



Year In Review 2025

# Morris County Market Report

COMPASS

# Morris County Overview

Year-To-Date Sales

3,861

0.8% Year-To-Date  
-12.6% Quarter-Over-Quarter

Year-To-Date Contracts

3,862

-0.7% Year-To-Date  
-17.3% Quarter-Over-Quarter

Single-Family  
Average Sale Price

\$963K

5.7% Year-To-Date  
-2.0% Quarter-Over-Quarter

Condo/Co-op/Townhouse  
Average Sale Price

\$606K

0.8% Year-To-Date  
-4.0% Quarter-Over-Quarter

Average Days On Market

29

3.6% Year-To-Date  
16.7% Quarter-Over-Quarter

Active Listings

317

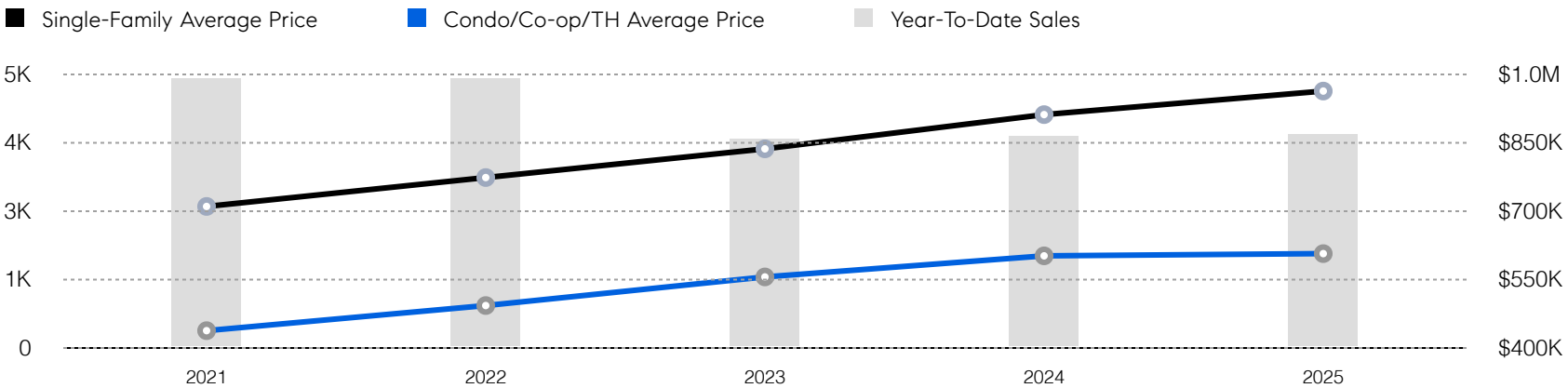
-22.7% Year-Over-Year  
-52.5% Quarter-Over-Quarter



# Morris County Overview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	3,009	2,951	-1.9%	643	657	2.2%
	ACTIVE LISTINGS	333	237	-28.8%	333	237	-28.8%
	# OF SALES	2,972	2,936	-1.2%	731	771	5.5%
	SALES VOLUME	\$2,710,098,932	\$2,828,897,563	4.4%	\$665,053,664	\$723,785,343	8.8%
	MEDIAN PRICE	\$770,000	\$805,000	4.5%	\$765,000	\$790,000	3.3%
	AVERAGE PRICE	\$911,877	\$963,521	5.7%	\$909,786	\$938,762	3.2%
	AVERAGE DOM	27	29	7.4%	30	32	6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	880	911	3.5%	207	210	1.4%
	ACTIVE LISTINGS	77	80	3.9%	77	80	3.9%
	# OF SALES	860	925	7.6%	213	244	14.6%
	SALES VOLUME	\$517,810,880	\$561,469,691	8.4%	\$129,412,465	\$145,364,368	12.3%
	MEDIAN PRICE	\$552,000	\$570,000	3.3%	\$553,000	\$556,100	0.6%
	AVERAGE PRICE	\$602,106	\$606,994	0.8%	\$607,570	\$595,756	-1.9%
	AVERAGE DOM	26	31	19.2%	31	34	9.7%

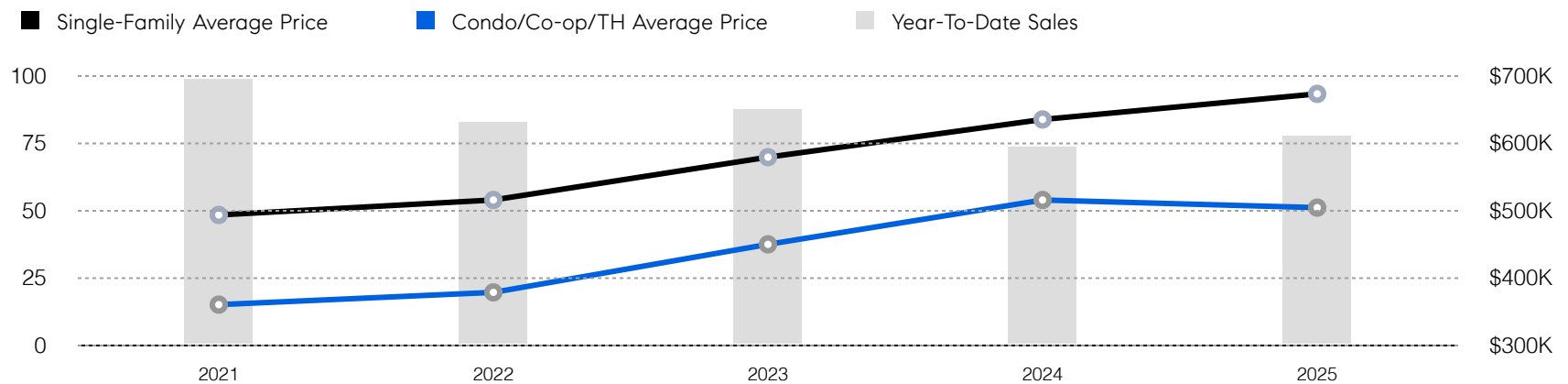
## Historic Sales Trends



# Boonton

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	68	74	8.8%	17	13	-23.5%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	68	74	8.8%	16	21	31.3%
	SALES VOLUME	\$43,217,000	\$49,846,274	15.3%	\$10,301,400	\$12,966,000	25.9%
	MEDIAN PRICE	\$625,000	\$640,000	2.4%	\$655,450	\$601,000	-8.3%
	AVERAGE PRICE	\$635,544	\$673,598	6.0%	\$643,838	\$617,429	-4.1%
	AVERAGE DOM	24	30	25.0%	19	24	26.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	5	3	-40.0%	1	0	0.0%
	SALES VOLUME	\$2,580,000	\$1,514,000	-41.3%	\$415,000	-	-
	MEDIAN PRICE	\$540,000	\$535,000	-0.9%	\$415,000	-	-
	AVERAGE PRICE	\$516,000	\$504,667	-2.2%	\$415,000	-	-
	AVERAGE DOM	22	18	-18.2%	14	-	-

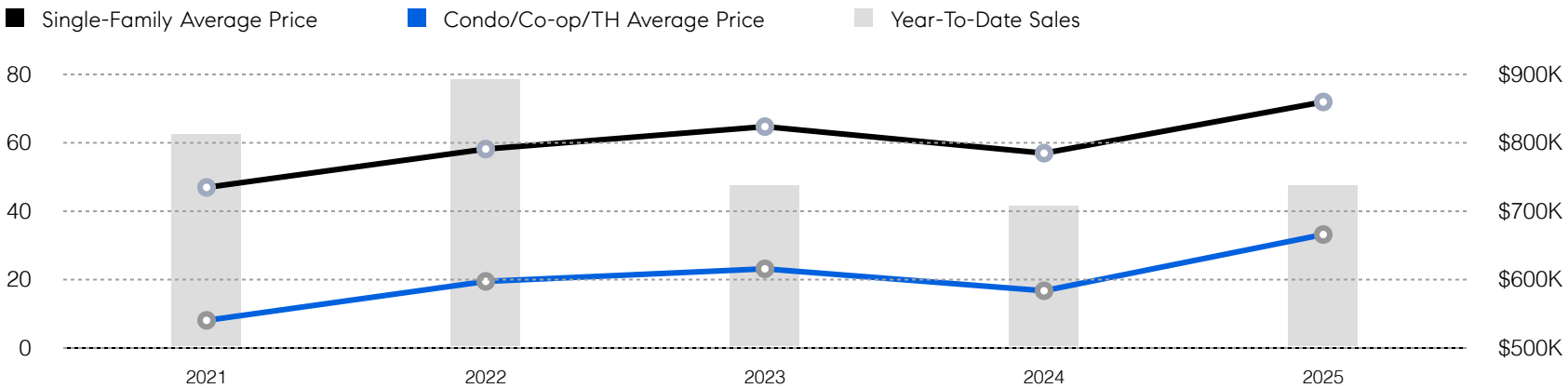
## Historic Sales Trends



# Boonton Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	38	45	18.4%	7	9	28.6%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	38	42	10.5%	11	16	45.5%
	SALES VOLUME	\$29,824,721	\$36,111,799	21.1%	\$8,231,721	\$13,844,485	68.2%
	MEDIAN PRICE	\$700,000	\$760,000	8.6%	\$654,321	\$760,000	16.2%
	AVERAGE PRICE	\$784,861	\$859,805	9.5%	\$748,338	\$865,280	15.6%
	AVERAGE DOM	27	29	7.4%	35	24	-31.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	5	66.7%	0	1	0.0%
	SALES VOLUME	\$1,751,000	\$3,329,500	90.1%	-	\$662,500	-
	MEDIAN PRICE	\$601,000	\$665,000	10.6%	-	\$662,500	-
	AVERAGE PRICE	\$583,667	\$665,900	14.1%	-	\$662,500	-
	AVERAGE DOM	23	16	-30.4%	-	22	-

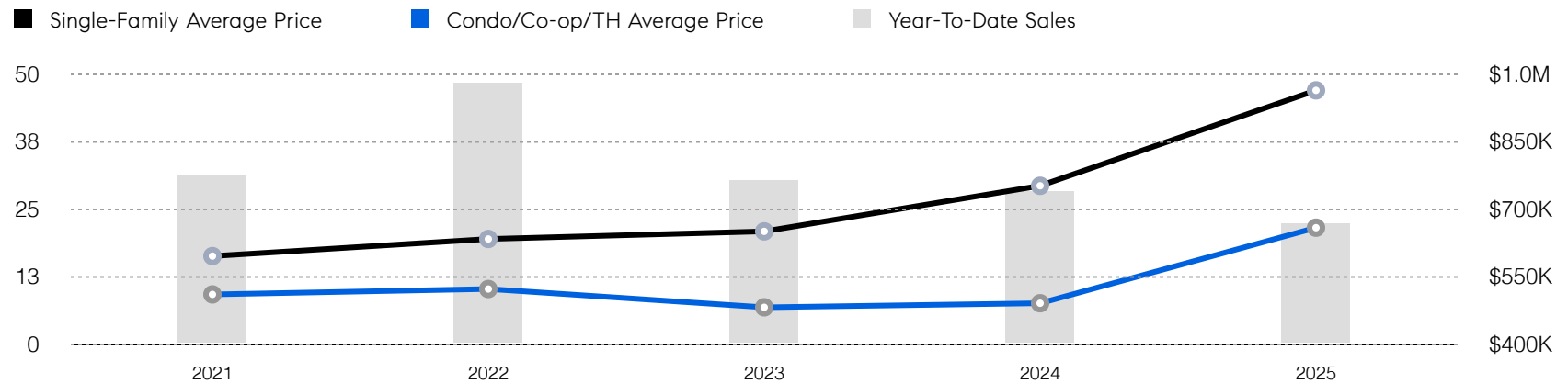
Historic Sales Trends



# Cedar Knolls

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	17	16	-5.9%	4	5	25.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	19	15	-21.1%	4	5	25.0%
	SALES VOLUME	\$14,298,622	\$14,468,600	1.2%	\$2,880,000	\$4,212,500	46.3%
	MEDIAN PRICE	\$700,000	\$950,000	35.7%	\$717,500	\$725,000	1.0%
	AVERAGE PRICE	\$752,559	\$964,573	28.2%	\$720,000	\$842,500	17.0%
	AVERAGE DOM	35	17	-51.4%	50	16	-68.0%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	2	6	200.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	9	7	-22.2%	4	7	75.0%
	SALES VOLUME	\$4,424,500	\$4,616,500	4.3%	\$1,956,000	\$4,616,500	136.0%
	MEDIAN PRICE	\$455,000	\$640,000	40.7%	\$460,500	\$640,000	39.0%
	AVERAGE PRICE	\$491,611	\$659,500	34.2%	\$489,000	\$659,500	34.9%
	AVERAGE DOM	16	43	168.8%	16	43	168.8%

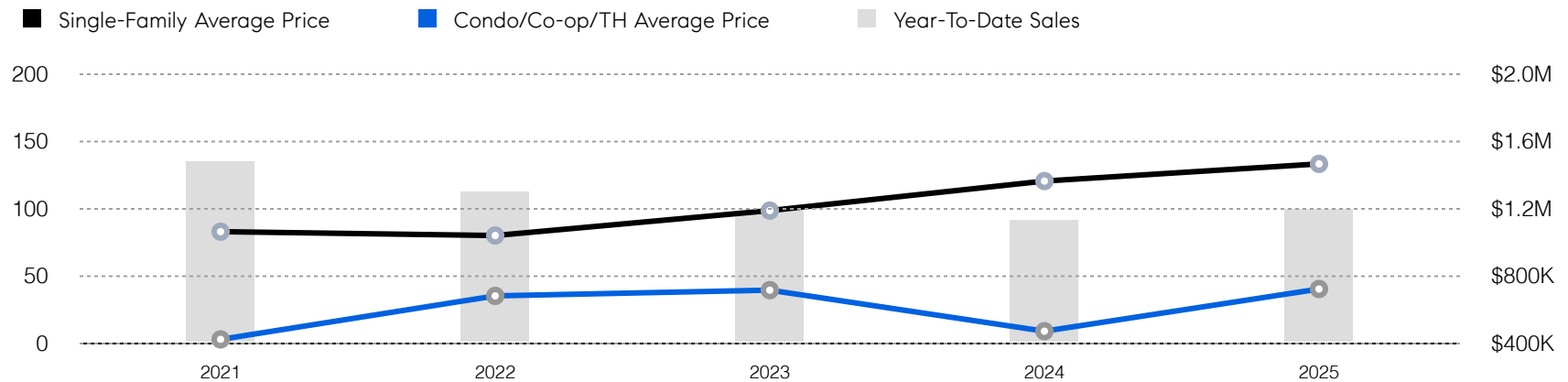
## Historic Sales Trends



# Chatham Borough

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	81	90	11.1%	13	17	30.8%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	82	93	13.4%	13	24	84.6%
	SALES VOLUME	\$111,937,301	\$136,448,423	21.9%	\$18,131,000	\$39,019,900	115.2%
	MEDIAN PRICE	\$1,205,000	\$1,380,800	14.6%	\$1,260,000	\$1,610,000	27.8%
	AVERAGE PRICE	\$1,365,089	\$1,467,187	7.5%	\$1,394,692	\$1,625,829	16.6%
	AVERAGE DOM	16	19	18.8%	13	22	69.2%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	0	4	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	8	5	-37.5%	0	3	0.0%
	SALES VOLUME	\$3,785,999	\$3,619,000	-4.4%	-	\$2,174,000	-
	MEDIAN PRICE	\$388,500	\$780,000	100.8%	-	\$829,000	-
	AVERAGE PRICE	\$473,250	\$723,800	52.9%	-	\$724,667	-
	AVERAGE DOM	36	37	2.8%	-	10	-

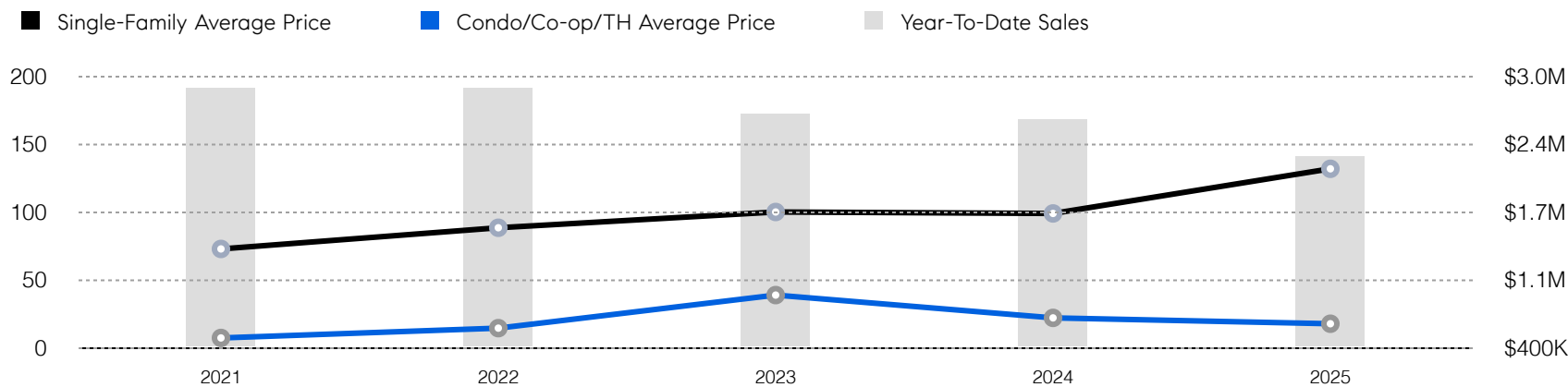
## Historic Sales Trends



# Chatham Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	118	93	-21.2%	26	17	-34.6%
	ACTIVE LISTINGS	13	6	-53.8%	13	6	-53.8%
	# OF SALES	118	96	-18.6%	27	18	-33.3%
	SALES VOLUME	\$199,449,935	\$203,305,579	1.9%	\$39,067,058	\$36,821,129	-5.7%
	MEDIAN PRICE	\$1,538,500	\$1,990,200	29.4%	\$1,220,000	\$1,808,775	48.3%
	AVERAGE PRICE	\$1,690,254	\$2,117,766	25.3%	\$1,446,928	\$2,045,618	41.4%
	AVERAGE DOM	27	38	40.7%	41	44	7.3%
Condo/Co-op/TH	CONTRACTS SIGNED	49	43	-12.2%	7	5	-28.6%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	49	44	-10.2%	10	6	-40.0%
	SALES VOLUME	\$33,826,906	\$27,907,769	-17.5%	\$6,150,550	\$2,631,200	-57.2%
	MEDIAN PRICE	\$524,550	\$475,000	-9.4%	\$537,275	\$420,000	-21.8%
	AVERAGE PRICE	\$690,345	\$634,267	-8.1%	\$615,055	\$438,533	-28.7%
	AVERAGE DOM	17	27	58.8%	22	35	59.1%

## Historic Sales Trends

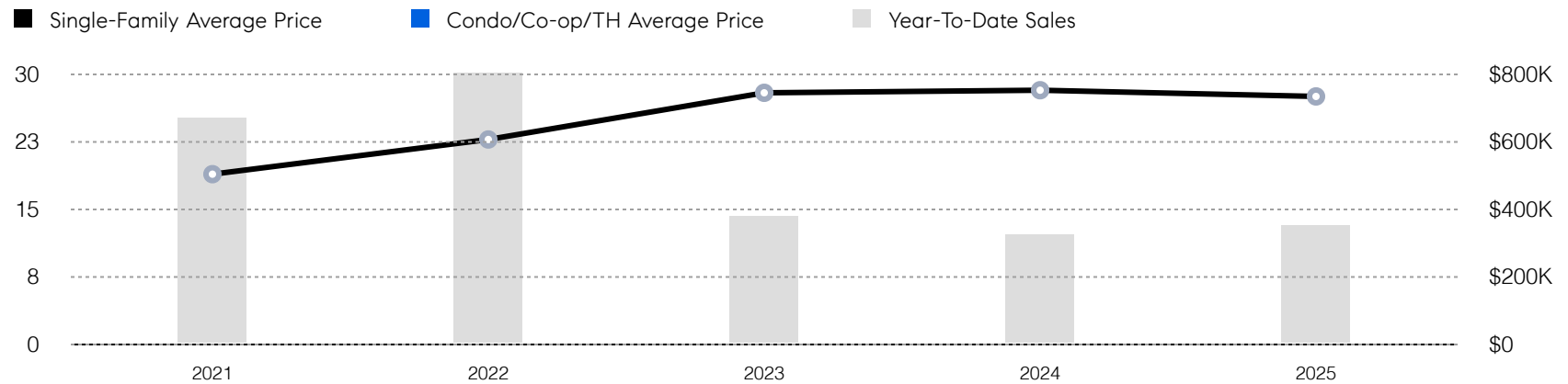




# Chester Borough

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	4	1	-75.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	10	13	30.0%	3	4	33.3%
	SALES VOLUME	\$7,531,500	\$9,552,000	26.8%	\$2,017,000	\$3,171,000	57.2%
	MEDIAN PRICE	\$736,000	\$830,000	12.8%	\$625,000	\$915,500	46.5%
	AVERAGE PRICE	\$753,150	\$734,769	-2.4%	\$672,333	\$792,750	17.9%
	AVERAGE DOM	29	33	13.8%	31	26	-16.1%
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	-	-	-	-	-

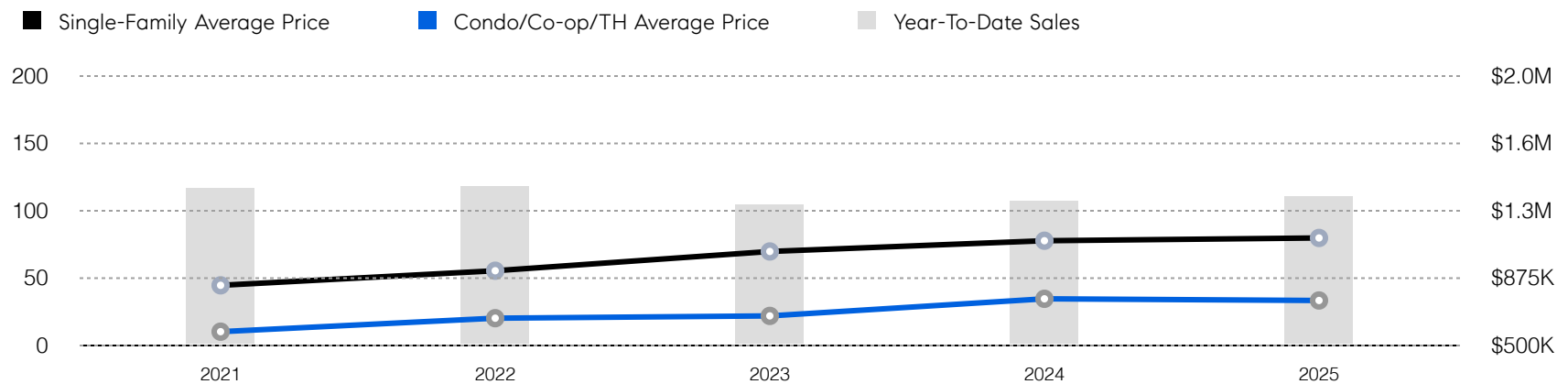
## Historic Sales Trends



# Chester Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	107	92	-14.0%	30	18	-40.0%
	ACTIVE LISTINGS	20	7	-65.0%	20	7	-65.0%
	# OF SALES	103	103	0.0%	30	35	16.7%
	SALES VOLUME	\$111,577,409	\$113,171,423	1.4%	\$30,780,640	\$39,304,374	27.7%
	MEDIAN PRICE	\$970,000	\$980,000	1.0%	\$965,000	\$1,125,000	16.6%
	AVERAGE PRICE	\$1,083,276	\$1,098,752	1.4%	\$1,026,021	\$1,122,982	9.5%
	AVERAGE DOM	28	41	46.4%	24	42	75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	0	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	6	100.0%	0	3	0.0%
	SALES VOLUME	\$2,280,000	\$4,503,650	97.5%	-	\$2,383,650	-
	MEDIAN PRICE	\$750,000	\$759,000	1.2%	-	\$819,000	-
	AVERAGE PRICE	\$760,000	\$750,608	-1.2%	-	\$794,550	-
	AVERAGE DOM	11	20	81.8%	-	12	-

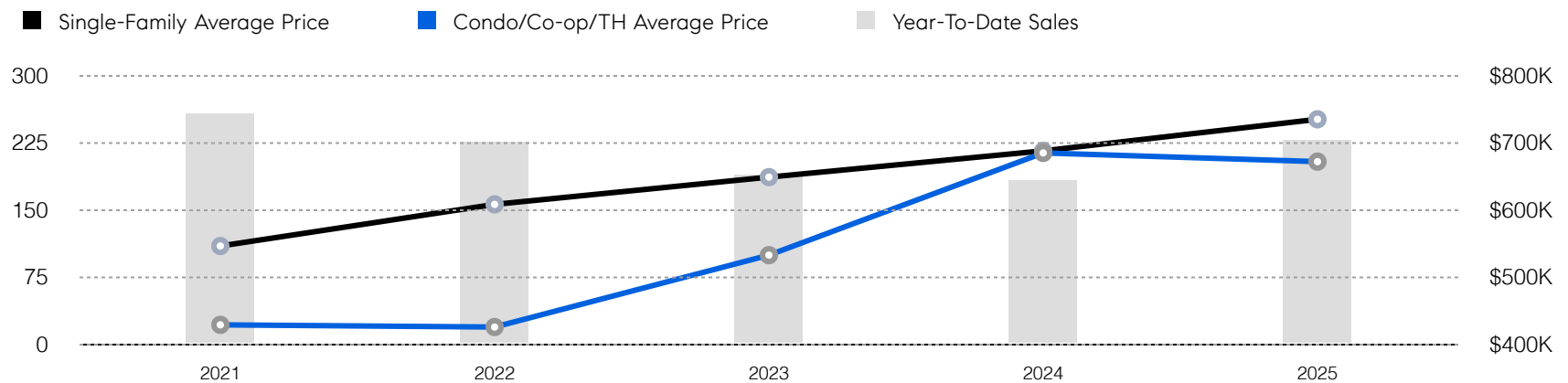
## Historic Sales Trends



# Denville

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	125	163	30.4%	26	42	61.5%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	124	161	29.8%	28	45	60.7%
	SALES VOLUME	\$85,361,887	\$118,394,440	38.7%	\$19,460,708	\$33,629,774	72.8%
	MEDIAN PRICE	\$630,000	\$675,000	7.1%	\$706,354	\$690,000	-2.3%
	AVERAGE PRICE	\$688,402	\$735,369	6.8%	\$695,025	\$747,328	7.5%
	AVERAGE DOM	27	26	-3.7%	31	31	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	66	59	-10.6%	18	15	-16.7%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	57	65	14.0%	17	16	-5.9%
	SALES VOLUME	\$39,061,826	\$43,703,955	11.9%	\$12,688,558	\$10,227,960	-19.4%
	MEDIAN PRICE	\$705,000	\$715,000	1.4%	\$777,025	\$624,100	-19.7%
	AVERAGE PRICE	\$685,295	\$672,369	-1.9%	\$746,386	\$639,248	-14.4%
	AVERAGE DOM	35	44	25.7%	64	32	-50.0%

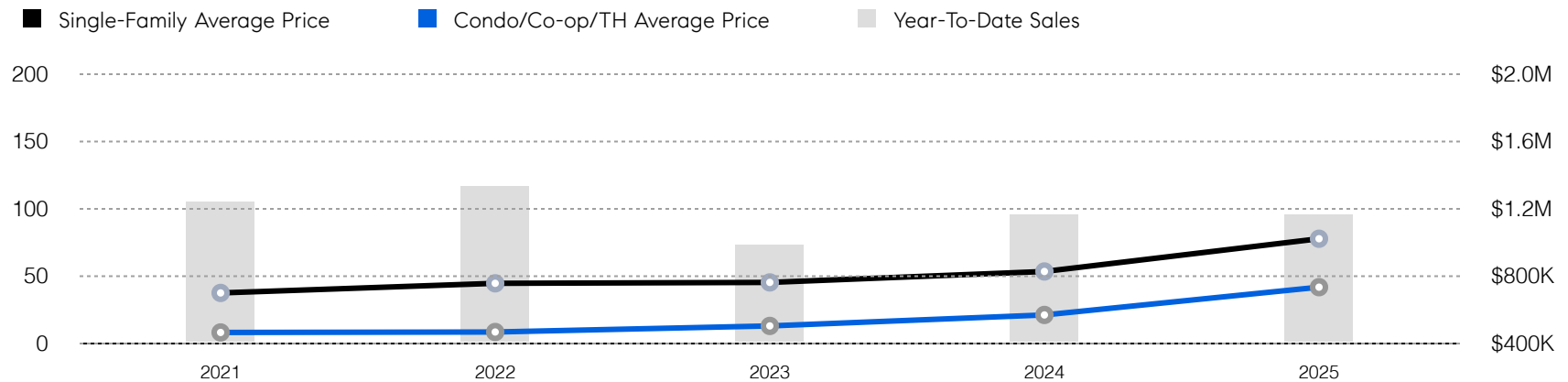
## Historic Sales Trends



# East Hanover

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	79	75	-5.1%	19	20	5.3%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	74	74	0.0%	15	18	20.0%
	SALES VOLUME	\$61,269,224	\$75,665,722	23.5%	\$13,056,063	\$19,539,400	49.7%
	MEDIAN PRICE	\$800,000	\$999,950	25.0%	\$820,000	\$1,005,000	22.6%
	AVERAGE PRICE	\$827,962	\$1,022,510	23.5%	\$870,404	\$1,085,522	24.7%
	AVERAGE DOM	25	22	-12.0%	17	26	52.9%
Condo/Co-op/TH	CONTRACTS SIGNED	21	23	9.5%	8	10	25.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	20	20	0.0%	7	7	0.0%
	SALES VOLUME	\$11,395,236	\$14,695,066	29.0%	\$4,670,203	\$6,641,700	42.2%
	MEDIAN PRICE	\$550,500	\$718,223	30.5%	\$637,000	\$1,020,505	60.2%
	AVERAGE PRICE	\$569,762	\$734,753	29.0%	\$667,172	\$948,814	42.2%
	AVERAGE DOM	25	16	-36.0%	23	17	-26.1%

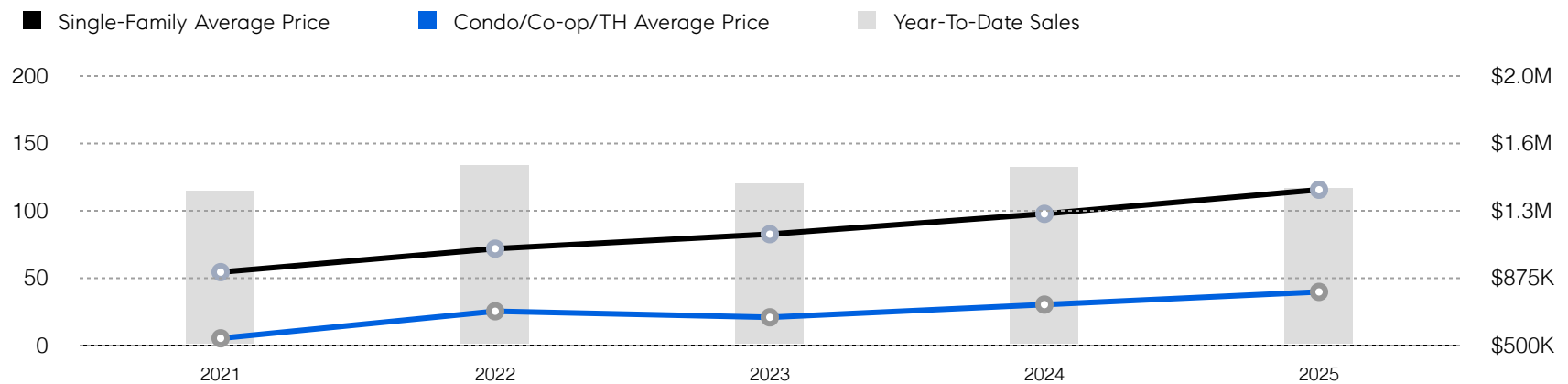
## Historic Sales Trends



# Florham Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	90	84	-6.7%	23	25	8.7%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	90	78	-13.3%	28	20	-28.6%
	SALES VOLUME	\$110,972,649	\$106,661,996	-3.9%	\$35,333,899	\$25,679,008	-27.3%
	MEDIAN PRICE	\$1,125,000	\$1,227,500	9.1%	\$1,152,500	\$1,030,000	-10.6%
	AVERAGE PRICE	\$1,233,029	\$1,367,461	10.9%	\$1,261,925	\$1,283,950	1.7%
	AVERAGE DOM	29	29	0.0%	34	20	-41.2%
Condo/Co-op/TH	CONTRACTS SIGNED	39	39	0.0%	9	8	-11.1%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	41	37	-9.8%	14	9	-35.7%
	SALES VOLUME	\$29,842,799	\$29,543,542	-1.0%	\$10,332,050	\$7,454,000	-27.9%
	MEDIAN PRICE	\$670,000	\$715,000	6.7%	\$617,500	\$800,000	29.6%
	AVERAGE PRICE	\$727,873	\$798,474	9.7%	\$738,004	\$828,222	12.2%
	AVERAGE DOM	34	22	-35.3%	34	29	-14.7%

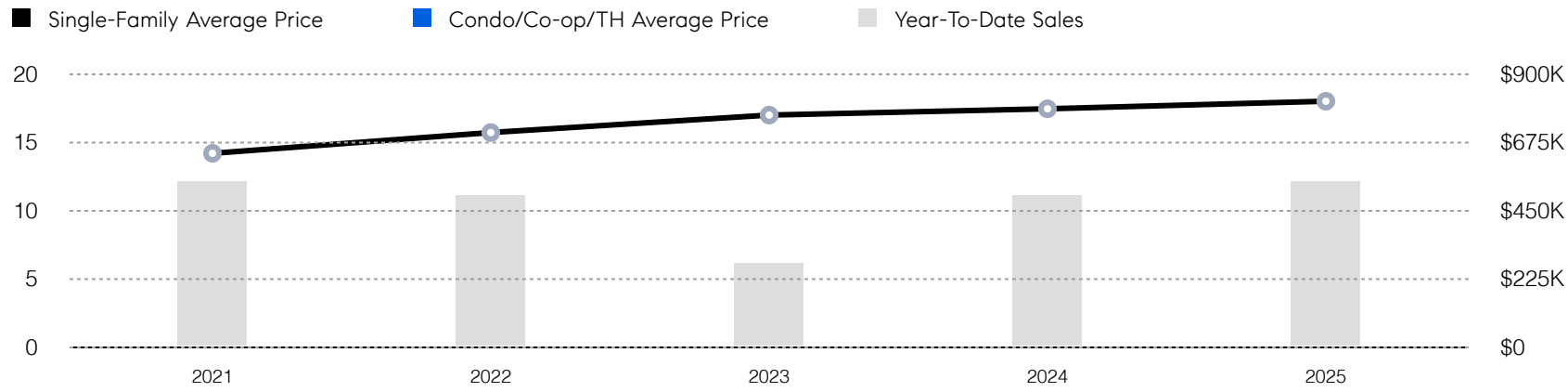
## Historic Sales Trends



# Hanover

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	12	11	-8.3%	4	3	-25.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	11	12	9.1%	4	3	-25.0%
	SALES VOLUME	\$8,649,814	\$9,735,614	12.6%	\$3,627,900	\$2,570,614	-29.1%
	MEDIAN PRICE	\$756,000	\$850,000	12.4%	\$929,500	\$850,614	-8.5%
	AVERAGE PRICE	\$786,347	\$811,301	3.2%	\$906,975	\$856,871	-5.5%
	AVERAGE DOM	21	21	0.0%	13	11	-15.4%
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	-	-	-	-	-	-

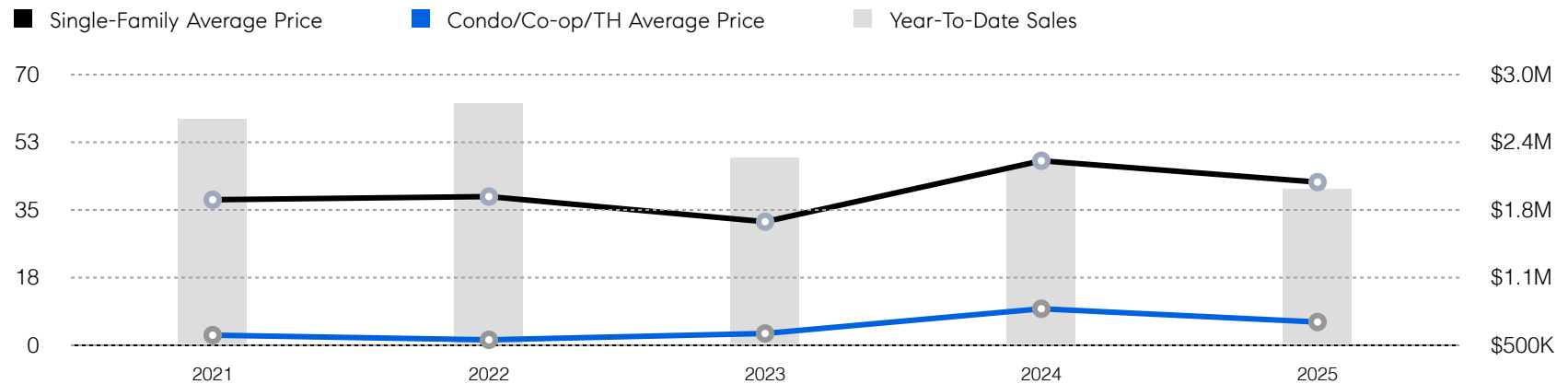
## Historic Sales Trends



# Harding

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	42	35	-16.7%	11	5	-54.5%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	44	34	-22.7%	17	7	-58.8%
	SALES VOLUME	\$96,985,634	\$68,233,900	-29.6%	\$36,516,124	\$18,563,400	-49.2%
	MEDIAN PRICE	\$2,100,000	\$1,819,250	-13.4%	\$2,255,000	\$2,850,000	26.4%
	AVERAGE PRICE	\$2,204,219	\$2,006,879	-9.0%	\$2,148,007	\$2,651,914	23.5%
	AVERAGE DOM	45	34	-24.4%	48	23	-52.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	1	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	6	200.0%	0	2	0.0%
	SALES VOLUME	\$1,675,000	\$4,291,000	156.2%	-	\$1,465,000	-
	MEDIAN PRICE	\$837,500	\$693,500	-17.2%	-	\$732,500	-
	AVERAGE PRICE	\$837,500	\$715,167	-14.6%	-	\$732,500	-
	AVERAGE DOM	45	20	-55.6%	-	15	-

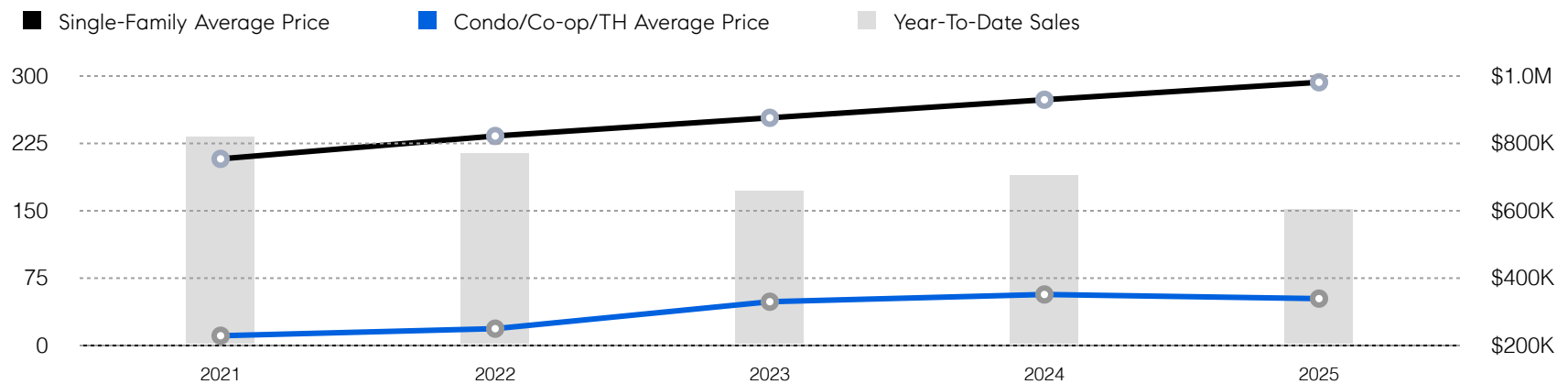
## Historic Sales Trends



# Kinnelon

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	183	149	-18.6%	33	39	18.2%
	ACTIVE LISTINGS	35	20	-42.9%	35	20	-42.9%
	# OF SALES	185	139	-24.9%	43	35	-18.6%
	SALES VOLUME	\$171,987,867	\$136,434,873	-20.7%	\$42,724,100	\$34,617,048	-19.0%
	MEDIAN PRICE	\$810,000	\$900,000	11.1%	\$915,000	\$860,000	-6.0%
	AVERAGE PRICE	\$929,664	\$981,546	5.6%	\$993,584	\$989,059	-0.5%
	AVERAGE DOM	40	42	5.0%	33	39	18.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	11	450.0%	0	4	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	10	400.0%	0	3	0.0%
	SALES VOLUME	\$703,000	\$3,392,000	382.5%	-	\$1,000,000	-
	MEDIAN PRICE	\$351,500	\$330,000	-6.1%	-	\$330,000	-
	AVERAGE PRICE	\$351,500	\$339,200	-3.5%	-	\$333,333	-
	AVERAGE DOM	7	44	528.6%	-	6	-

## Historic Sales Trends

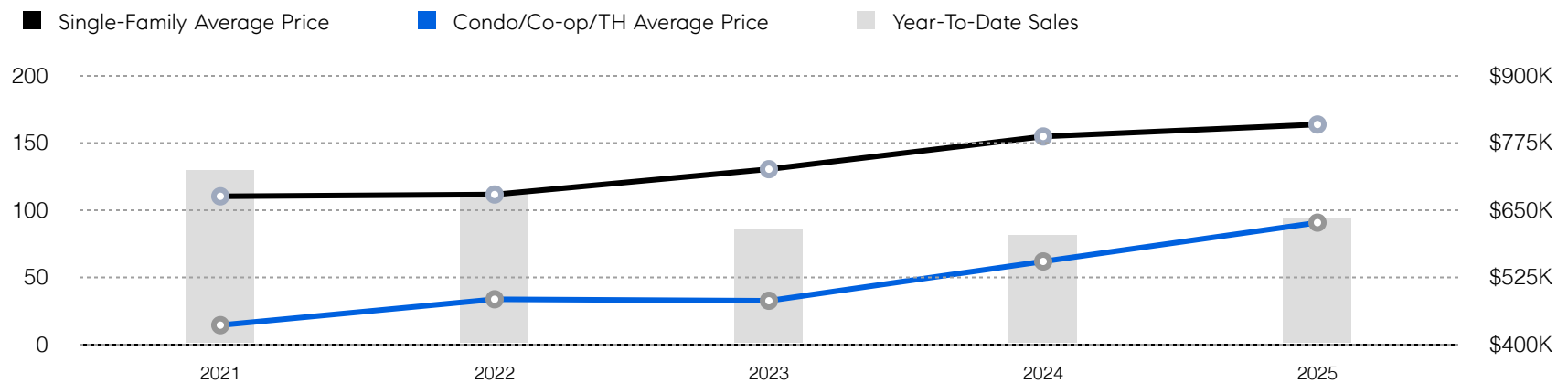




# Long Hill

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	71	77	8.5%	17	7	-58.8%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	73	78	6.8%	18	10	-44.4%
	SALES VOLUME	\$57,467,396	\$63,143,000	9.9%	\$13,266,500	\$8,124,000	-38.8%
	MEDIAN PRICE	\$775,000	\$783,000	1.0%	\$682,500	\$847,500	24.2%
	AVERAGE PRICE	\$787,225	\$809,526	2.8%	\$737,028	\$812,400	10.2%
	AVERAGE DOM	29	28	-3.4%	37	28	-24.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	3	2	-33.3%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	7	14	100.0%	2	5	150.0%
	SALES VOLUME	\$3,883,000	\$8,776,999	126.0%	\$981,000	\$3,214,000	227.6%
	MEDIAN PRICE	\$575,000	\$612,500	6.5%	\$490,500	\$605,000	23.3%
	AVERAGE PRICE	\$554,714	\$626,929	13.0%	\$490,500	\$642,800	31.0%
	AVERAGE DOM	22	29	31.8%	36	23	-36.1%

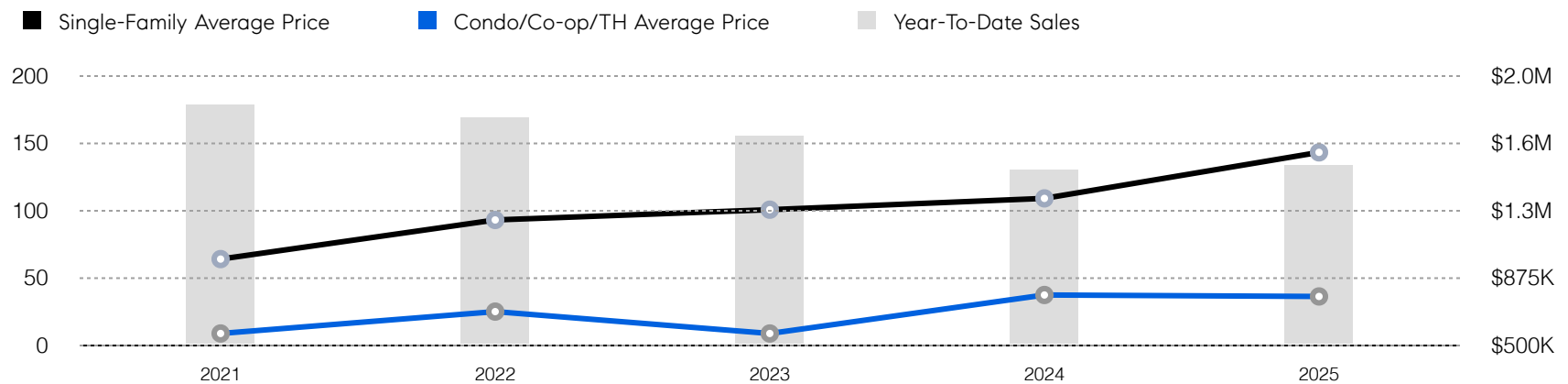
## Historic Sales Trends



# Madison

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	118	107	-9.3%	31	22	-29.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	113	109	-3.5%	30	20	-33.3%
	SALES VOLUME	\$149,052,562	\$171,703,936	15.2%	\$43,504,750	\$30,477,903	-29.9%
	MEDIAN PRICE	\$1,119,000	\$1,450,000	29.6%	\$1,399,950	\$1,500,500	7.2%
	AVERAGE PRICE	\$1,319,049	\$1,575,265	19.4%	\$1,450,158	\$1,523,895	5.1%
	AVERAGE DOM	31	26	-16.1%	29	25	-13.8%
Condo/Co-op/TH	CONTRACTS SIGNED	18	20	11.1%	6	6	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	16	23	43.8%	4	7	75.0%
	SALES VOLUME	\$12,500,000	\$17,780,230	42.2%	\$3,864,000	\$6,089,000	57.6%
	MEDIAN PRICE	\$750,500	\$810,000	7.9%	\$932,000	\$915,000	-1.8%
	AVERAGE PRICE	\$781,250	\$773,053	-1.0%	\$966,000	\$869,857	-10.0%
	AVERAGE DOM	20	17	-15.0%	9	14	55.6%

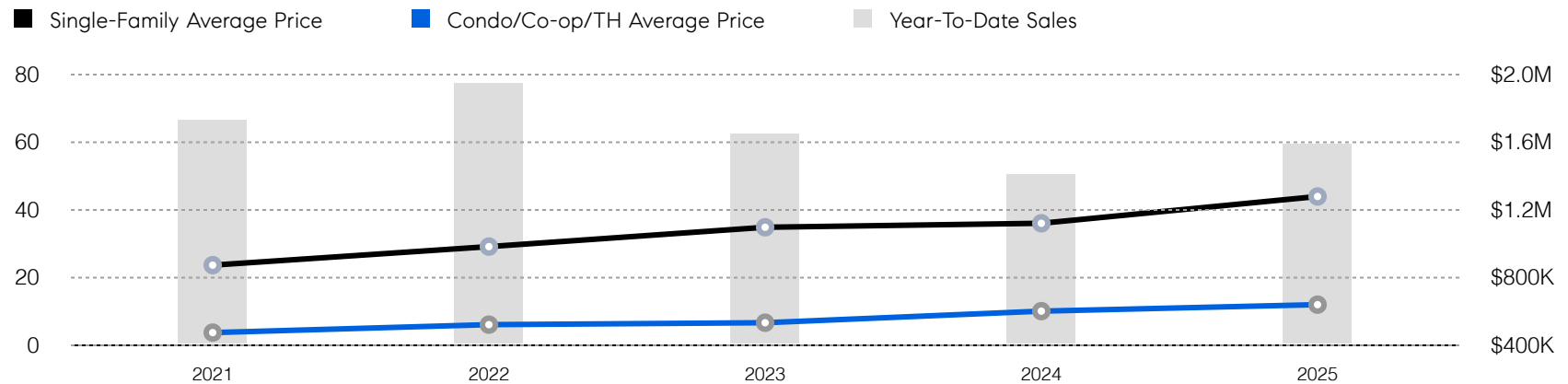
## Historic Sales Trends



# Mendham Borough

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	41	43	4.9%	9	7	-22.2%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	41	44	7.3%	10	9	-10.0%
	SALES VOLUME	\$45,971,175	\$56,303,000	22.5%	\$12,315,825	\$9,319,000	-24.3%
	MEDIAN PRICE	\$925,000	\$992,500	7.3%	\$1,250,000	\$920,000	-26.4%
	AVERAGE PRICE	\$1,121,248	\$1,279,614	14.1%	\$1,231,583	\$1,035,444	-15.9%
	AVERAGE DOM	37	36	-2.7%	41	21	-48.8%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	1	3	200.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	9	15	66.7%	0	5	0.0%
	SALES VOLUME	\$5,418,000	\$9,604,333	77.3%	-	\$2,929,000	-
	MEDIAN PRICE	\$618,000	\$620,000	0.3%	-	\$579,000	-
	AVERAGE PRICE	\$602,000	\$640,289	6.4%	-	\$585,800	-
	AVERAGE DOM	10	25	150.0%	-	27	-

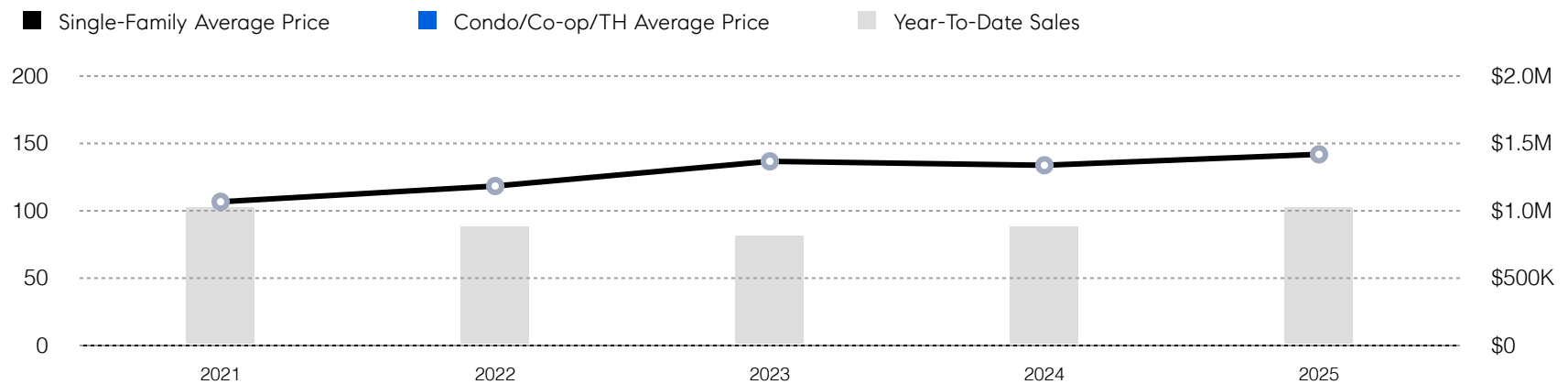
## Historic Sales Trends



# Mendham Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	74	81	9.5%	12	18	50.0%
	ACTIVE LISTINGS	18	14	-22.2%	18	14	-22.2%
	# OF SALES	73	81	11.0%	15	21	40.0%
	SALES VOLUME	\$97,664,060	\$114,944,501	17.7%	\$18,625,000	\$25,869,001	38.9%
	MEDIAN PRICE	\$1,250,000	\$1,400,000	12.0%	\$1,200,000	\$1,200,000	-
	AVERAGE PRICE	\$1,337,864	\$1,419,068	6.1%	\$1,241,667	\$1,231,857	-0.8%
	AVERAGE DOM	35	40	14.3%	41	42	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	22	12	-45.5%	8	0	0.0%
	ACTIVE LISTINGS	9	0	0.0%	9	0	0.0%
	# OF SALES	14	20	42.9%	2	4	100.0%
	SALES VOLUME	\$18,457,033	\$23,277,964	26.1%	\$2,875,990	\$3,874,990	34.7%
	MEDIAN PRICE	\$1,305,000	\$1,250,000	-4.2%	\$1,437,995	\$912,500	-36.5%
	AVERAGE PRICE	\$1,318,360	\$1,163,898	-11.7%	\$1,437,995	\$968,748	-32.6%
	AVERAGE DOM	98	122	24.5%	16	230	1,337.5%

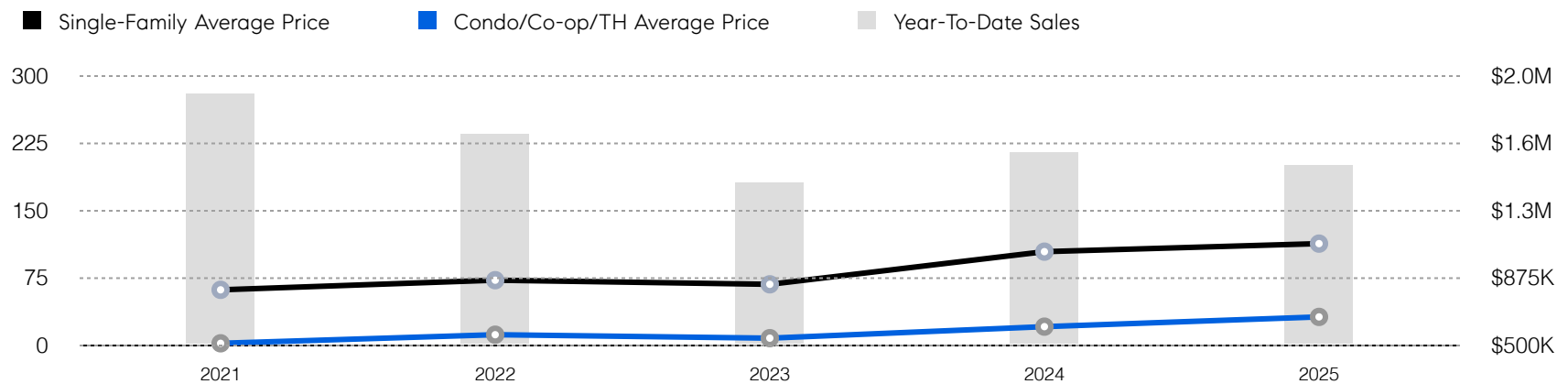
## Historic Sales Trends



# Montville

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	158	153	-3.2%	21	30	42.9%
	ACTIVE LISTINGS	25	15	-40.0%	25	15	-40.0%
	# OF SALES	162	152	-6.2%	33	37	12.1%
	SALES VOLUME	\$165,637,031	\$162,212,570	-2.1%	\$36,225,795	\$41,502,789	14.6%
	MEDIAN PRICE	\$935,000	\$905,000	-3.2%	\$890,000	\$915,000	2.8%
	AVERAGE PRICE	\$1,022,451	\$1,067,188	4.4%	\$1,097,751	\$1,121,697	2.2%
	AVERAGE DOM	29	30	3.4%	29	49	69.0%
Condo/Co-op/TH	CONTRACTS SIGNED	49	47	-4.1%	8	11	37.5%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	51	46	-9.8%	14	10	-28.6%
	SALES VOLUME	\$30,852,727	\$30,325,110	-1.7%	\$7,985,340	\$6,368,110	-20.3%
	MEDIAN PRICE	\$635,000	\$700,500	10.3%	\$585,000	\$695,000	18.8%
	AVERAGE PRICE	\$604,955	\$659,242	9.0%	\$570,381	\$636,811	11.6%
	AVERAGE DOM	22	19	-13.6%	18	20	11.1%

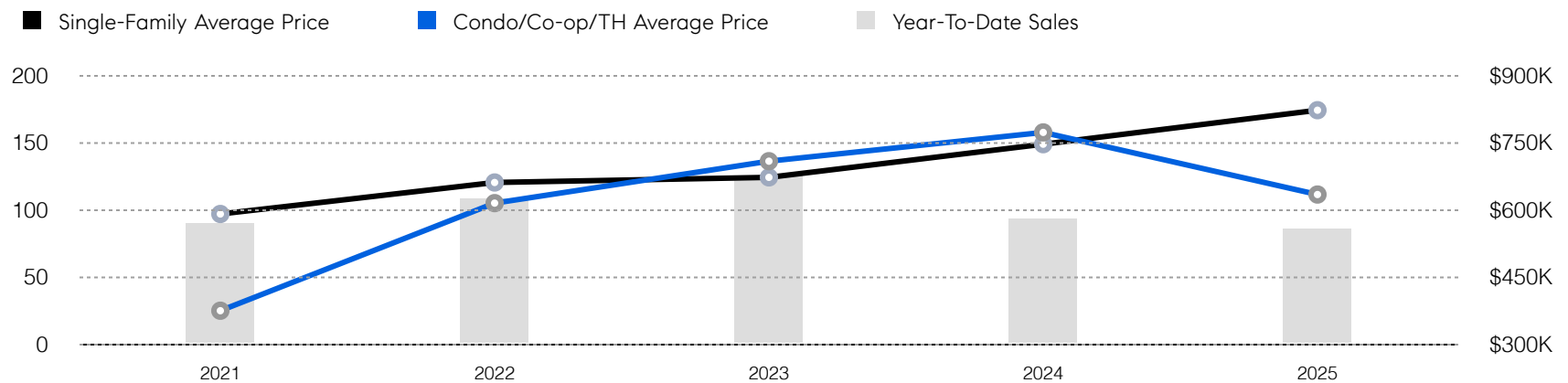
## Historic Sales Trends



# Morris Plains

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	50	54	8.0%	8	10	25.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	48	57	18.8%	11	17	54.5%
	SALES VOLUME	\$35,877,733	\$46,930,650	30.8%	\$8,470,900	\$14,030,900	65.6%
	MEDIAN PRICE	\$720,500	\$825,000	14.5%	\$715,000	\$850,000	18.9%
	AVERAGE PRICE	\$747,453	\$823,345	10.2%	\$770,082	\$825,347	7.2%
	AVERAGE DOM	27	21	-22.2%	47	20	-57.4%
Condo/Co-op/TH	CONTRACTS SIGNED	36	28	-22.2%	6	11	83.3%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	44	28	-36.4%	6	11	83.3%
	SALES VOLUME	\$34,046,619	\$17,781,999	-47.8%	\$3,685,999	\$7,189,999	95.1%
	MEDIAN PRICE	\$830,000	\$725,000	-12.7%	\$575,500	\$735,000	27.7%
	AVERAGE PRICE	\$773,787	\$635,071	-17.9%	\$614,333	\$653,636	6.4%
	AVERAGE DOM	22	27	22.7%	30	20	-33.3%

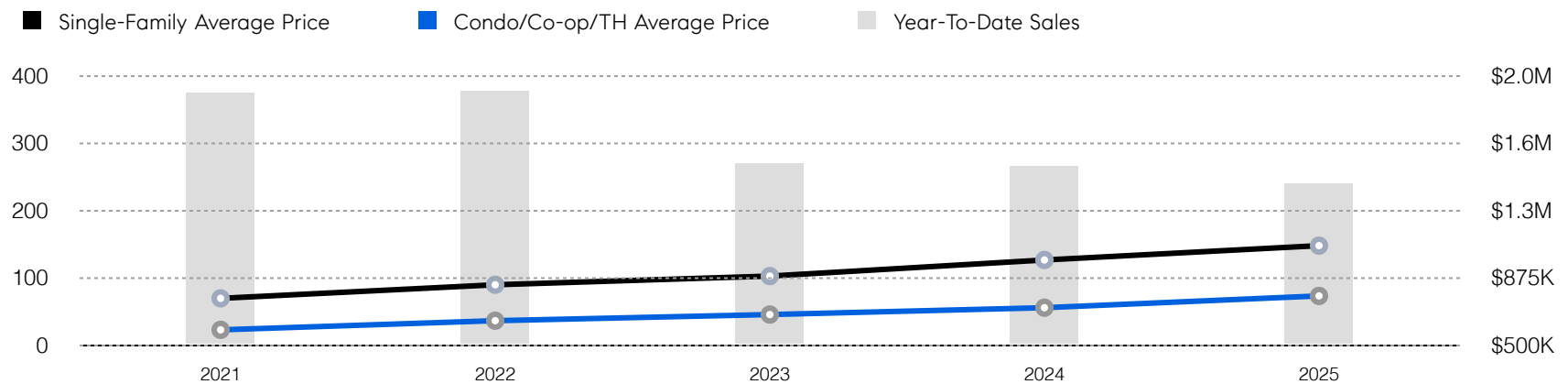
## Historic Sales Trends



# Morris Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	172	175	1.7%	25	50	100.0%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	178	162	-9.0%	38	50	31.6%
	SALES VOLUME	\$173,746,355	\$171,053,921	-1.5%	\$37,180,050	\$52,561,399	41.4%
	MEDIAN PRICE	\$885,000	\$956,500	8.1%	\$872,500	\$862,500	-1.1%
	AVERAGE PRICE	\$976,103	\$1,055,888	8.2%	\$978,422	\$1,051,228	7.4%
	AVERAGE DOM	21	22	4.8%	31	29	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	84	75	-10.7%	26	11	-57.7%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	85	76	-10.6%	32	13	-59.4%
	SALES VOLUME	\$60,385,055	\$58,978,999	-2.3%	\$22,751,400	\$10,051,000	-55.8%
	MEDIAN PRICE	\$650,000	\$750,000	15.4%	\$622,500	\$790,000	26.9%
	AVERAGE PRICE	\$710,412	\$776,039	9.2%	\$710,981	\$773,154	8.7%
	AVERAGE DOM	23	26	13.0%	22	34	54.5%

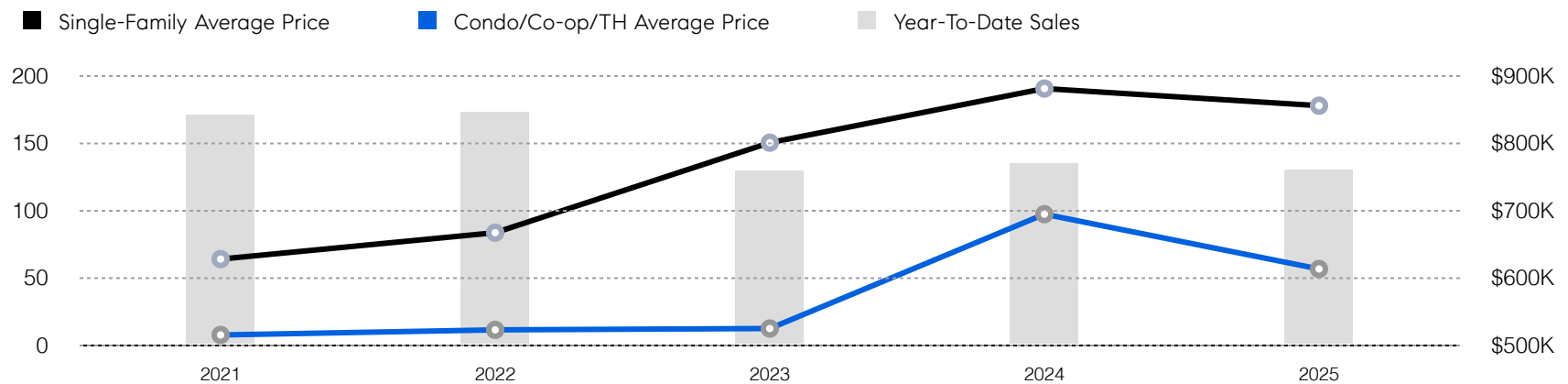
## Historic Sales Trends



# Morristown

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	69	62	-10.1%	16	10	-37.5%
	ACTIVE LISTINGS	14	3	-78.6%	14	3	-78.6%
	# OF SALES	64	66	3.1%	15	13	-13.3%
	SALES VOLUME	\$56,412,596	\$56,499,023	0.2%	\$13,360,525	\$12,065,625	-9.7%
	MEDIAN PRICE	\$750,000	\$730,000	-2.7%	\$835,000	\$735,000	-12.0%
	AVERAGE PRICE	\$881,447	\$856,046	-2.9%	\$890,702	\$928,125	4.2%
	AVERAGE DOM	26	25	-3.8%	30	24	-20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	76	56	-26.3%	19	12	-36.8%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	70	63	-10.0%	14	18	28.6%
	SALES VOLUME	\$48,647,829	\$38,659,708	-20.5%	\$10,664,777	\$11,432,000	7.2%
	MEDIAN PRICE	\$547,500	\$525,000	-4.1%	\$513,500	\$553,000	7.7%
	AVERAGE PRICE	\$694,969	\$613,646	-11.7%	\$761,770	\$635,111	-16.6%
	AVERAGE DOM	23	28	21.7%	28	19	-32.1%

## Historic Sales Trends

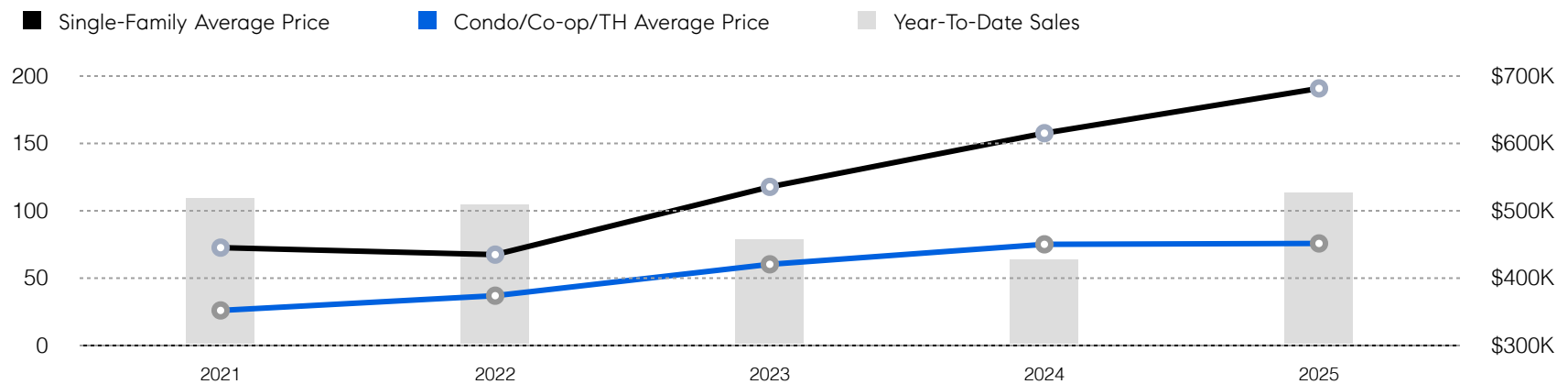




# Mount Arlington

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	23	60	160.9%	6	17	183.3%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	23	51	121.7%	5	18	260.0%
	SALES VOLUME	\$14,149,799	\$34,766,354	145.7%	\$3,239,999	\$14,430,300	345.4%
	MEDIAN PRICE	\$600,000	\$599,000	-0.2%	\$705,000	\$705,750	0.1%
	AVERAGE PRICE	\$615,209	\$681,693	10.8%	\$648,000	\$801,683	23.7%
	AVERAGE DOM	41	42	2.4%	112	60	-46.4%
Condo/Co-op/TH	CONTRACTS SIGNED	42	58	38.1%	9	11	22.2%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	39	61	56.4%	7	15	114.3%
	SALES VOLUME	\$17,558,400	\$27,542,463	56.9%	\$3,399,500	\$6,208,763	82.6%
	MEDIAN PRICE	\$440,000	\$457,000	3.9%	\$455,000	\$430,000	-5.5%
	AVERAGE PRICE	\$450,215	\$451,516	0.3%	\$485,643	\$413,918	-14.8%
	AVERAGE DOM	18	24	33.3%	28	29	3.6%

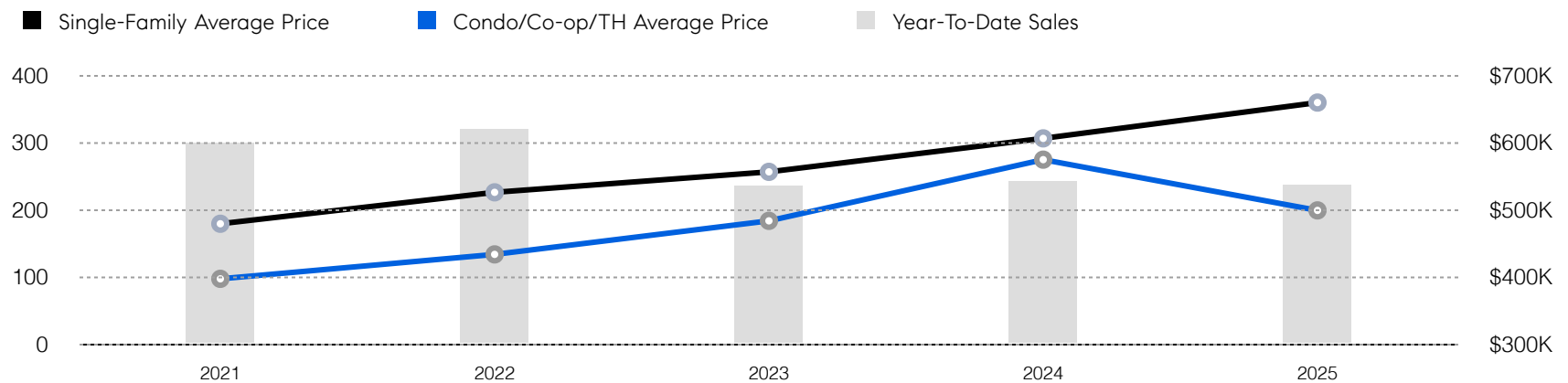
## Historic Sales Trends



# Mount Olive

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	215	209	-2.8%	43	53	23.3%
	ACTIVE LISTINGS	21	18	-14.3%	21	18	-14.3%
	# OF SALES	211	207	-1.9%	53	62	17.0%
	SALES VOLUME	\$128,070,138	\$136,672,975	6.7%	\$33,052,183	\$40,352,998	22.1%
	MEDIAN PRICE	\$592,500	\$620,000	4.6%	\$605,000	\$617,500	2.1%
	AVERAGE PRICE	\$606,967	\$660,256	8.8%	\$623,626	\$650,855	4.4%
	AVERAGE DOM	23	30	30.4%	27	33	22.2%
Condo/Co-op/TH	CONTRACTS SIGNED	28	30	7.1%	6	5	-16.7%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	29	28	-3.4%	5	7	40.0%
	SALES VOLUME	\$16,683,507	\$13,992,999	-16.1%	\$2,492,000	\$3,435,000	37.8%
	MEDIAN PRICE	\$560,000	\$515,000	-8.0%	\$545,000	\$406,000	-25.5%
	AVERAGE PRICE	\$575,293	\$499,750	-13.1%	\$498,400	\$490,714	-1.5%
	AVERAGE DOM	24	27	12.5%	32	28	-12.5%

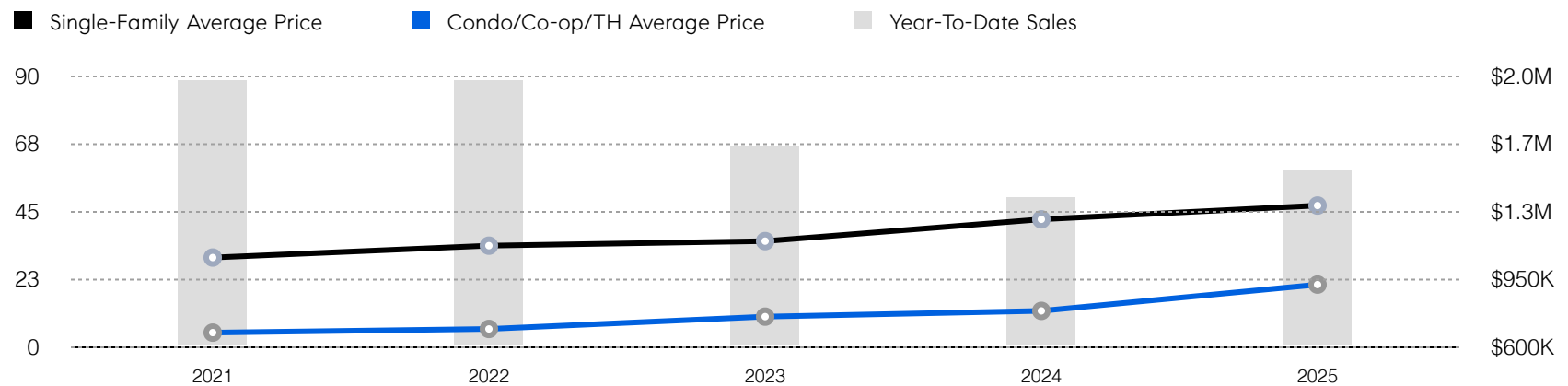
## Historic Sales Trends



# Mountain Lakes

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	41	48	17.1%	7	7	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	39	49	25.6%	9	12	33.3%
	SALES VOLUME	\$49,198,277	\$65,305,609	32.7%	\$9,758,000	\$16,984,000	74.1%
	MEDIAN PRICE	\$1,250,000	\$1,315,000	5.2%	\$999,000	\$1,199,500	20.1%
	AVERAGE PRICE	\$1,261,494	\$1,332,768	5.6%	\$1,084,222	\$1,415,333	30.5%
	AVERAGE DOM	27	29	7.4%	27	32	18.5%
Condo/Co-op/TH	CONTRACTS SIGNED	11	9	-18.2%	4	2	-50.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	10	9	-10.0%	3	2	-33.3%
	SALES VOLUME	\$7,883,250	\$8,317,888	5.5%	\$2,565,000	\$1,607,888	-37.3%
	MEDIAN PRICE	\$807,000	\$940,000	16.5%	\$880,000	\$803,944	-8.6%
	AVERAGE PRICE	\$788,325	\$924,210	17.2%	\$855,000	\$803,944	-6.0%
	AVERAGE DOM	15	14	-6.7%	10	41	310.0%

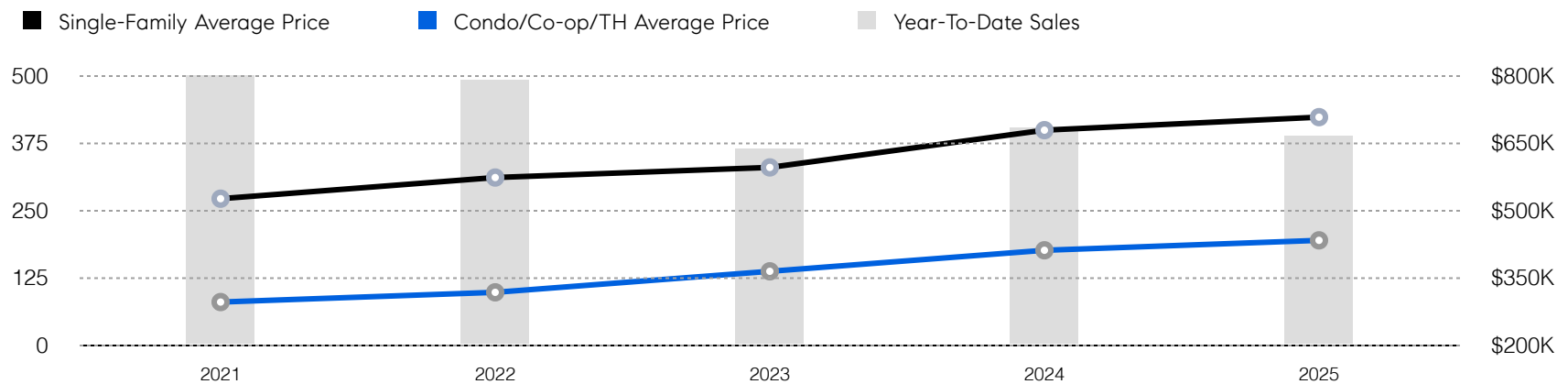
## Historic Sales Trends



# Parsippany

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	318	283	-11.0%	78	67	-14.1%
	ACTIVE LISTINGS	32	14	-56.2%	32	14	-56.2%
	# OF SALES	306	287	-6.2%	83	78	-6.0%
	SALES VOLUME	\$207,935,493	\$203,348,530	-2.2%	\$54,421,726	\$54,870,198	0.8%
	MEDIAN PRICE	\$669,500	\$685,000	2.3%	\$625,000	\$682,500	9.2%
	AVERAGE PRICE	\$679,528	\$708,531	4.3%	\$655,683	\$703,464	7.3%
	AVERAGE DOM	25	29	16.0%	23	30	30.4%
Condo/Co-op/TH	CONTRACTS SIGNED	91	103	13.2%	23	30	30.4%
	ACTIVE LISTINGS	6	19	216.7%	6	19	216.7%
	# OF SALES	94	99	5.3%	27	28	3.7%
	SALES VOLUME	\$38,731,065	\$42,981,644	11.0%	\$10,983,498	\$11,524,400	4.9%
	MEDIAN PRICE	\$278,000	\$296,000	6.5%	\$280,000	\$289,950	3.6%
	AVERAGE PRICE	\$412,033	\$434,158	5.4%	\$406,796	\$411,586	1.2%
	AVERAGE DOM	27	30	11.1%	38	39	2.6%

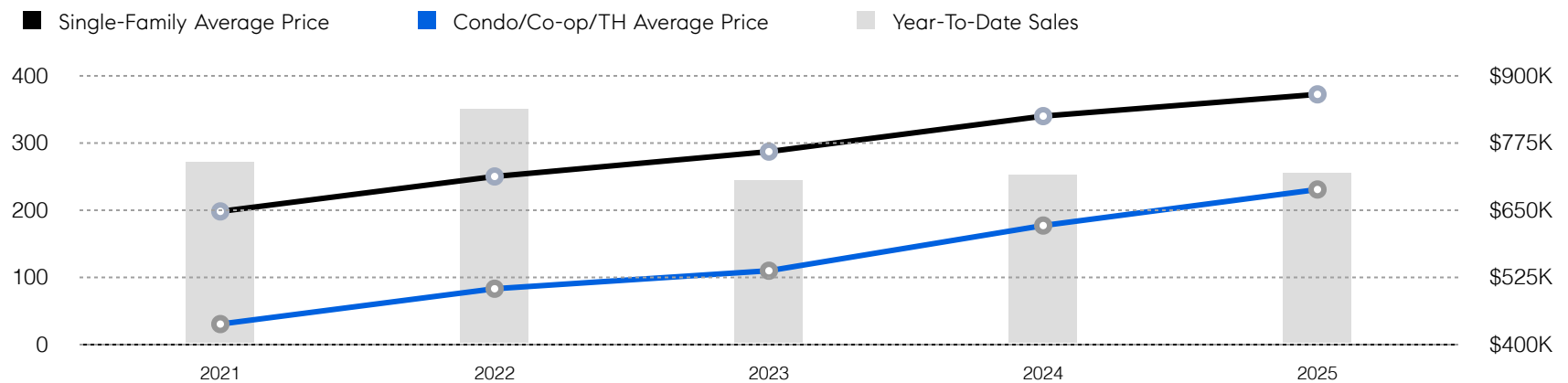
## Historic Sales Trends



# Randolph

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	232	202	-12.9%	37	38	2.7%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	231	204	-11.7%	44	51	15.9%
	SALES VOLUME	\$190,602,335	\$176,583,884	-7.4%	\$37,756,348	\$41,505,498	9.9%
	MEDIAN PRICE	\$795,000	\$815,000	2.5%	\$797,500	\$765,000	-4.1%
	AVERAGE PRICE	\$825,118	\$865,607	4.9%	\$858,099	\$813,833	-5.2%
	AVERAGE DOM	23	26	13.0%	26	27	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	26	48	84.6%	11	5	-54.5%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	19	48	152.6%	5	10	100.0%
	SALES VOLUME	\$11,809,000	\$33,052,428	179.9%	\$2,957,000	\$6,598,784	123.2%
	MEDIAN PRICE	\$625,000	\$650,000	4.0%	\$565,000	\$615,000	8.8%
	AVERAGE PRICE	\$621,526	\$688,592	10.8%	\$591,400	\$659,878	11.6%
	AVERAGE DOM	22	34	54.5%	22	29	31.8%

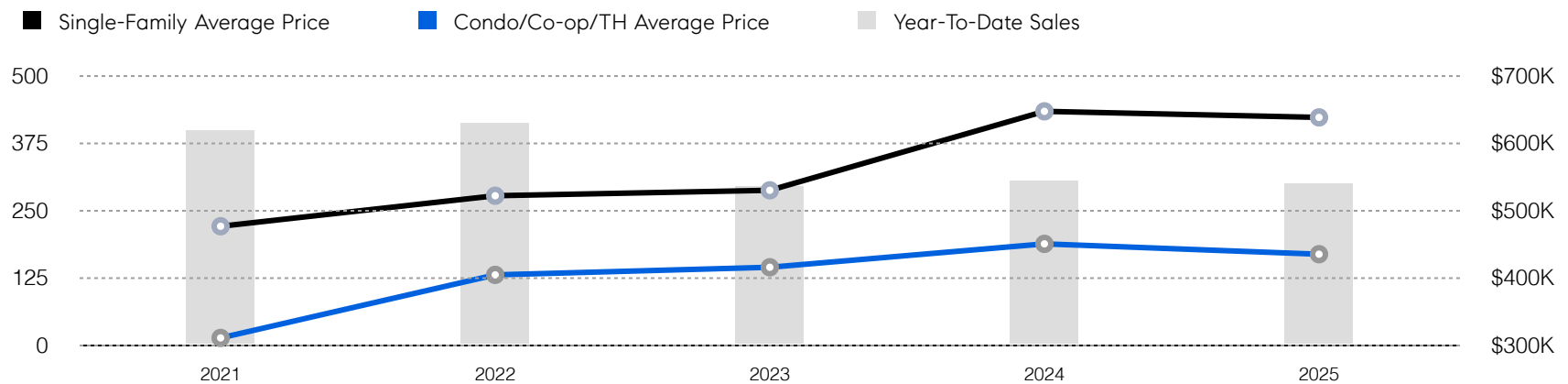
## Historic Sales Trends



# Rockaway

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	195	203	4.1%	45	47	4.4%
	ACTIVE LISTINGS	25	12	-52.0%	25	12	-52.0%
	# OF SALES	190	201	5.8%	50	51	2.0%
	SALES VOLUME	\$123,050,308	\$128,366,232	4.3%	\$32,862,750	\$31,896,300	-2.9%
	MEDIAN PRICE	\$554,000	\$590,000	6.5%	\$535,000	\$595,000	11.2%
	AVERAGE PRICE	\$647,633	\$638,638	-1.4%	\$657,255	\$625,418	-4.8%
	AVERAGE DOM	24	30	25.0%	33	40	21.2%
Condo/Co-op/TH	CONTRACTS SIGNED	112	99	-11.6%	20	26	30.0%
	ACTIVE LISTINGS	13	17	30.8%	13	17	30.8%
	# OF SALES	112	96	-14.3%	29	23	-20.7%
	SALES VOLUME	\$50,500,049	\$41,811,515	-17.2%	\$13,147,600	\$10,195,600	-22.5%
	MEDIAN PRICE	\$453,500	\$435,000	-4.1%	\$460,000	\$435,000	-5.4%
	AVERAGE PRICE	\$450,893	\$435,537	-3.4%	\$453,366	\$443,287	-2.2%
	AVERAGE DOM	36	46	27.8%	44	62	40.9%

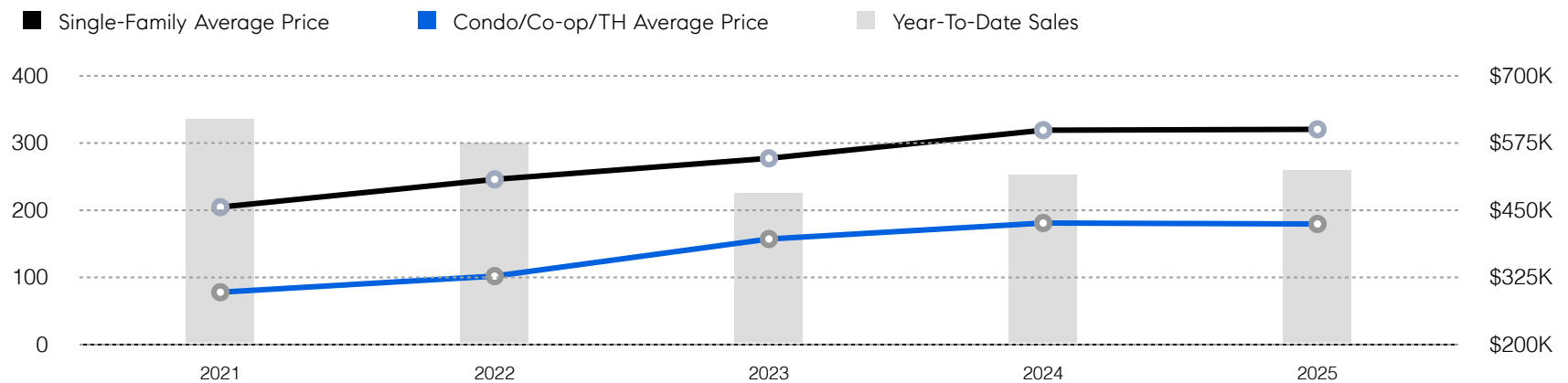
## Historic Sales Trends



# Roxbury

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	215	202	-6.0%	52	48	-7.7%
	ACTIVE LISTINGS	12	19	58.3%	12	19	58.3%
	# OF SALES	209	203	-2.9%	59	53	-10.2%
	SALES VOLUME	\$125,173,619	\$121,901,535	-2.6%	\$34,663,400	\$31,250,800	-9.8%
	MEDIAN PRICE	\$590,500	\$610,500	3.4%	\$580,000	\$620,000	6.9%
	AVERAGE PRICE	\$598,917	\$600,500	0.3%	\$587,515	\$589,638	0.4%
	AVERAGE DOM	26	26	0.0%	29	24	-17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	35	56	60.0%	2	12	500.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	41	53	29.3%	5	16	220.0%
	SALES VOLUME	\$17,473,580	\$22,496,366	28.7%	\$2,255,000	\$6,270,000	178.0%
	MEDIAN PRICE	\$415,000	\$401,231	-3.3%	\$450,000	\$390,500	-13.2%
	AVERAGE PRICE	\$426,185	\$424,460	-0.4%	\$451,000	\$391,875	-13.1%
	AVERAGE DOM	21	24	14.3%	14	32	128.6%

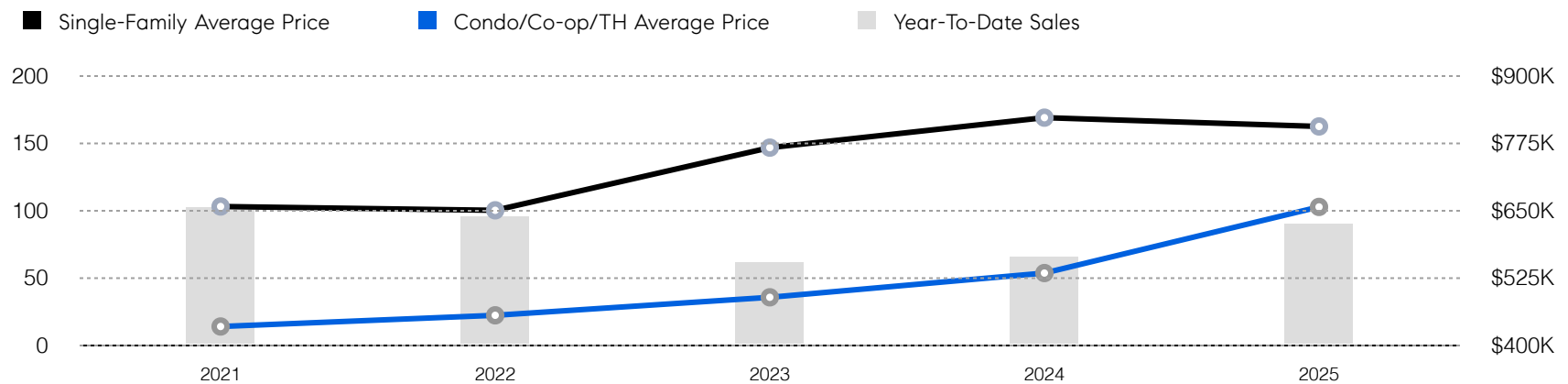
## Historic Sales Trends



# Whippany

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%	19	12	-36.8%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	45	51	13.3%	19	18	-5.3%
	SALES VOLUME	\$37,026,492	\$41,131,200	11.1%	\$14,222,300	\$14,606,000	2.7%
	MEDIAN PRICE	\$782,000	\$750,000	-4.1%	\$787,000	\$737,500	-6.3%
	AVERAGE PRICE	\$822,811	\$806,494	-2.0%	\$748,542	\$811,444	8.4%
	AVERAGE DOM	23	27	17.4%	17	34	100.0%
Condo/Co-op/TH	CONTRACTS SIGNED	25	33	32.0%	8	8	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	19	38	100.0%	5	13	160.0%
	SALES VOLUME	\$10,154,500	\$24,973,064	145.9%	\$2,592,000	\$9,119,324	251.8%
	MEDIAN PRICE	\$550,000	\$609,000	10.7%	\$550,000	\$759,340	38.1%
	AVERAGE PRICE	\$534,447	\$657,186	23.0%	\$518,400	\$701,486	35.3%
	AVERAGE DOM	15	25	66.7%	12	21	75.0%

## Historic Sales Trends







Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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