



Q1 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

890

-10.3% Year-To-Date
-39.9% Quarter-Over-Quarter

Year-To-Date Contracts

1,081

-4.4% Year-To-Date
-13.0% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$837K

-0.4% Year-To-Date
-0.6% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$577K

4.1% Year-To-Date
5.0% Quarter-Over-Quarter

Average Days On Market

31

0.0% Year-To-Date
-8.8% Quarter-Over-Quarter

Active Listings

718

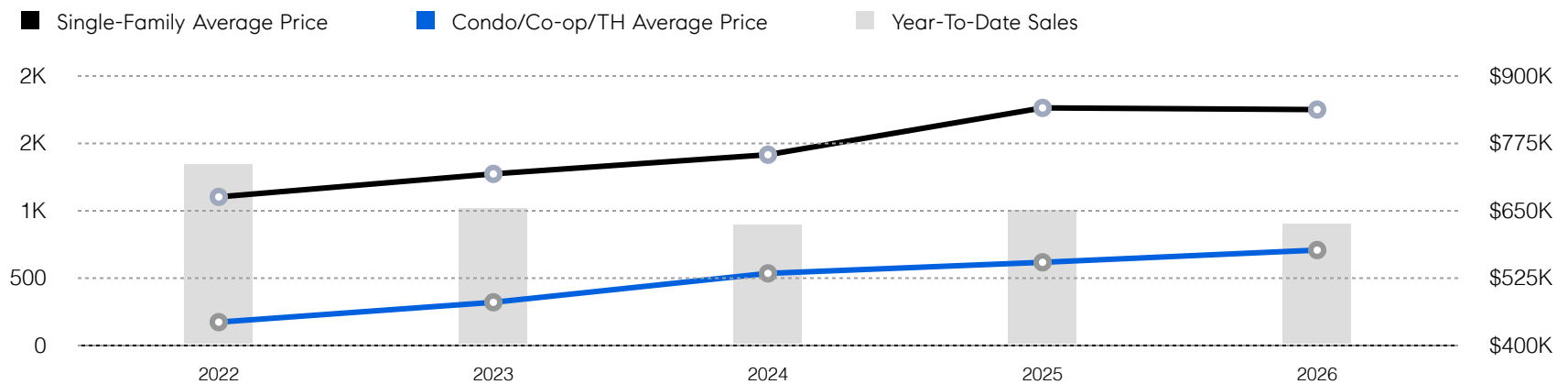
-3.9% Year-Over-Year
26.2% Quarter-Over-Quarter



Morris County Overview

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	830	804	-3.1%	830	804	-3.1%
	ACTIVE LISTINGS	586	522	-10.9%	586	522	-10.9%
	# OF SALES	736	662	-10.1%	736	662	-10.1%
	SALES VOLUME	\$618,938,922	\$554,626,206	-10.4%	\$618,938,922	\$554,626,206	-10.4%
	MEDIAN PRICE	\$685,000	\$713,750	4.2%	\$685,000	\$713,750	4.2%
	AVERAGE PRICE	\$840,950	\$837,804	-0.4%	\$840,950	\$837,804	-0.4%
	AVERAGE DOM	39	34	-12.8%	39	34	-12.8%
Condo/Co-op/TH	CONTRACTS SIGNED	301	277	-8.0%	301	277	-8.0%
	ACTIVE LISTINGS	161	196	21.7%	161	196	21.7%
	# OF SALES	256	228	-10.9%	256	228	-10.9%
	SALES VOLUME	\$141,922,799	\$131,567,372	-7.3%	\$141,922,799	\$131,567,372	-7.3%
	MEDIAN PRICE	\$502,500	\$525,000	4.5%	\$502,500	\$525,000	4.5%
	AVERAGE PRICE	\$554,386	\$577,050	4.1%	\$554,386	\$577,050	4.1%
	AVERAGE DOM	33	39	18.2%	33	39	18.2%

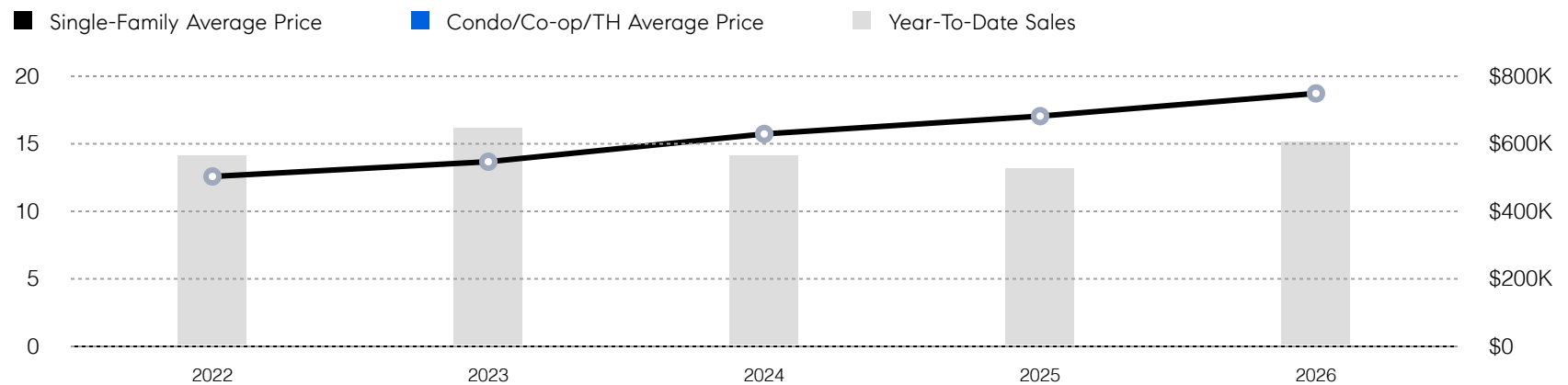
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	17	88.9%	9	17	88.9%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	12	13	8.3%	12	13	8.3%
	SALES VOLUME	\$8,183,000	\$9,740,000	19.0%	\$8,183,000	\$9,740,000	19.0%
	MEDIAN PRICE	\$665,500	\$750,000	12.7%	\$665,500	\$750,000	12.7%
	AVERAGE PRICE	\$681,917	\$749,231	9.9%	\$681,917	\$749,231	9.9%
	AVERAGE DOM	43	47	9.3%	43	47	9.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	\$535,000	\$1,142,000	113.5%	\$535,000	\$1,142,000	113.5%
	MEDIAN PRICE	\$535,000	\$571,000	6.7%	\$535,000	\$571,000	6.7%
	AVERAGE PRICE	\$535,000	\$571,000	6.7%	\$535,000	\$571,000	6.7%
	AVERAGE DOM	16	12	-25.0%	16	12	-25.0%

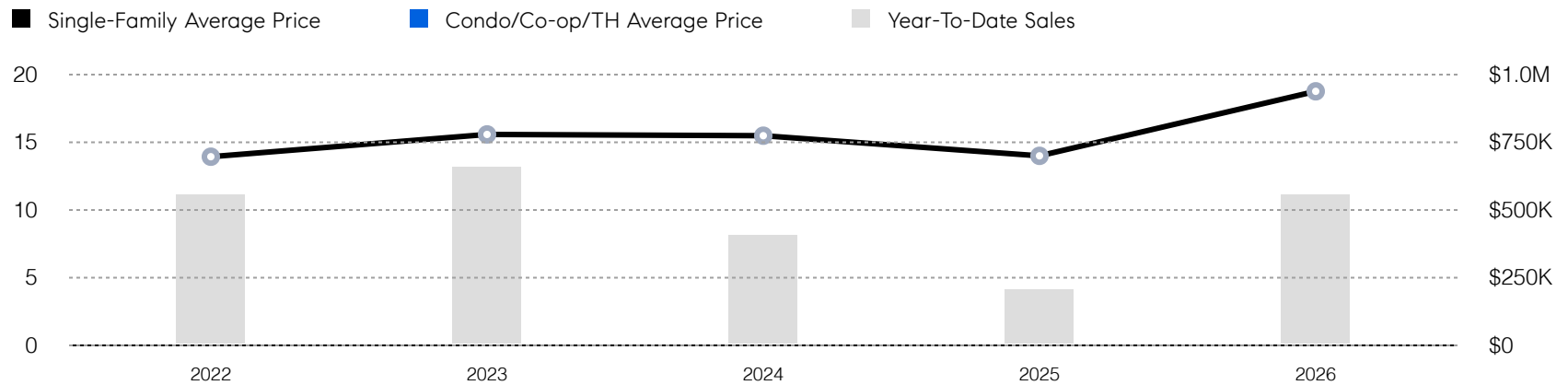
Historic Sales Trends



Boonton Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	6	6	0.0%	6	6	0.0%
	ACTIVE LISTINGS	10	8	-20.0%	10	8	-20.0%
	# OF SALES	3	11	266.7%	3	11	266.7%
	SALES VOLUME	\$2,100,000	\$10,320,999	391.5%	\$2,100,000	\$10,320,999	391.5%
	MEDIAN PRICE	\$665,000	\$850,000	27.8%	\$665,000	\$850,000	27.8%
	AVERAGE PRICE	\$700,000	\$938,273	34.0%	\$700,000	\$938,273	34.0%
	AVERAGE DOM	29	36	24.1%	29	36	24.1%
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	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$618,000	-	-	\$618,000	-	-
	MEDIAN PRICE	\$618,000	-	-	\$618,000	-	-
	AVERAGE PRICE	\$618,000	-	-	\$618,000	-	-
	AVERAGE DOM	13	-	-	13	-	-

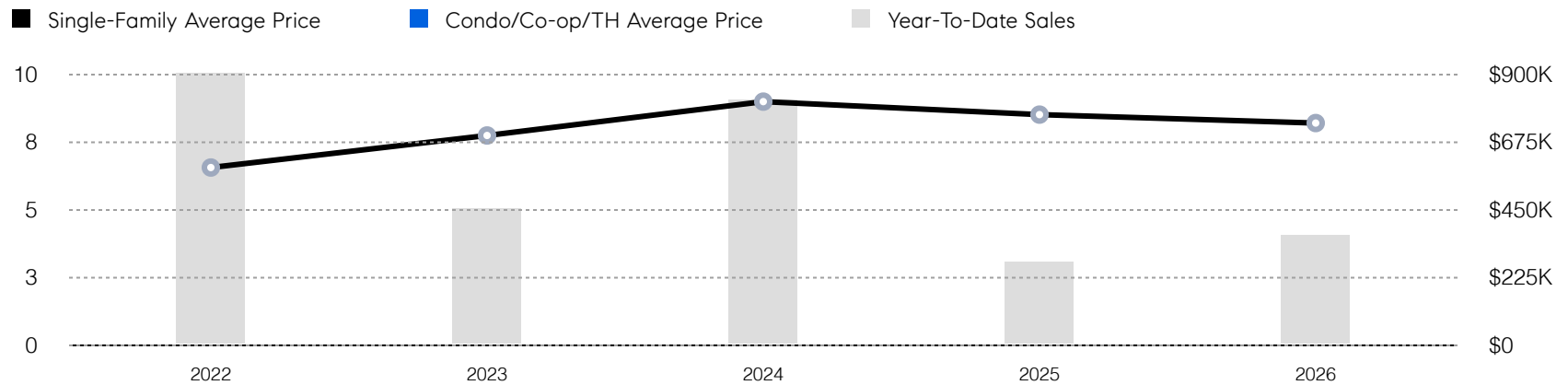
Historic Sales Trends



Cedar Knolls

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	2	6	200.0%	2	6	200.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	3	3	0.0%	3	3	0.0%
	SALES VOLUME	\$2,301,000	\$2,216,880	-3.7%	\$2,301,000	\$2,216,880	-3.7%
	MEDIAN PRICE	\$701,000	\$820,880	17.1%	\$701,000	\$820,880	17.1%
	AVERAGE PRICE	\$767,000	\$738,960	-3.7%	\$767,000	\$738,960	-3.7%
	AVERAGE DOM	21	22	4.8%	21	22	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$470,000	-	-	\$470,000	-
	MEDIAN PRICE	-	\$470,000	-	-	\$470,000	-
	AVERAGE PRICE	-	\$470,000	-	-	\$470,000	-
	AVERAGE DOM	-	28	-	-	28	-

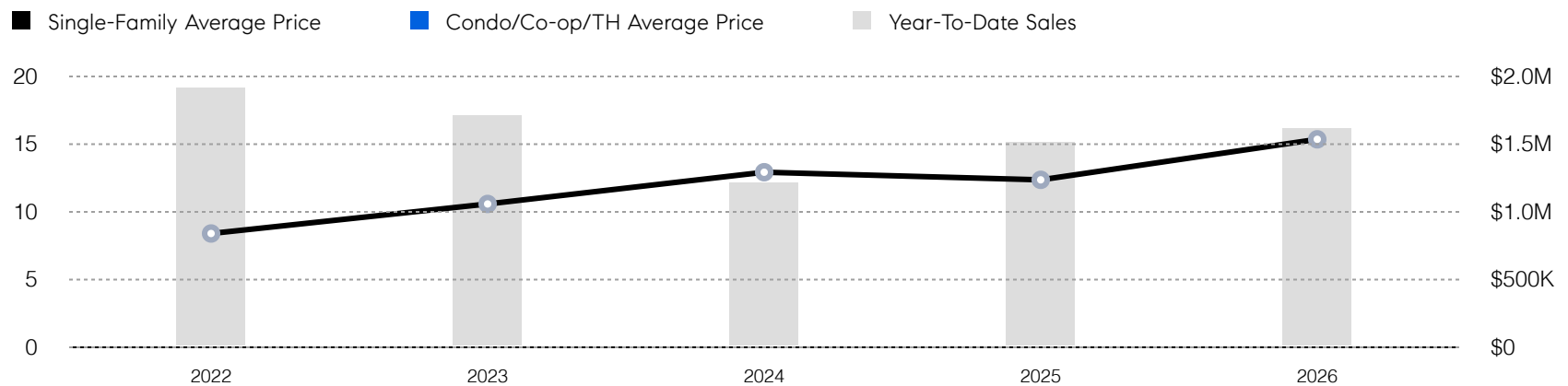
Historic Sales Trends



Chatham Borough

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	24	16	-33.3%	24	16	-33.3%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	14	15	7.1%	14	15	7.1%
	SALES VOLUME	\$17,313,064	\$23,038,123	33.1%	\$17,313,064	\$23,038,123	33.1%
	MEDIAN PRICE	\$1,022,500	\$1,575,000	54.0%	\$1,022,500	\$1,575,000	54.0%
	AVERAGE PRICE	\$1,236,647	\$1,535,875	24.2%	\$1,236,647	\$1,535,875	24.2%
	AVERAGE DOM	26	28	7.7%	26	28	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$780,000	\$865,000	10.9%	\$780,000	\$865,000	10.9%
	MEDIAN PRICE	\$780,000	\$865,000	10.9%	\$780,000	\$865,000	10.9%
	AVERAGE PRICE	\$780,000	\$865,000	10.9%	\$780,000	\$865,000	10.9%
	AVERAGE DOM	8	16	100.0%	8	16	100.0%

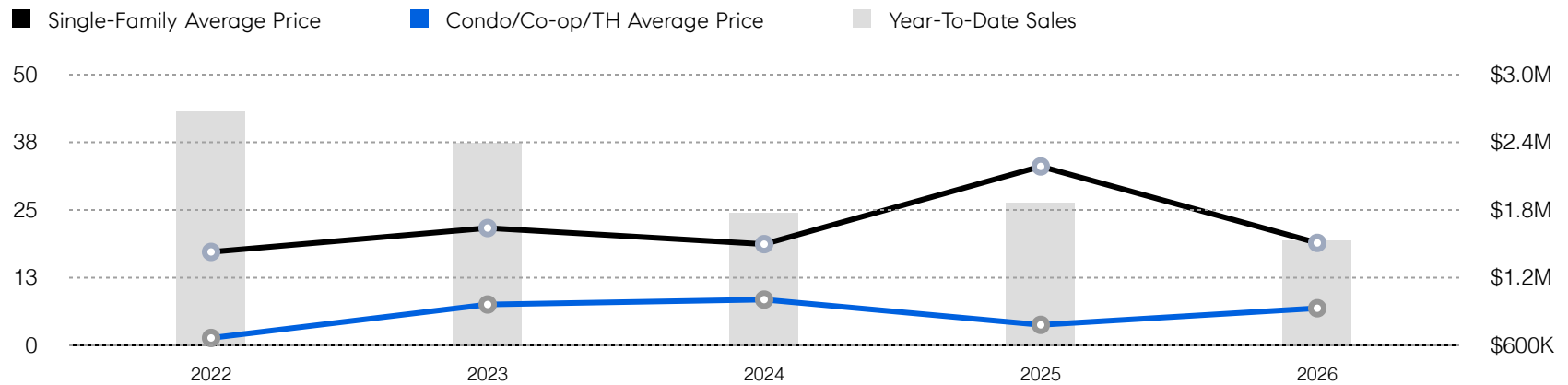
Historic Sales Trends



Chatham Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	25	16	-36.0%	25	16	-36.0%
	ACTIVE LISTINGS	17	14	-17.6%	17	14	-17.6%
	# OF SALES	21	9	-57.1%	21	9	-57.1%
	SALES VOLUME	\$45,904,600	\$13,573,000	-70.4%	\$45,904,600	\$13,573,000	-70.4%
	MEDIAN PRICE	\$1,975,000	\$1,550,000	-21.5%	\$1,975,000	\$1,550,000	-21.5%
	AVERAGE PRICE	\$2,185,933	\$1,508,111	-31.0%	\$2,185,933	\$1,508,111	-31.0%
	AVERAGE DOM	34	23	-32.4%	34	23	-32.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	15	114.3%	7	15	114.3%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	5	10	100.0%	5	10	100.0%
	SALES VOLUME	\$3,909,000	\$9,293,000	137.7%	\$3,909,000	\$9,293,000	137.7%
	MEDIAN PRICE	\$485,000	\$690,000	42.3%	\$485,000	\$690,000	42.3%
	AVERAGE PRICE	\$781,800	\$929,300	18.9%	\$781,800	\$929,300	18.9%
	AVERAGE DOM	28	33	17.9%	28	33	17.9%

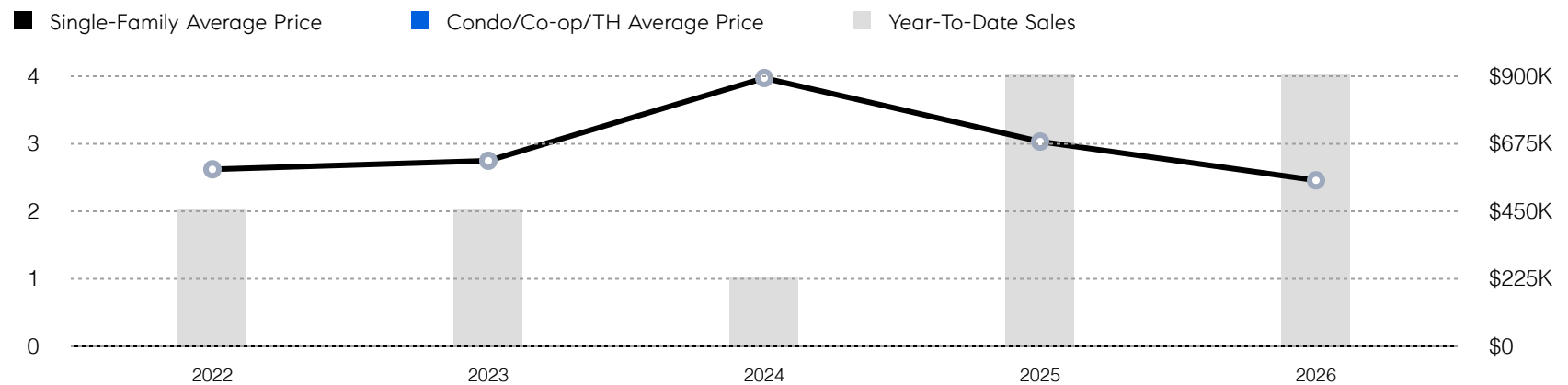
Historic Sales Trends



Chester Borough

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	3	3	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	4	3	-25.0%	4	3	-25.0%
	SALES VOLUME	\$2,730,000	\$1,660,000	-39.2%	\$2,730,000	\$1,660,000	-39.2%
	MEDIAN PRICE	\$685,000	\$630,000	-8.0%	\$685,000	\$630,000	-8.0%
	AVERAGE PRICE	\$682,500	\$553,333	-18.9%	\$682,500	\$553,333	-18.9%
	AVERAGE DOM	40	20	-50.0%	40	20	-50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$830,000	-	-	\$830,000	-
	MEDIAN PRICE	-	\$830,000	-	-	\$830,000	-
	AVERAGE PRICE	-	\$830,000	-	-	\$830,000	-
	AVERAGE DOM	-	16	-	-	16	-

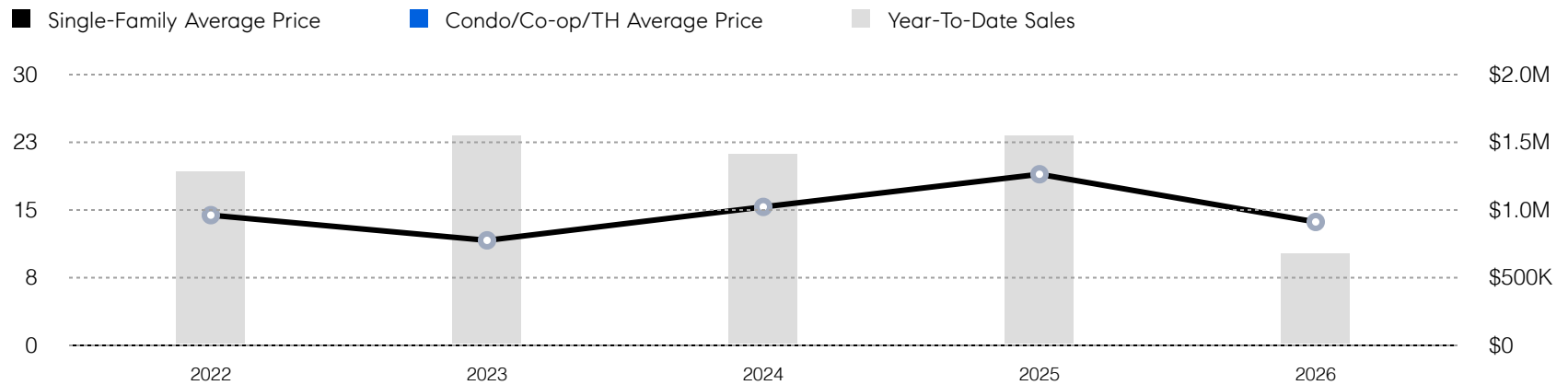
Historic Sales Trends



Chester Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	12	14	16.7%	12	14	16.7%
	ACTIVE LISTINGS	16	22	37.5%	16	22	37.5%
	# OF SALES	22	10	-54.5%	22	10	-54.5%
	SALES VOLUME	\$27,809,000	\$9,118,000	-67.2%	\$27,809,000	\$9,118,000	-67.2%
	MEDIAN PRICE	\$959,500	\$882,500	-8.0%	\$959,500	\$882,500	-8.0%
	AVERAGE PRICE	\$1,264,045	\$911,800	-27.9%	\$1,264,045	\$911,800	-27.9%
	AVERAGE DOM	51	42	-17.6%	51	42	-17.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$645,000	-	-	\$645,000	-	-
	MEDIAN PRICE	\$645,000	-	-	\$645,000	-	-
	AVERAGE PRICE	\$645,000	-	-	\$645,000	-	-
	AVERAGE DOM	32	-	-	32	-	-

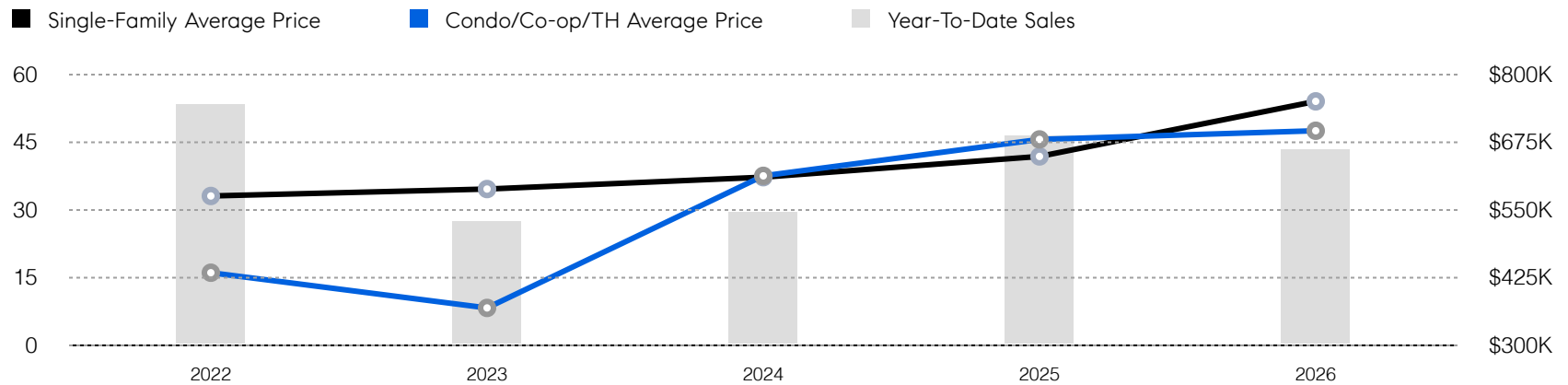
Historic Sales Trends



Denville

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	27	31	14.8%	27	31	14.8%
	ACTIVE LISTINGS	10	17	70.0%	10	17	70.0%
	# OF SALES	26	31	19.2%	26	31	19.2%
	SALES VOLUME	\$16,872,250	\$23,268,950	37.9%	\$16,872,250	\$23,268,950	37.9%
	MEDIAN PRICE	\$600,000	\$620,000	3.3%	\$600,000	\$620,000	3.3%
	AVERAGE PRICE	\$648,933	\$750,611	15.7%	\$648,933	\$750,611	15.7%
	AVERAGE DOM	25	29	16.0%	25	29	16.0%
Condo/Co-op/TH	CONTRACTS SIGNED	22	13	-40.9%	22	13	-40.9%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	20	12	-40.0%	20	12	-40.0%
	SALES VOLUME	\$13,606,252	\$8,356,057	-38.6%	\$13,606,252	\$8,356,057	-38.6%
	MEDIAN PRICE	\$667,000	\$734,995	10.2%	\$667,000	\$734,995	10.2%
	AVERAGE PRICE	\$680,313	\$696,338	2.4%	\$680,313	\$696,338	2.4%
	AVERAGE DOM	44	46	4.5%	44	46	4.5%

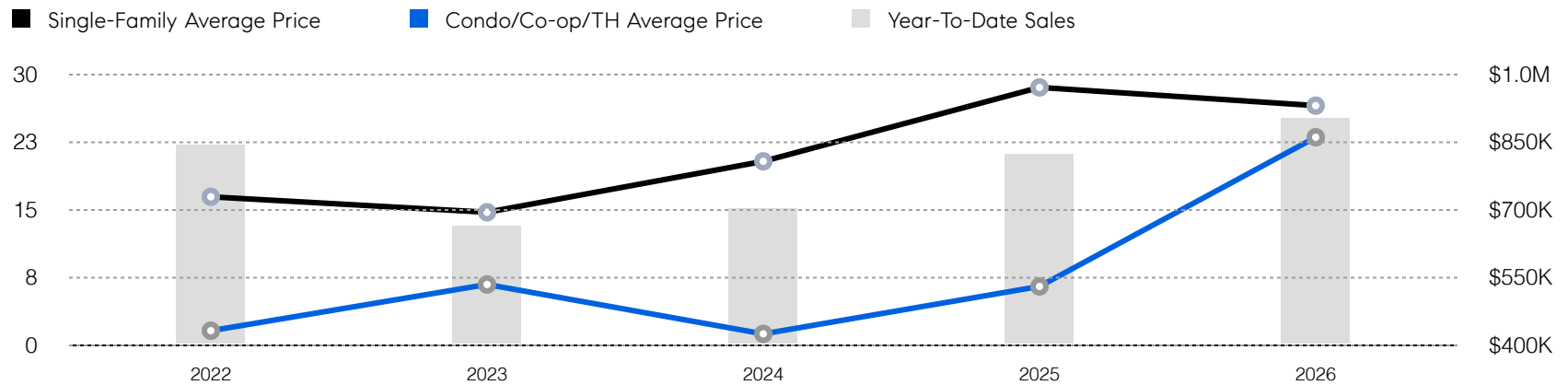
Historic Sales Trends



East Hanover

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	12	14	16.7%	12	14	16.7%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	17	15	-11.8%	17	15	-11.8%
	SALES VOLUME	\$16,517,998	\$13,968,999	-15.4%	\$16,517,998	\$13,968,999	-15.4%
	MEDIAN PRICE	\$999,999	\$900,000	-10.0%	\$999,999	\$900,000	-10.0%
	AVERAGE PRICE	\$971,647	\$931,267	-4.2%	\$971,647	\$931,267	-4.2%
	AVERAGE DOM	25	28	12.0%	25	28	12.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	10	150.0%	4	10	150.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	4	10	150.0%	4	10	150.0%
	SALES VOLUME	\$2,122,506	\$8,612,335	305.8%	\$2,122,506	\$8,612,335	305.8%
	MEDIAN PRICE	\$514,000	\$993,248	93.2%	\$514,000	\$993,248	93.2%
	AVERAGE PRICE	\$530,627	\$861,234	62.3%	\$530,627	\$861,234	62.3%
	AVERAGE DOM	17	17	0.0%	17	17	0.0%

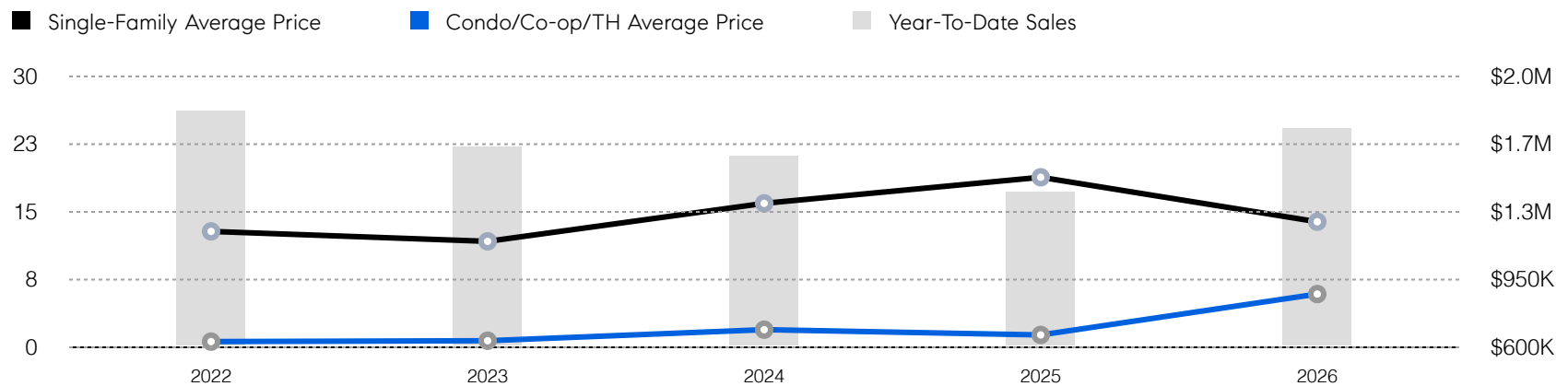
Historic Sales Trends



Florham Park

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	13	16	23.1%	13	16	23.1%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	14	19	35.7%	14	19	35.7%
	SALES VOLUME	\$20,703,994	\$23,729,499	14.6%	\$20,703,994	\$23,729,499	14.6%
	MEDIAN PRICE	\$1,270,000	\$1,199,000	-5.6%	\$1,270,000	\$1,199,000	-5.6%
	AVERAGE PRICE	\$1,478,857	\$1,248,921	-15.5%	\$1,478,857	\$1,248,921	-15.5%
	AVERAGE DOM	42	37	-11.9%	42	37	-11.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	6	5	-16.7%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	3	5	66.7%	3	5	66.7%
	SALES VOLUME	\$1,991,900	\$4,376,000	119.7%	\$1,991,900	\$4,376,000	119.7%
	MEDIAN PRICE	\$737,000	\$760,000	3.1%	\$737,000	\$760,000	3.1%
	AVERAGE PRICE	\$663,967	\$875,200	31.8%	\$663,967	\$875,200	31.8%
	AVERAGE DOM	21	30	42.9%	21	30	42.9%

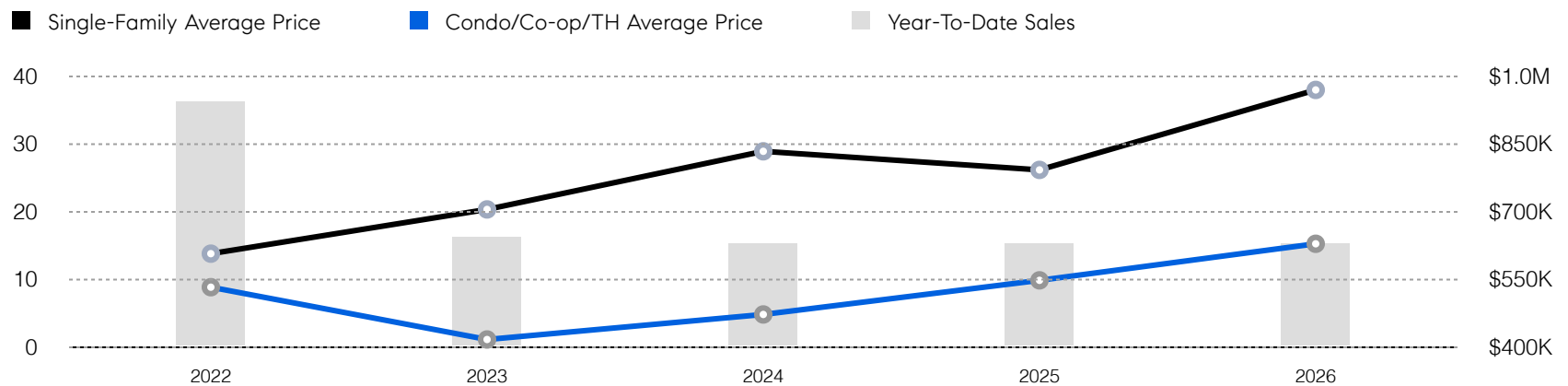
Historic Sales Trends



Hanover

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	14	20	42.9%	14	20	42.9%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	12	10	-16.7%	12	10	-16.7%
	SALES VOLUME	\$9,515,900	\$9,701,880	2.0%	\$9,515,900	\$9,701,880	2.0%
	MEDIAN PRICE	\$675,500	\$895,000	32.5%	\$675,500	\$895,000	32.5%
	AVERAGE PRICE	\$792,992	\$970,188	22.3%	\$792,992	\$970,188	22.3%
	AVERAGE DOM	40	22	-45.0%	40	22	-45.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	5	-37.5%	8	5	-37.5%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	3	5	66.7%	3	5	66.7%
	SALES VOLUME	\$1,645,000	\$3,146,690	91.3%	\$1,645,000	\$3,146,690	91.3%
	MEDIAN PRICE	\$513,000	\$645,000	25.7%	\$513,000	\$645,000	25.7%
	AVERAGE PRICE	\$548,333	\$629,338	14.8%	\$548,333	\$629,338	14.8%
	AVERAGE DOM	29	12	-58.6%	29	12	-58.6%

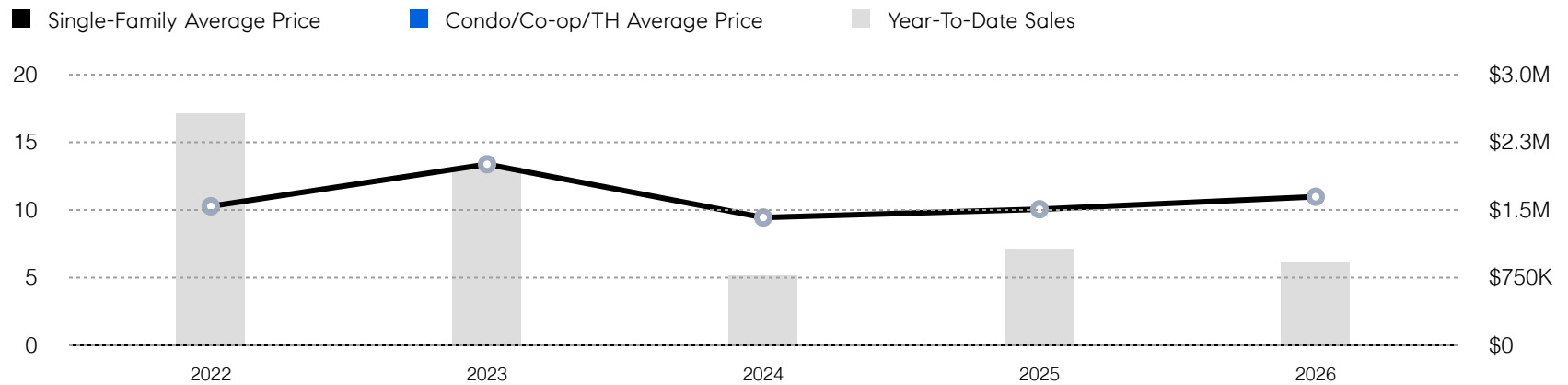
Historic Sales Trends



Harding

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	7	3	-57.1%	7	3	-57.1%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	6	5	-16.7%	6	5	-16.7%
	SALES VOLUME	\$9,050,500	\$8,234,000	-9.0%	\$9,050,500	\$8,234,000	-9.0%
	MEDIAN PRICE	\$1,728,000	\$1,445,000	-16.4%	\$1,728,000	\$1,445,000	-16.4%
	AVERAGE PRICE	\$1,508,417	\$1,646,800	9.2%	\$1,508,417	\$1,646,800	9.2%
	AVERAGE DOM	51	50	-2.0%	51	50	-2.0%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1
ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%	
# OF SALES	1	1	0.0%	1	1	0.0%	
SALES VOLUME	\$662,000	\$825,000	24.6%	\$662,000	\$825,000	24.6%	
MEDIAN PRICE	\$662,000	\$825,000	24.6%	\$662,000	\$825,000	24.6%	
AVERAGE PRICE	\$662,000	\$825,000	24.6%	\$662,000	\$825,000	24.6%	
AVERAGE DOM	25	67	168.0%	25	67	168.0%	

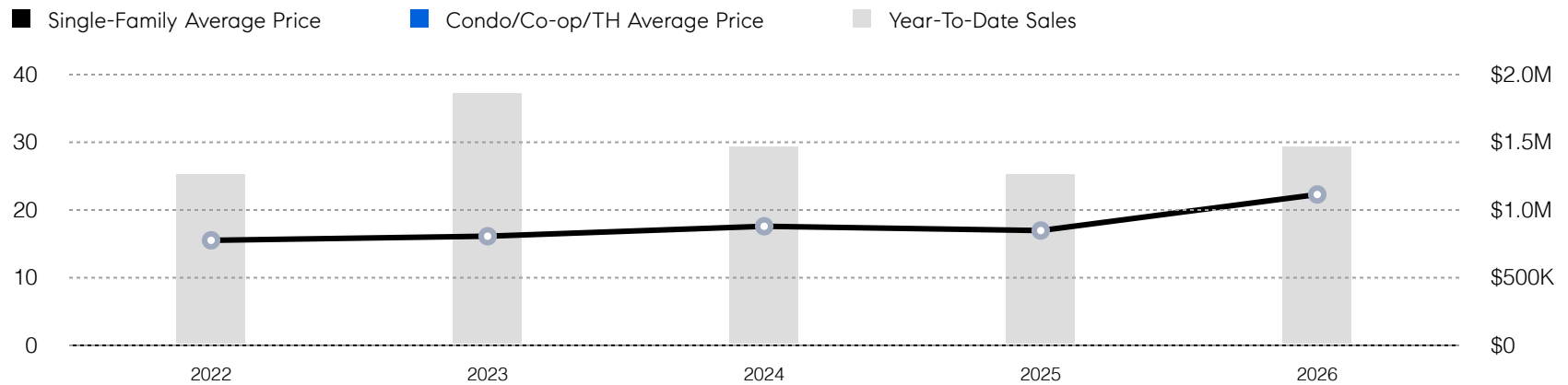
Historic Sales Trends



Kinnelon

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	26	32	23.1%	26	32	23.1%
	ACTIVE LISTINGS	18	22	22.2%	18	22	22.2%
	# OF SALES	25	28	12.0%	25	28	12.0%
	SALES VOLUME	\$21,205,650	\$31,203,970	47.1%	\$21,205,650	\$31,203,970	47.1%
	MEDIAN PRICE	\$750,000	\$1,049,500	39.9%	\$750,000	\$1,049,500	39.9%
	AVERAGE PRICE	\$848,226	\$1,114,428	31.4%	\$848,226	\$1,114,428	31.4%
	AVERAGE DOM	82	50	-39.0%	82	50	-39.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$360,000	-	-	\$360,000	-
	MEDIAN PRICE	-	\$360,000	-	-	\$360,000	-
	AVERAGE PRICE	-	\$360,000	-	-	\$360,000	-
	AVERAGE DOM	-	39	-	-	39	-

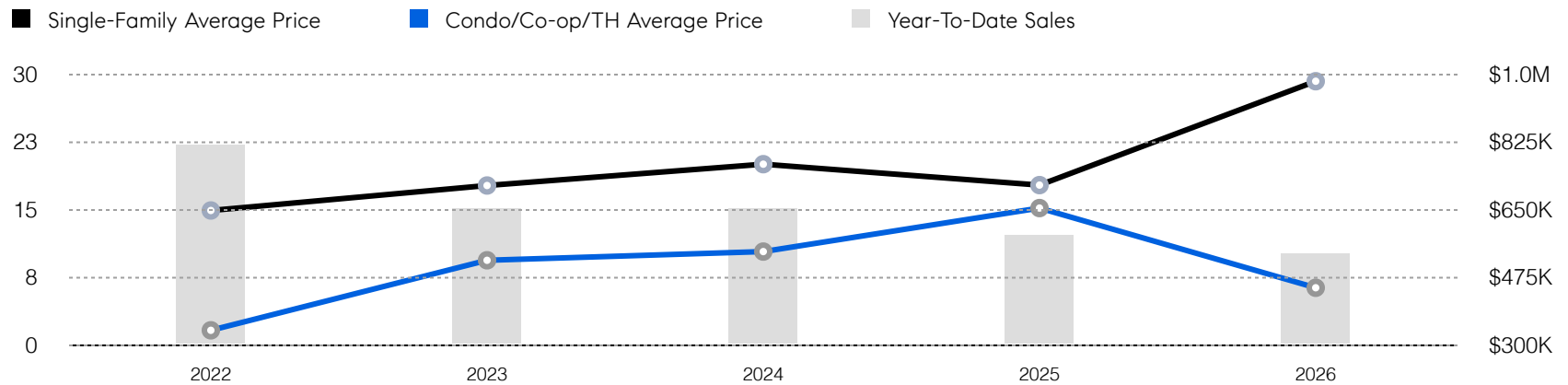
Historic Sales Trends



Long Hill

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	19	11	-42.1%	19	11	-42.1%
	ACTIVE LISTINGS	13	8	-38.5%	13	8	-38.5%
	# OF SALES	11	9	-18.2%	11	9	-18.2%
	SALES VOLUME	\$7,858,000	\$8,845,951	12.6%	\$7,858,000	\$8,845,951	12.6%
	MEDIAN PRICE	\$665,000	\$785,000	18.0%	\$665,000	\$785,000	18.0%
	AVERAGE PRICE	\$714,364	\$982,883	37.6%	\$714,364	\$982,883	37.6%
	AVERAGE DOM	55	17	-69.1%	55	17	-69.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	3	200.0%	1	3	200.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$655,000	\$449,000	-31.5%	\$655,000	\$449,000	-31.5%
	MEDIAN PRICE	\$655,000	\$449,000	-31.5%	\$655,000	\$449,000	-31.5%
	AVERAGE PRICE	\$655,000	\$449,000	-31.5%	\$655,000	\$449,000	-31.5%
	AVERAGE DOM	24	35	45.8%	24	35	45.8%

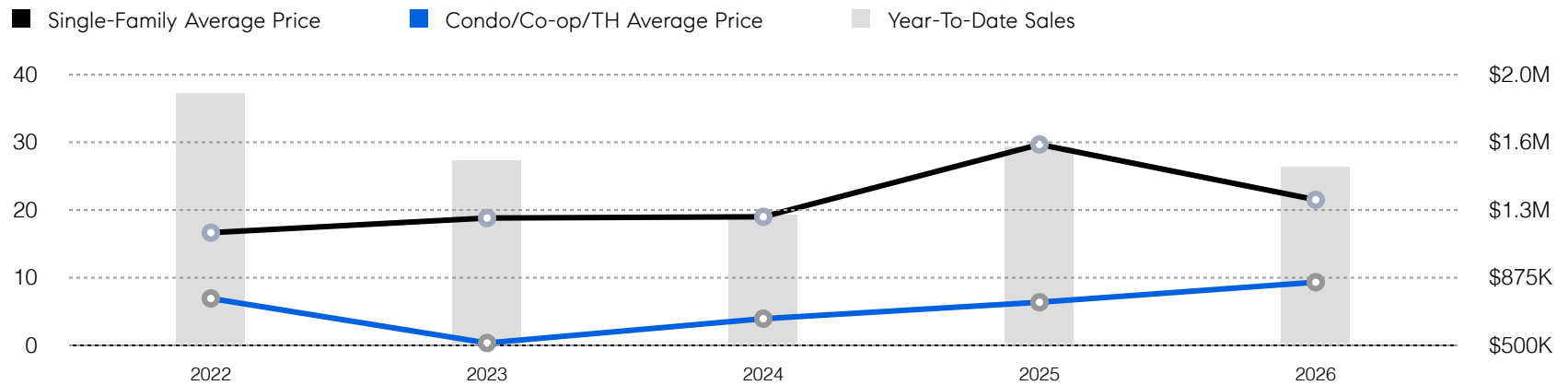
Historic Sales Trends



Madison

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	16	31	93.8%	16	31	93.8%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	22	25	13.6%	22	25	13.6%
	SALES VOLUME	\$35,487,703	\$32,667,600	-7.9%	\$35,487,703	\$32,667,600	-7.9%
	MEDIAN PRICE	\$1,815,040	\$1,300,000	-28.4%	\$1,815,040	\$1,300,000	-28.4%
	AVERAGE PRICE	\$1,613,077	\$1,306,704	-19.0%	\$1,613,077	\$1,306,704	-19.0%
	AVERAGE DOM	43	23	-46.5%	43	23	-46.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	4	4	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	7	1	-85.7%	7	1	-85.7%
	SALES VOLUME	\$5,172,990	\$850,000	-83.6%	\$5,172,990	\$850,000	-83.6%
	MEDIAN PRICE	\$801,000	\$850,000	6.1%	\$801,000	\$850,000	6.1%
	AVERAGE PRICE	\$738,999	\$850,000	15.0%	\$738,999	\$850,000	15.0%
	AVERAGE DOM	24	17	-29.2%	24	17	-29.2%

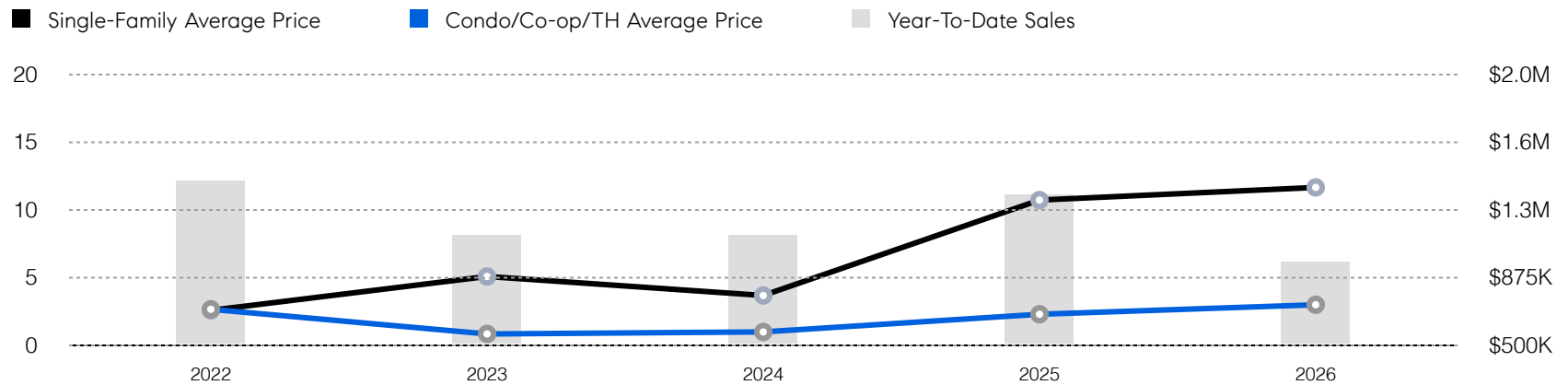
Historic Sales Trends



Mendham Borough

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	10	13	30.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	8	5	-37.5%	8	5	-37.5%
	SALES VOLUME	\$10,440,000	\$6,875,000	-34.1%	\$10,440,000	\$6,875,000	-34.1%
	MEDIAN PRICE	\$1,282,500	\$930,000	-27.5%	\$1,282,500	\$930,000	-27.5%
	AVERAGE PRICE	\$1,305,000	\$1,375,000	5.4%	\$1,305,000	\$1,375,000	5.4%
	AVERAGE DOM	68	30	-55.9%	68	30	-55.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	3	1	-66.7%	3	1	-66.7%
	SALES VOLUME	\$2,017,333	\$725,000	-64.1%	\$2,017,333	\$725,000	-64.1%
	MEDIAN PRICE	\$715,000	\$725,000	1.4%	\$715,000	\$725,000	1.4%
	AVERAGE PRICE	\$672,444	\$725,000	7.8%	\$672,444	\$725,000	7.8%
	AVERAGE DOM	30	118	293.3%	30	118	293.3%

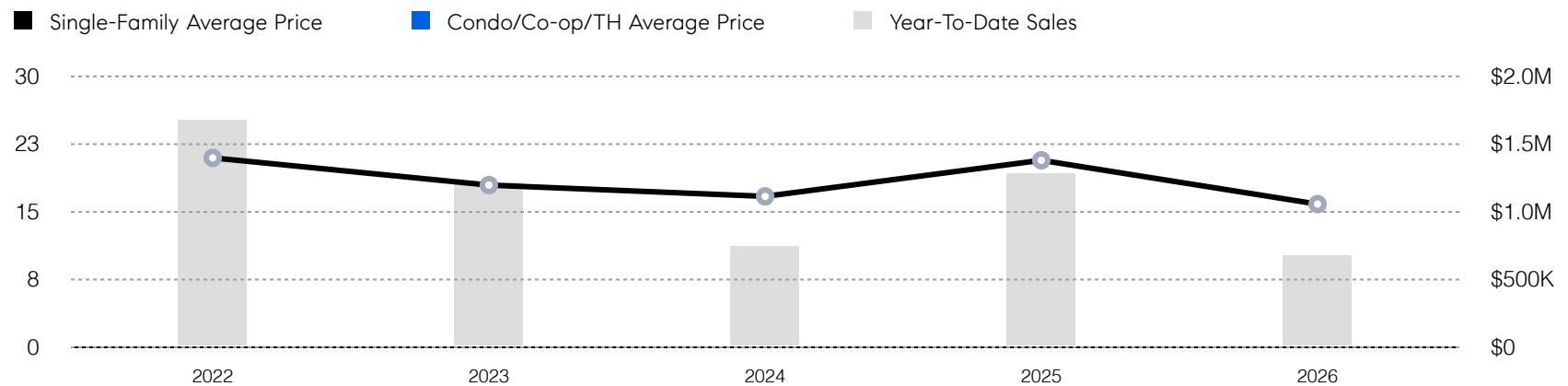
Historic Sales Trends



Mendham Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	20	16	-20.0%	20	16	-20.0%
	ACTIVE LISTINGS	26	19	-26.9%	26	19	-26.9%
	# OF SALES	13	10	-23.1%	13	10	-23.1%
	SALES VOLUME	\$17,952,000	\$10,573,500	-41.1%	\$17,952,000	\$10,573,500	-41.1%
	MEDIAN PRICE	\$1,408,000	\$1,157,500	-17.8%	\$1,408,000	\$1,157,500	-17.8%
	AVERAGE PRICE	\$1,380,923	\$1,057,350	-23.4%	\$1,380,923	\$1,057,350	-23.4%
	AVERAGE DOM	46	38	-17.4%	46	38	-17.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	8	0	0.0%	8	0	0.0%
	# OF SALES	6	0	0.0%	6	0	0.0%
	SALES VOLUME	\$8,050,979	-	-	\$8,050,979	-	-
	MEDIAN PRICE	\$1,332,852	-	-	\$1,332,852	-	-
	AVERAGE PRICE	\$1,341,830	-	-	\$1,341,830	-	-
	AVERAGE DOM	47	-	-	47	-	-

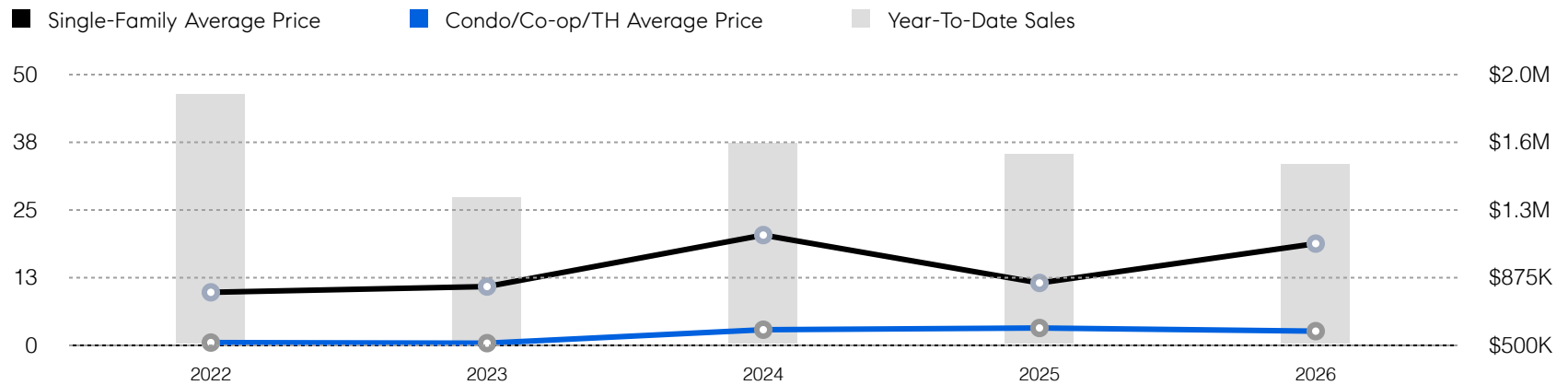
Historic Sales Trends



Montville

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	35	24	-31.4%	35	24	-31.4%
	ACTIVE LISTINGS	19	23	21.1%	19	23	21.1%
	# OF SALES	24	17	-29.2%	24	17	-29.2%
	SALES VOLUME	\$20,302,097	\$18,083,498	-10.9%	\$20,302,097	\$18,083,498	-10.9%
	MEDIAN PRICE	\$672,500	\$810,000	20.4%	\$672,500	\$810,000	20.4%
	AVERAGE PRICE	\$845,921	\$1,063,735	25.7%	\$845,921	\$1,063,735	25.7%
	AVERAGE DOM	41	28	-31.7%	41	28	-31.7%
Condo/Co-op/TH	CONTRACTS SIGNED	14	19	35.7%	14	19	35.7%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	11	16	45.5%	11	16	45.5%
	SALES VOLUME	\$6,560,500	\$9,262,400	41.2%	\$6,560,500	\$9,262,400	41.2%
	MEDIAN PRICE	\$632,500	\$584,950	-7.5%	\$632,500	\$584,950	-7.5%
	AVERAGE PRICE	\$596,409	\$578,900	-2.9%	\$596,409	\$578,900	-2.9%
	AVERAGE DOM	10	28	180.0%	10	28	180.0%

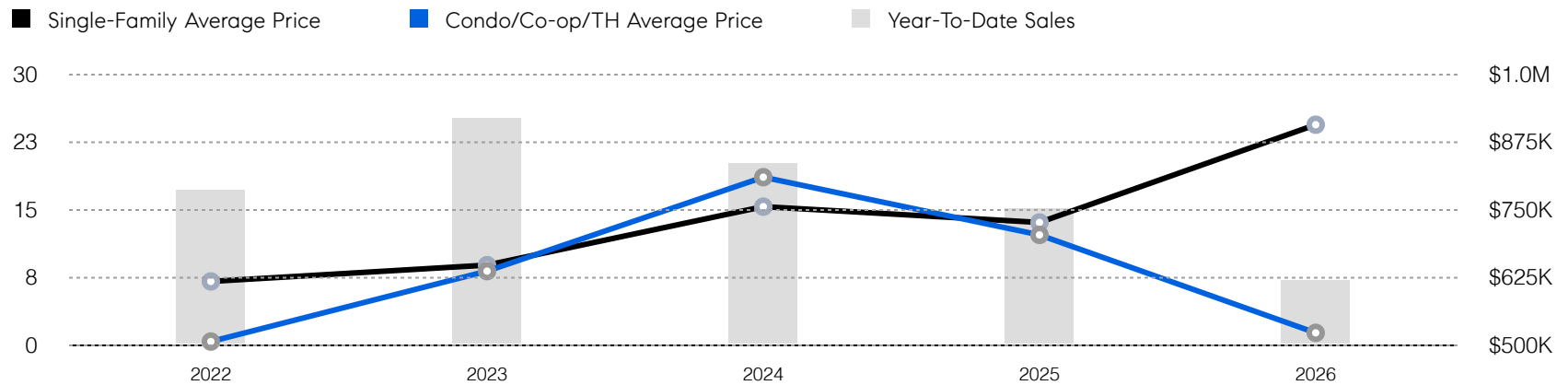
Historic Sales Trends



Morris Plains

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	10	8	-20.0%	10	8	-20.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	12	4	-66.7%	12	4	-66.7%
	SALES VOLUME	\$8,723,750	\$3,630,000	-58.4%	\$8,723,750	\$3,630,000	-58.4%
	MEDIAN PRICE	\$740,000	\$857,500	15.9%	\$740,000	\$857,500	15.9%
	AVERAGE PRICE	\$726,979	\$907,500	24.8%	\$726,979	\$907,500	24.8%
	AVERAGE DOM	34	24	-29.4%	34	24	-29.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	4	3	-25.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	3	3	0.0%	3	3	0.0%
	SALES VOLUME	\$2,112,000	\$1,569,508	-25.7%	\$2,112,000	\$1,569,508	-25.7%
	MEDIAN PRICE	\$747,000	\$600,000	-19.7%	\$747,000	\$600,000	-19.7%
	AVERAGE PRICE	\$704,000	\$523,169	-25.7%	\$704,000	\$523,169	-25.7%
	AVERAGE DOM	28	68	142.9%	28	68	142.9%

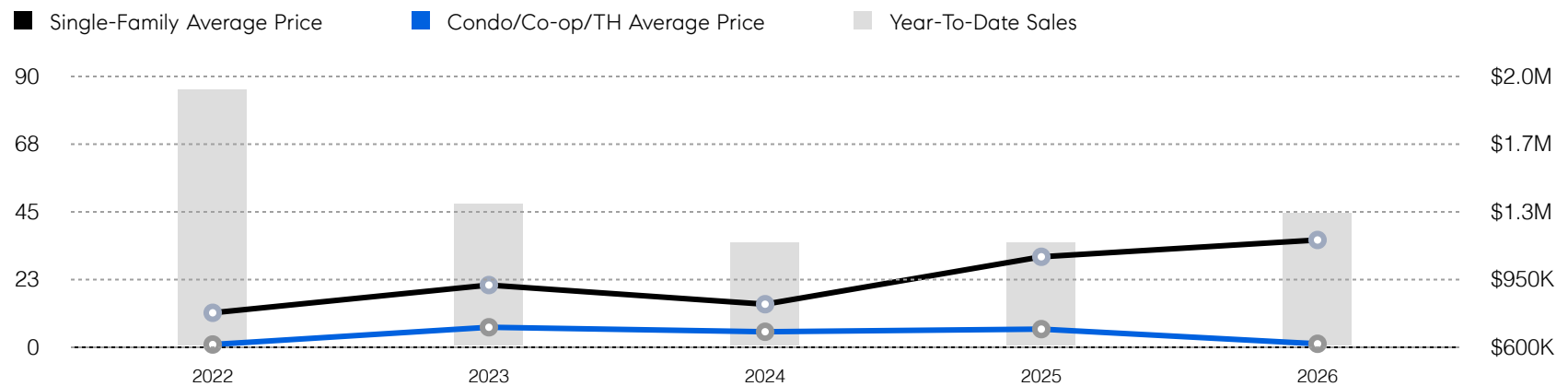
Historic Sales Trends



Morris Township

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	38	32	-15.8%	38	32	-15.8%
	ACTIVE LISTINGS	15	20	33.3%	15	20	33.3%
	# OF SALES	21	30	42.9%	21	30	42.9%
	SALES VOLUME	\$22,425,305	\$34,644,516	54.5%	\$22,425,305	\$34,644,516	54.5%
	MEDIAN PRICE	\$900,000	\$1,025,000	13.9%	\$900,000	\$1,025,000	13.9%
	AVERAGE PRICE	\$1,067,872	\$1,154,817	8.1%	\$1,067,872	\$1,154,817	8.1%
	AVERAGE DOM	20	24	20.0%	20	24	20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	21	21	0.0%	21	21	0.0%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	13	14	7.7%	13	14	7.7%
	SALES VOLUME	\$9,022,000	\$8,654,500	-4.1%	\$9,022,000	\$8,654,500	-4.1%
	MEDIAN PRICE	\$570,000	\$575,000	0.9%	\$570,000	\$575,000	0.9%
	AVERAGE PRICE	\$694,000	\$618,179	-10.9%	\$694,000	\$618,179	-10.9%
	AVERAGE DOM	30	45	50.0%	30	45	50.0%

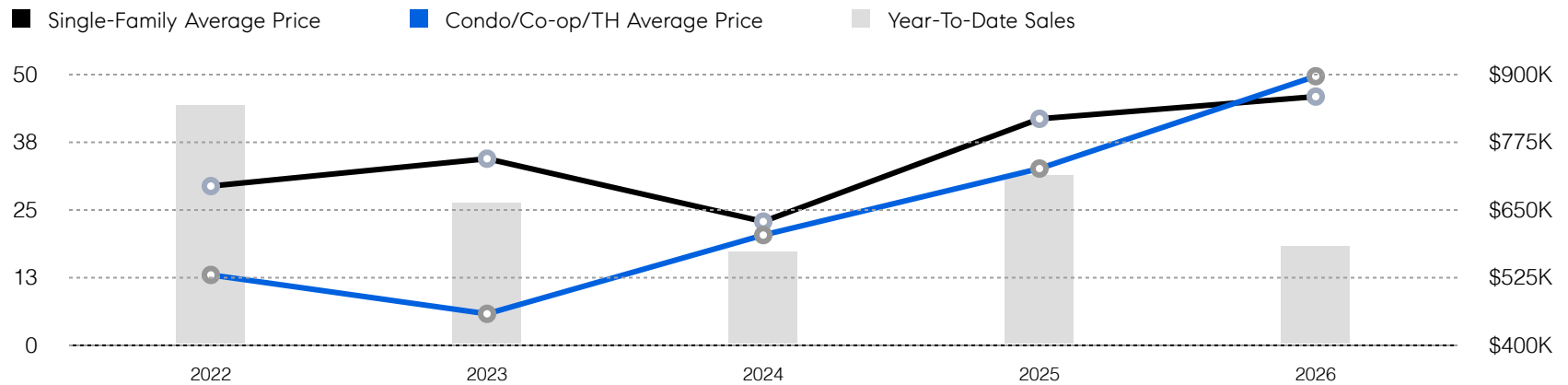
Historic Sales Trends



Morristown

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	18	8	-55.6%	18	8	-55.6%
	ACTIVE LISTINGS	11	7	-36.4%	11	7	-36.4%
	# OF SALES	16	5	-68.7%	16	5	-68.7%
	SALES VOLUME	\$13,094,499	\$4,297,000	-67.2%	\$13,094,499	\$4,297,000	-67.2%
	MEDIAN PRICE	\$597,500	\$850,000	42.3%	\$597,500	\$850,000	42.3%
	AVERAGE PRICE	\$818,406	\$859,400	5.0%	\$818,406	\$859,400	5.0%
	AVERAGE DOM	44	30	-31.8%	44	30	-31.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	13	85.7%	7	13	85.7%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	15	13	-13.3%	15	13	-13.3%
	SALES VOLUME	\$10,897,582	\$11,661,030	7.0%	\$10,897,582	\$11,661,030	7.0%
	MEDIAN PRICE	\$735,000	\$650,000	-11.6%	\$735,000	\$650,000	-11.6%
	AVERAGE PRICE	\$726,505	\$897,002	23.5%	\$726,505	\$897,002	23.5%
	AVERAGE DOM	34	48	41.2%	34	48	41.2%

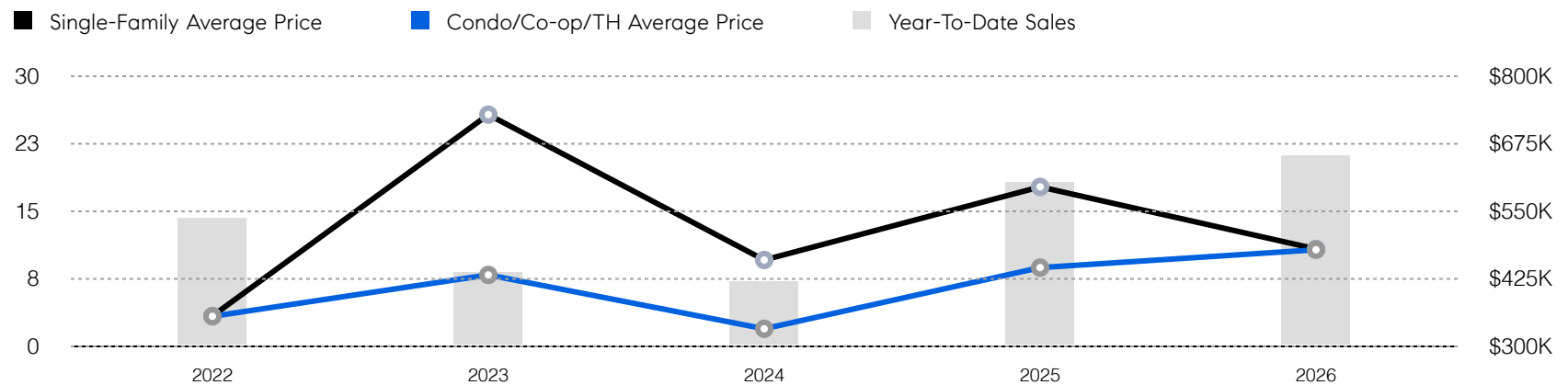
Historic Sales Trends



Mount Arlington

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	11	22.2%	9	11	22.2%
	ACTIVE LISTINGS	8	4	-50.0%	8	4	-50.0%
	# OF SALES	6	13	116.7%	6	13	116.7%
	SALES VOLUME	\$3,571,500	\$6,244,500	74.8%	\$3,571,500	\$6,244,500	74.8%
	MEDIAN PRICE	\$603,500	\$480,000	-20.5%	\$603,500	\$480,000	-20.5%
	AVERAGE PRICE	\$595,250	\$480,346	-19.3%	\$595,250	\$480,346	-19.3%
	AVERAGE DOM	43	57	32.6%	43	57	32.6%
Condo/Co-op/TH	CONTRACTS SIGNED	15	19	26.7%	15	19	26.7%
	ACTIVE LISTINGS	3	8	166.7%	3	8	166.7%
	# OF SALES	12	8	-33.3%	12	8	-33.3%
	SALES VOLUME	\$5,349,900	\$3,831,000	-28.4%	\$5,349,900	\$3,831,000	-28.4%
	MEDIAN PRICE	\$445,500	\$485,000	8.9%	\$445,500	\$485,000	8.9%
	AVERAGE PRICE	\$445,825	\$478,875	7.4%	\$445,825	\$478,875	7.4%
	AVERAGE DOM	31	15	-51.6%	31	15	-51.6%

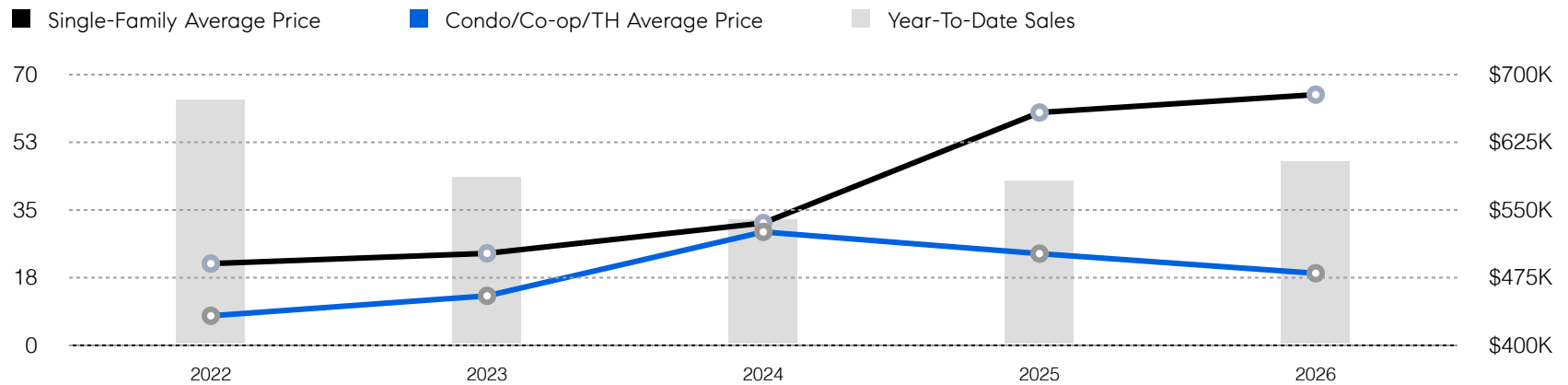
Historic Sales Trends



Mount Olive

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	30	41	36.7%	30	41	36.7%
	ACTIVE LISTINGS	27	25	-7.4%	27	25	-7.4%
	# OF SALES	36	39	8.3%	36	39	8.3%
	SALES VOLUME	\$23,687,990	\$26,435,199	11.6%	\$23,687,990	\$26,435,199	11.6%
	MEDIAN PRICE	\$630,000	\$665,000	5.6%	\$630,000	\$665,000	5.6%
	AVERAGE PRICE	\$658,000	\$677,826	3.0%	\$658,000	\$677,826	3.0%
	AVERAGE DOM	36	32	-11.1%	36	32	-11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	6	6	0.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	6	8	33.3%	6	8	33.3%
	SALES VOLUME	\$3,010,000	\$3,839,180	27.5%	\$3,010,000	\$3,839,180	27.5%
	MEDIAN PRICE	\$515,000	\$466,000	-9.5%	\$515,000	\$466,000	-9.5%
	AVERAGE PRICE	\$501,667	\$479,898	-4.3%	\$501,667	\$479,898	-4.3%
	AVERAGE DOM	21	29	38.1%	21	29	38.1%

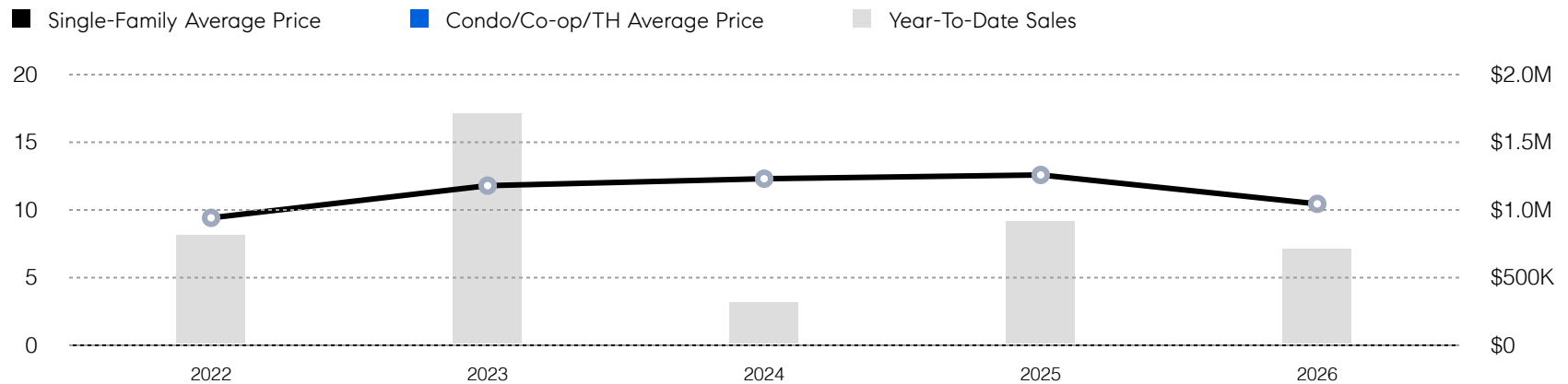
Historic Sales Trends



Mountain Lakes

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	8	7	-12.5%	8	7	-12.5%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	7	6	-14.3%	7	6	-14.3%
	SALES VOLUME	\$8,810,000	\$6,270,303	-28.8%	\$8,810,000	\$6,270,303	-28.8%
	MEDIAN PRICE	\$1,215,000	\$945,652	-22.2%	\$1,215,000	\$945,652	-22.2%
	AVERAGE PRICE	\$1,258,571	\$1,045,051	-17.0%	\$1,258,571	\$1,045,051	-17.0%
	AVERAGE DOM	66	62	-6.1%	66	62	-6.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$2,040,000	\$999,999	-51.0%	\$2,040,000	\$999,999	-51.0%
	MEDIAN PRICE	\$1,020,000	\$999,999	-2.0%	\$1,020,000	\$999,999	-2.0%
	AVERAGE PRICE	\$1,020,000	\$999,999	-2.0%	\$1,020,000	\$999,999	-2.0%
	AVERAGE DOM	4	15	275.0%	4	15	275.0%

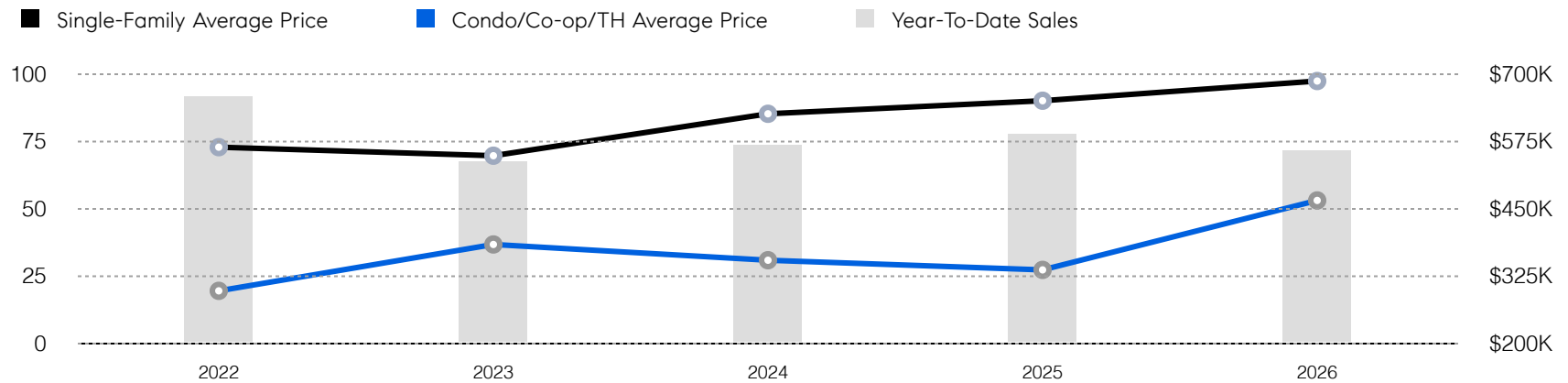
Historic Sales Trends



Parsippany

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	48	55	14.6%	48	55	14.6%
	ACTIVE LISTINGS	29	28	-3.4%	29	28	-3.4%
	# OF SALES	58	48	-17.2%	58	48	-17.2%
	SALES VOLUME	\$37,746,263	\$32,993,322	-12.6%	\$37,746,263	\$32,993,322	-12.6%
	MEDIAN PRICE	\$615,000	\$665,250	8.2%	\$615,000	\$665,250	8.2%
	AVERAGE PRICE	\$650,798	\$687,361	5.6%	\$650,798	\$687,361	5.6%
	AVERAGE DOM	40	29	-27.5%	40	29	-27.5%
Condo/Co-op/TH	CONTRACTS SIGNED	23	20	-13.0%	23	20	-13.0%
	ACTIVE LISTINGS	7	17	142.9%	7	17	142.9%
	# OF SALES	19	23	21.1%	19	23	21.1%
	SALES VOLUME	\$6,399,600	\$10,711,500	67.4%	\$6,399,600	\$10,711,500	67.4%
	MEDIAN PRICE	\$263,000	\$585,000	122.4%	\$263,000	\$585,000	122.4%
	AVERAGE PRICE	\$336,821	\$465,717	38.3%	\$336,821	\$465,717	38.3%
	AVERAGE DOM	36	45	25.0%	36	45	25.0%

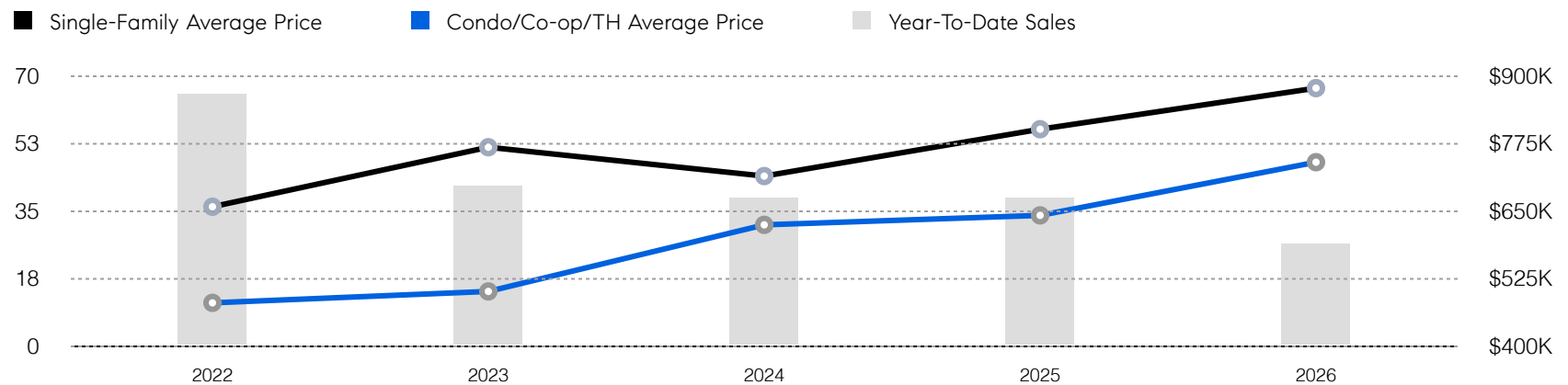
Historic Sales Trends



Randolph

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	46	41	-10.9%	46	41	-10.9%
	ACTIVE LISTINGS	18	21	16.7%	18	21	16.7%
	# OF SALES	28	23	-17.9%	28	23	-17.9%
	SALES VOLUME	\$22,455,650	\$20,194,900	-10.1%	\$22,455,650	\$20,194,900	-10.1%
	MEDIAN PRICE	\$702,500	\$880,000	25.3%	\$702,500	\$880,000	25.3%
	AVERAGE PRICE	\$801,988	\$878,039	9.5%	\$801,988	\$878,039	9.5%
	AVERAGE DOM	30	31	3.3%	30	31	3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	9	7	-22.2%	9	7	-22.2%
	ACTIVE LISTINGS	7	16	128.6%	7	16	128.6%
	# OF SALES	10	3	-70.0%	10	3	-70.0%
	SALES VOLUME	\$6,425,000	\$2,222,871	-65.4%	\$6,425,000	\$2,222,871	-65.4%
	MEDIAN PRICE	\$613,000	\$849,000	38.5%	\$613,000	\$849,000	38.5%
	AVERAGE PRICE	\$642,500	\$740,957	15.3%	\$642,500	\$740,957	15.3%
	AVERAGE DOM	27	46	70.4%	27	46	70.4%

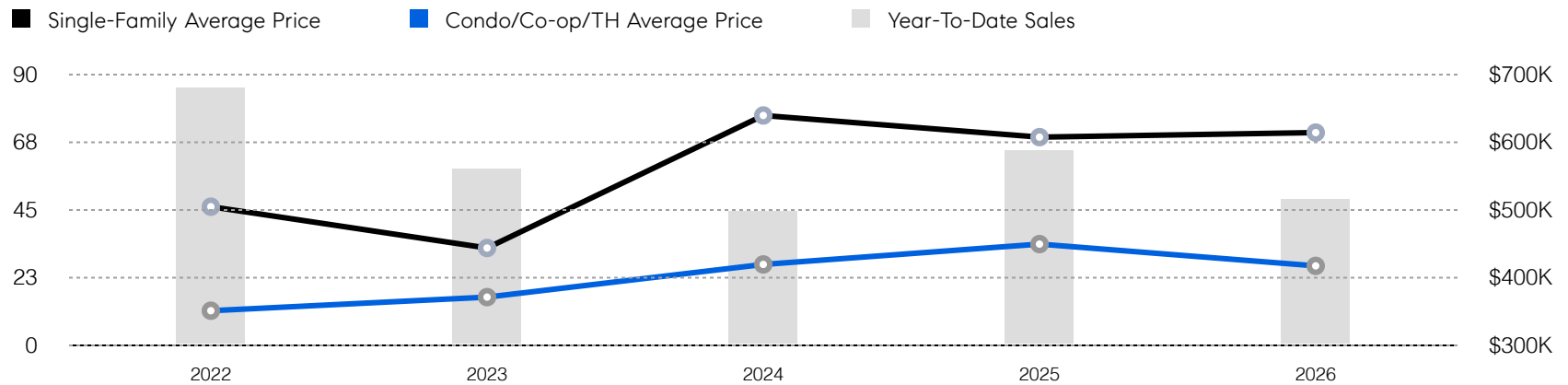
Historic Sales Trends



Rockaway

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	46	29	-37.0%	46	29	-37.0%
	ACTIVE LISTINGS	22	26	18.2%	22	26	18.2%
	# OF SALES	41	29	-29.3%	41	29	-29.3%
	SALES VOLUME	\$24,912,897	\$17,816,000	-28.5%	\$24,912,897	\$17,816,000	-28.5%
	MEDIAN PRICE	\$575,000	\$590,000	2.6%	\$575,000	\$590,000	2.6%
	AVERAGE PRICE	\$607,632	\$614,345	1.1%	\$607,632	\$614,345	1.1%
	AVERAGE DOM	32	50	56.3%	32	50	56.3%
Condo/Co-op/TH	CONTRACTS SIGNED	24	23	-4.2%	24	23	-4.2%
	ACTIVE LISTINGS	22	26	18.2%	22	26	18.2%
	# OF SALES	23	19	-17.4%	23	19	-17.4%
	SALES VOLUME	\$10,341,400	\$7,931,800	-23.3%	\$10,341,400	\$7,931,800	-23.3%
	MEDIAN PRICE	\$445,000	\$441,000	-0.9%	\$445,000	\$441,000	-0.9%
	AVERAGE PRICE	\$449,626	\$417,463	-7.2%	\$449,626	\$417,463	-7.2%
	AVERAGE DOM	48	84	75.0%	48	84	75.0%

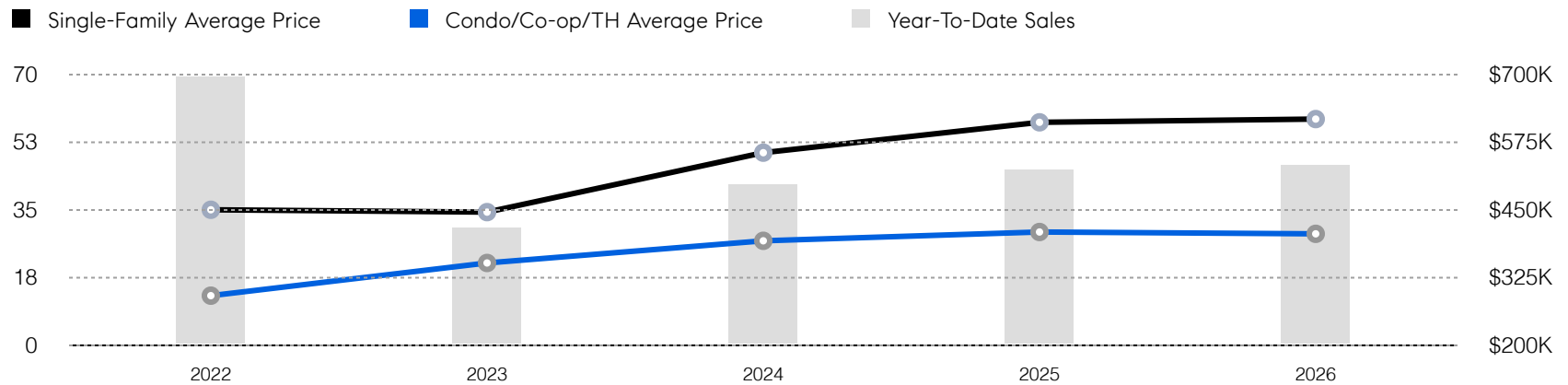
Historic Sales Trends



Roxbury

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	43	47	9.3%	43	47	9.3%
	ACTIVE LISTINGS	28	29	3.6%	28	29	3.6%
	# OF SALES	38	37	-2.6%	38	37	-2.6%
	SALES VOLUME	\$23,253,125	\$22,862,300	-1.7%	\$23,253,125	\$22,862,300	-1.7%
	MEDIAN PRICE	\$582,500	\$607,000	4.2%	\$582,500	\$607,000	4.2%
	AVERAGE PRICE	\$611,924	\$617,900	1.0%	\$611,924	\$617,900	1.0%
	AVERAGE DOM	21	25	19.0%	21	25	19.0%
Condo/Co-op/TH	CONTRACTS SIGNED	14	11	-21.4%	14	11	-21.4%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	7	9	28.6%	7	9	28.6%
	SALES VOLUME	\$2,865,615	\$3,654,000	27.5%	\$2,865,615	\$3,654,000	27.5%
	MEDIAN PRICE	\$400,000	\$420,000	5.0%	\$400,000	\$420,000	5.0%
	AVERAGE PRICE	\$409,374	\$406,000	-0.8%	\$409,374	\$406,000	-0.8%
	AVERAGE DOM	22	48	118.2%	22	48	118.2%

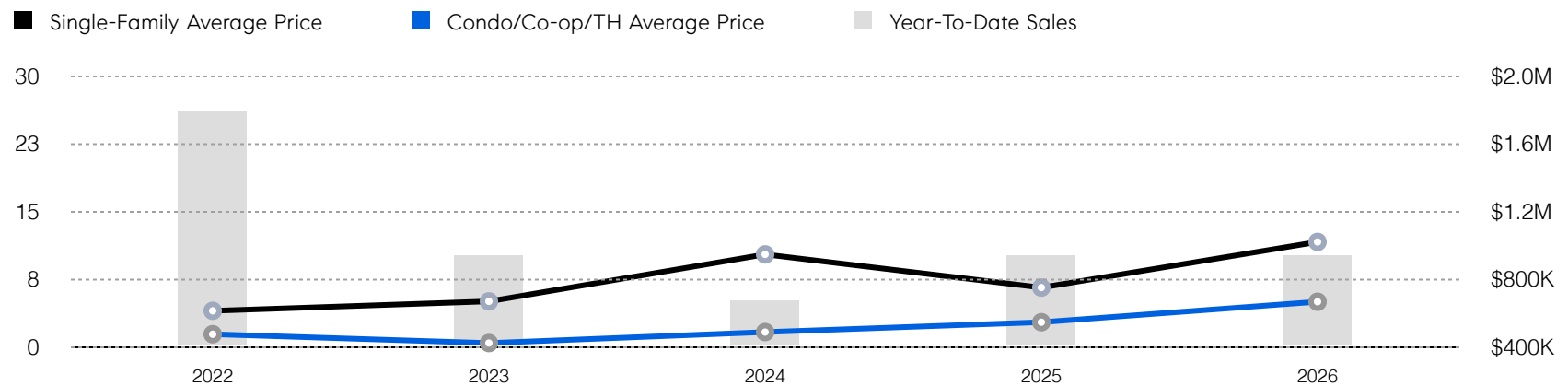
Historic Sales Trends



Whippany

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	10	10	0.0%	10	10	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	7	6	-14.3%	7	6	-14.3%
	SALES VOLUME	\$5,269,900	\$6,135,000	16.4%	\$5,269,900	\$6,135,000	16.4%
	MEDIAN PRICE	\$650,000	\$950,000	46.2%	\$650,000	\$950,000	46.2%
	AVERAGE PRICE	\$752,843	\$1,022,500	35.8%	\$752,843	\$1,022,500	35.8%
	AVERAGE DOM	39	23	-41.0%	39	23	-41.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	5	-37.5%	8	5	-37.5%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	4	33.3%	3	4	33.3%
	SALES VOLUME	\$1,645,000	\$2,676,690	62.7%	\$1,645,000	\$2,676,690	62.7%
	MEDIAN PRICE	\$513,000	\$652,500	27.2%	\$513,000	\$652,500	27.2%
	AVERAGE PRICE	\$548,333	\$669,173	22.0%	\$548,333	\$669,173	22.0%
	AVERAGE DOM	29	9	-69.0%	29	9	-69.0%

Historic Sales Trends



COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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