISTINGS	10	4	-60.0%	10	4	-60.0%
	# OF SALES	25	23	-8.0%	4	2	-50.0%
	SALES VOLUME	\$19,623,200	\$20,568,900	4.8%	\$3,307,000	\$1,605,000	-51.5%
	MEDIAN PRICE	\$709,900	\$830,000	16.9%	\$773,500	\$802,500	3.7%
	AVERAGE PRICE	\$784,928	\$894,300	13.9%	\$826,750	\$802,500	-2.9%
	AVERAGE DOM	24	21	-12.5%	26	13	-50.0%
	% OF ASKING PRICE	105.5%	105.6%	0.0%	102.6%	106.2%	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	17	17	0.0%	3	0	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	9	18	100.0%	2	5	150.0%
	SALES VOLUME	\$4,820,500	\$11,729,040	143.3%	\$1,055,000	\$2,843,600	169.5%
	MEDIAN PRICE	\$555,000	\$595,000	7.2%	\$527,500	\$575,000	9.0%
	AVERAGE PRICE	\$535,611	\$651,613	21.7%	\$527,500	\$568,720	7.8%
	AVERAGE DOM	25	21	-16.0%	14	15	7.1%
	% OF ASKING PRICE	108.4%	105.1%	-3.3%	115.9%	107.4%	-8.5%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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