



August 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

3,605

2.7% Year-To-Date
-18.5% Month-Over-Month

Year-To-Date Contracts

3,884

3.4% Year-To-Date
-2.8% Month-Over-Month

Single-Family
Average Sale Price

\$939K

5.1% Year-To-Date
0.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$587K

4.1% Year-To-Date
-4.2% Month-Over-Month

Average Days On Market

28

3.7% Year-To-Date
3.4% Month-Over-Month

Active Listings

1,077

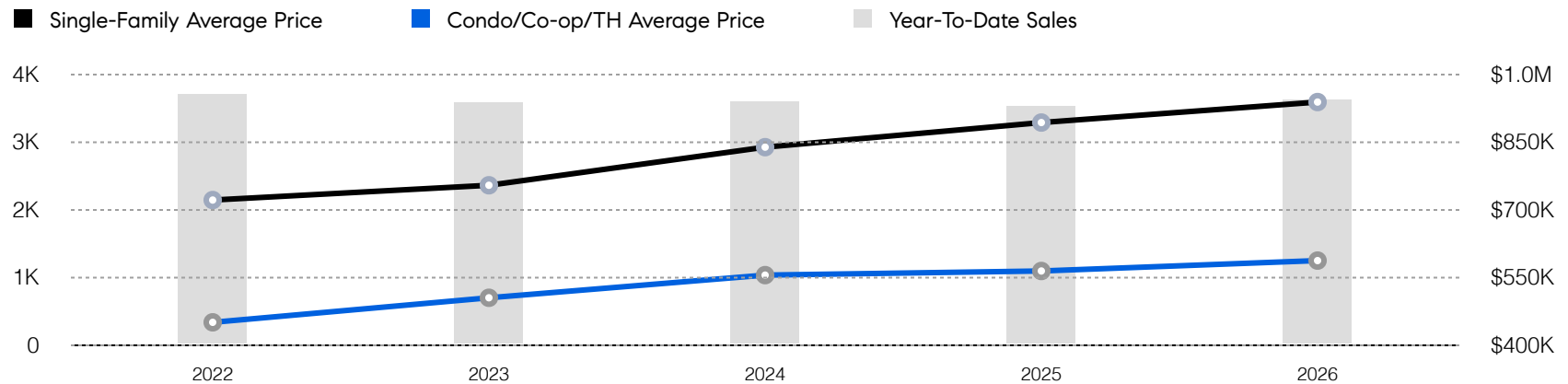
14.0% Year-Over-Year
-2.1% Month-Over-Month



Morris County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2,855	2,992	4.8%	345	380	10.1%
	ACTIVE LISTINGS	729	852	16.9%	729	852	16.9%
	# OF SALES	2,665	2,769	3.9%	446	444	-0.4%
	SALES VOLUME	\$2,381,700,419	\$2,600,437,593	9.2%	\$396,845,639	\$433,427,238	9.2%
	MEDIAN PRICE	\$742,500	\$797,600	7.4%	\$761,250	\$842,000	10.6%
	AVERAGE PRICE	\$893,696	\$939,125	5.1%	\$889,788	\$976,187	9.7%
	AVERAGE DOM	29	27	-6.9%	28	24	-14.3%
	% OF ASKING PRICE	105.5%	105.5%	0.0%	104.7%	104.7%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	901	892	-1.0%	116	111	-4.3%
	ACTIVE LISTINGS	216	225	4.2%	216	225	4.2%
	# OF SALES	845	836	-1.1%	135	112	-17.0%
	SALES VOLUME	\$477,209,029	\$491,381,779	3.0%	\$78,501,737	\$64,796,153	-17.5%
	MEDIAN PRICE	\$510,000	\$535,000	4.9%	\$520,000	\$545,500	4.9%
	AVERAGE PRICE	\$564,744	\$587,777	4.1%	\$581,494	\$578,537	-0.5%
	AVERAGE DOM	30	32	6.7%	29	28	-3.4%
	% OF ASKING PRICE	102.0%	102.1%	0.1%	102.1%	102.4%	0.3%

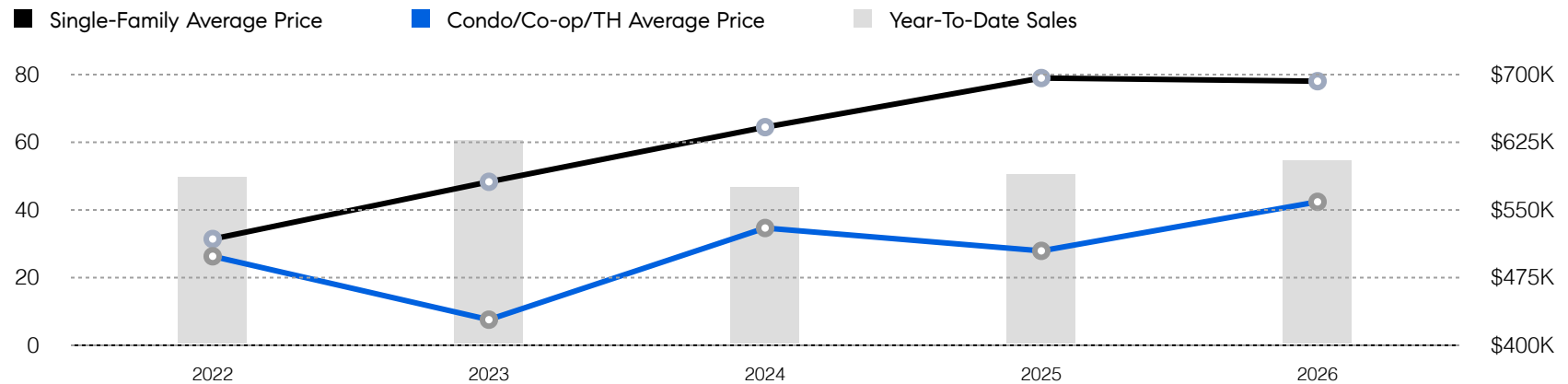
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	52	52	0.0%	7	5	-28.6%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	47	51	8.5%	5	6	20.0%
	SALES VOLUME	\$32,720,088	\$35,327,004	8.0%	\$4,340,000	\$4,016,800	-7.4%
	MEDIAN PRICE	\$670,000	\$650,000	-3.0%	\$700,000	\$598,500	-14.5%
	AVERAGE PRICE	\$696,172	\$692,686	-0.5%	\$868,000	\$669,467	-22.9%
	AVERAGE DOM	31	38	22.6%	20	25	25.0%
	% OF ASKING PRICE	104.6%	104.0%	-0.6%	102.2%	109.6%	7.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	3	0.0%	0	0	0.0%
	SALES VOLUME	\$1,514,000	\$1,677,000	10.8%	-	-	-
	MEDIAN PRICE	\$535,000	\$555,000	3.7%	-	-	-
	AVERAGE PRICE	\$504,667	\$559,000	10.8%	-	-	-
	AVERAGE DOM	18	15	-16.7%	-	-	-
	% OF ASKING PRICE	100.6%	101.7%	1.1%	-	-	-

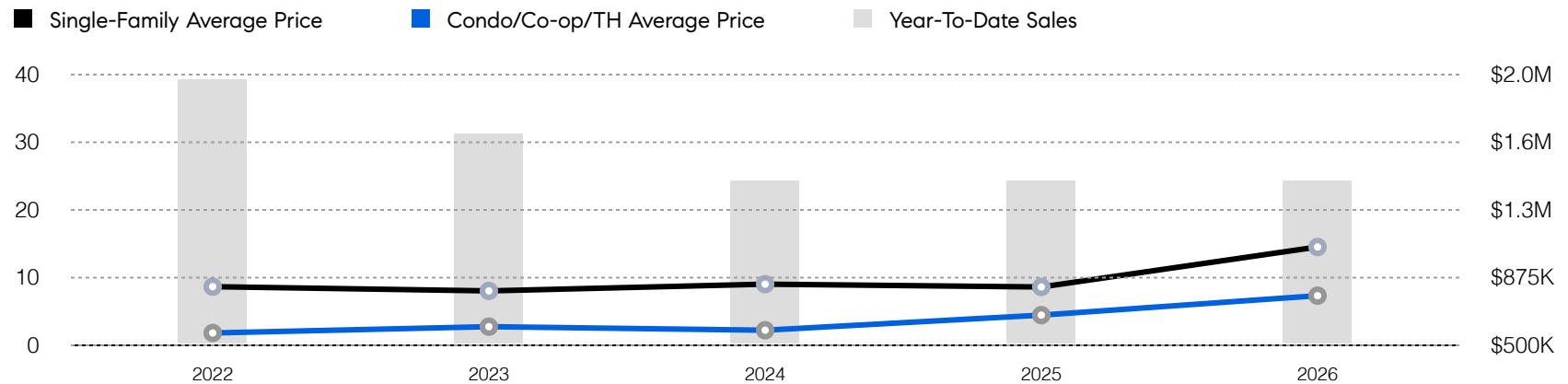
Historic Sales Trends



Boonton Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	21	25	19.0%	2	5	150.0%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	21	23	9.5%	2	5	150.0%
	SALES VOLUME	\$17,288,315	\$24,032,989	39.0%	\$1,589,999	\$5,352,990	236.7%
	MEDIAN PRICE	\$675,000	\$865,000	28.1%	\$795,000	\$842,000	5.9%
	AVERAGE PRICE	\$823,253	\$1,044,913	26.9%	\$795,000	\$1,070,598	34.7%
	AVERAGE DOM	31	43	38.7%	19	88	363.2%
	% OF ASKING PRICE	102.6%	100.3%	-2.4%	101.9%	97.7%	-4.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	1	-66.7%	0	1	0.0%
	SALES VOLUME	\$2,002,000	\$775,000	-61.3%	-	\$775,000	-
	MEDIAN PRICE	\$685,000	\$775,000	13.1%	-	\$775,000	-
	AVERAGE PRICE	\$667,333	\$775,000	16.1%	-	\$775,000	-
	AVERAGE DOM	13	71	446.2%	-	71	-
	% OF ASKING PRICE	106.0%	96.9%	-9.1%	-	96.9%	-

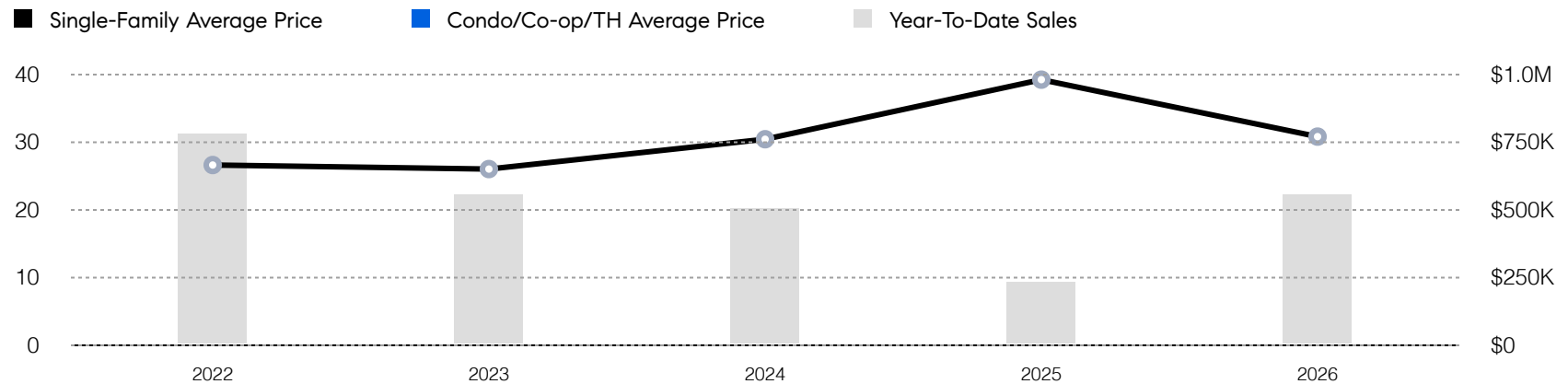
Historic Sales Trends



Cedar Knolls

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	10	19	90.0%	1	3	200.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	9	16	77.8%	1	1	0.0%
	SALES VOLUME	\$8,831,100	\$12,334,129	39.7%	\$1,175,000	\$825,000	-29.8%
	MEDIAN PRICE	\$1,100,000	\$797,940	-27.5%	\$1,175,000	\$825,000	-29.8%
	AVERAGE PRICE	\$981,233	\$770,883	-21.4%	\$1,175,000	\$825,000	-29.8%
	AVERAGE DOM	19	32	68.4%	33	14	-57.6%
	% OF ASKING PRICE	108.4%	105.3%	-3.2%	95.9%	105.9%	10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	0	6	0.0%	0	1	0.0%
	SALES VOLUME	-	\$3,381,900	-	-	\$650,000	-
	MEDIAN PRICE	-	\$568,450	-	-	\$650,000	-
	AVERAGE PRICE	-	\$563,650	-	-	\$650,000	-
	AVERAGE DOM	-	23	-	-	15	-
	% OF ASKING PRICE	-	103.3%	-	-	102.4%	-

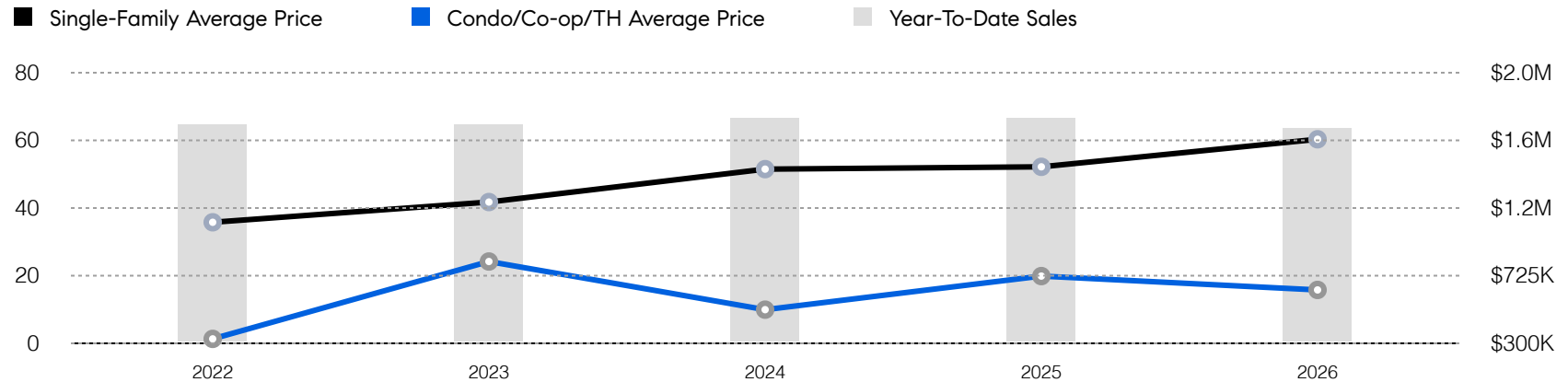
Historic Sales Trends



Chatham Borough

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	64	60	-6.2%	5	6	20.0%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	64	61	-4.7%	4	11	175.0%
	SALES VOLUME	\$90,164,523	\$96,498,238	7.0%	\$4,855,000	\$16,630,617	242.5%
	MEDIAN PRICE	\$1,336,500	\$1,520,000	13.7%	\$1,167,500	\$1,520,000	30.2%
	AVERAGE PRICE	\$1,408,821	\$1,581,938	12.3%	\$1,213,750	\$1,511,874	24.6%
	AVERAGE DOM	18	19	5.6%	26	24	-7.7%
	% OF ASKING PRICE	112.1%	112.8%	0.7%	109.1%	108.6%	-0.4%
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%	-	-	-

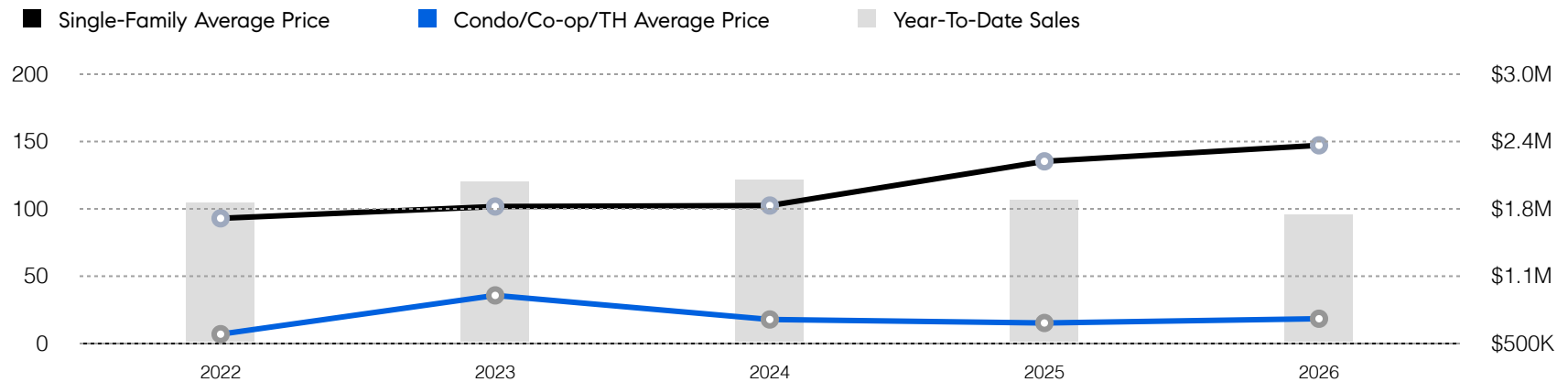
Historic Sales Trends



Chatham Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	72	64	-11.1%	5	2	-60.0%
	ACTIVE LISTINGS	11	6	-45.5%	11	6	-45.5%
	# OF SALES	72	64	-11.1%	10	7	-30.0%
	SALES VOLUME	\$157,755,450	\$149,746,510	-5.1%	\$17,349,000	\$15,238,900	-12.2%
	MEDIAN PRICE	\$2,062,500	\$2,299,000	11.5%	\$1,775,000	\$1,675,000	-5.6%
	AVERAGE PRICE	\$2,191,048	\$2,339,789	6.8%	\$1,734,900	\$2,176,986	25.5%
	AVERAGE DOM	38	19	-50.0%	83	12	-85.5%
	% OF ASKING PRICE	108.2%	108.2%	0.0%	107.7%	111.4%	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	35	33	-5.7%	4	2	-50.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	33	30	-9.1%	6	4	-33.3%
	SALES VOLUME	\$22,791,288	\$21,903,900	-3.9%	\$5,966,999	\$2,085,900	-65.0%
	MEDIAN PRICE	\$501,300	\$582,500	16.2%	\$792,500	\$522,950	-34.0%
	AVERAGE PRICE	\$690,645	\$730,130	5.7%	\$994,500	\$521,475	-47.6%
	AVERAGE DOM	23	21	-8.7%	15	14	-6.7%
	% OF ASKING PRICE	102.6%	103.2%	0.6%	101.2%	102.9%	1.8%

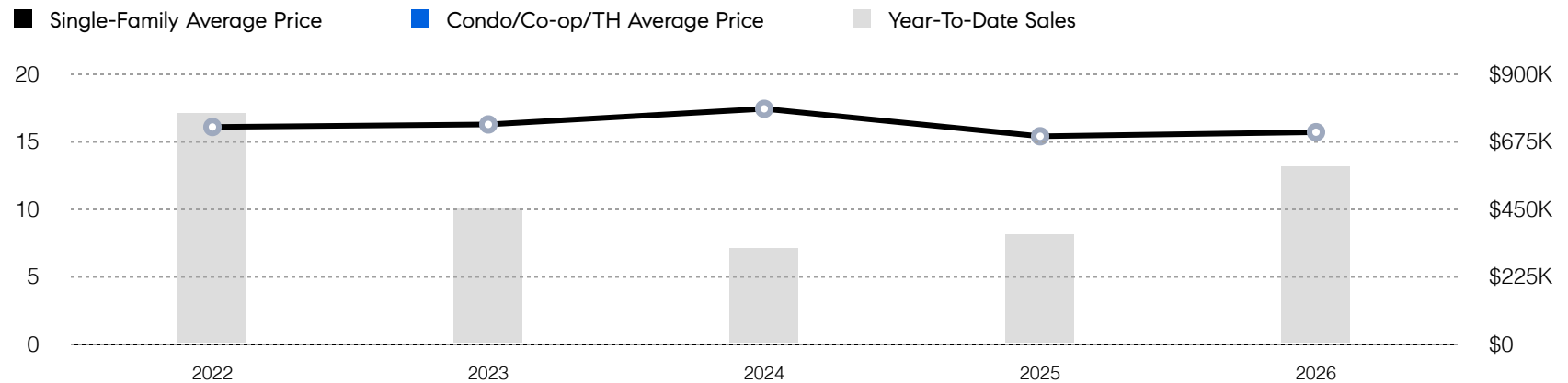
Historic Sales Trends



Chester Borough

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	9	14	55.6%	1	2	100.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	8	12	50.0%	0	0	0.0%
	SALES VOLUME	\$5,551,000	\$8,488,400	52.9%	-	-	-
	MEDIAN PRICE	\$650,500	\$795,000	22.2%	-	-	-
	AVERAGE PRICE	\$693,875	\$707,367	1.9%	-	-	-
	AVERAGE DOM	37	24	-35.1%	-	-	-
	% OF ASKING PRICE	119.2%	103.8%	-15.5%	-	-	-
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%	-	-	-	-

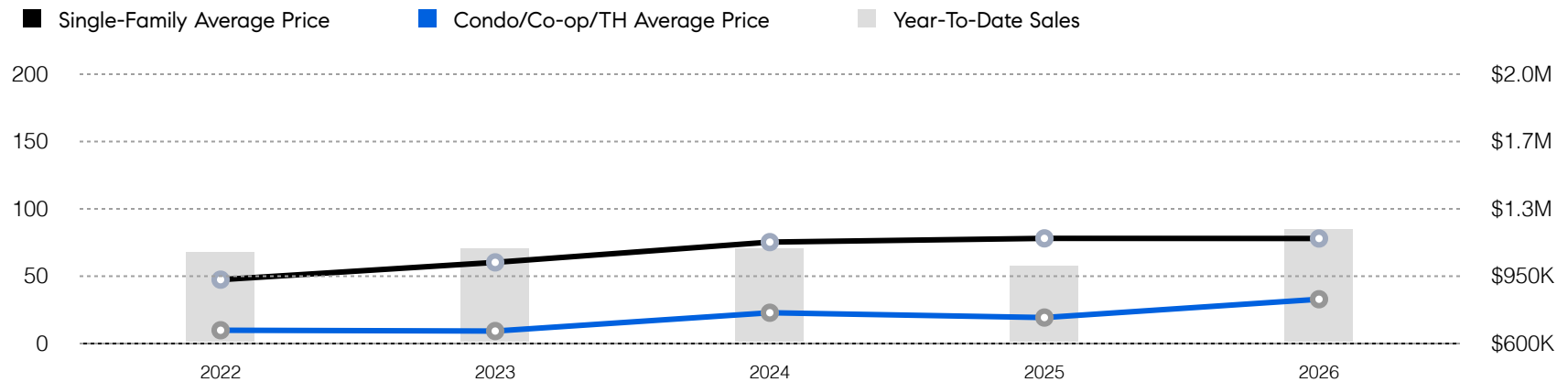
Historic Sales Trends



Chester Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	64	91	42.2%	13	13	0.0%
	ACTIVE LISTINGS	19	27	42.1%	19	27	42.1%
	# OF SALES	54	78	44.4%	9	21	133.3%
	SALES VOLUME	\$61,919,050	\$89,386,648	44.4%	\$9,999,000	\$26,537,000	165.4%
	MEDIAN PRICE	\$983,750	\$1,170,000	18.9%	\$1,100,000	\$1,375,000	25.0%
	AVERAGE PRICE	\$1,146,649	\$1,145,983	-0.1%	\$1,111,000	\$1,263,667	13.7%
	AVERAGE DOM	41	26	-36.6%	33	23	-30.3%
	% OF ASKING PRICE	101.3%	104.2%	2.9%	99.5%	103.3%	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	5	150.0%	0	0	0.0%
	SALES VOLUME	\$1,470,000	\$4,151,000	182.4%	-	-	-
	MEDIAN PRICE	\$735,000	\$840,000	14.3%	-	-	-
	AVERAGE PRICE	\$735,000	\$830,200	13.0%	-	-	-
	AVERAGE DOM	16	11	-31.2%	-	-	-
	% OF ASKING PRICE	94.8%	105.2%	10.4%	-	-	-

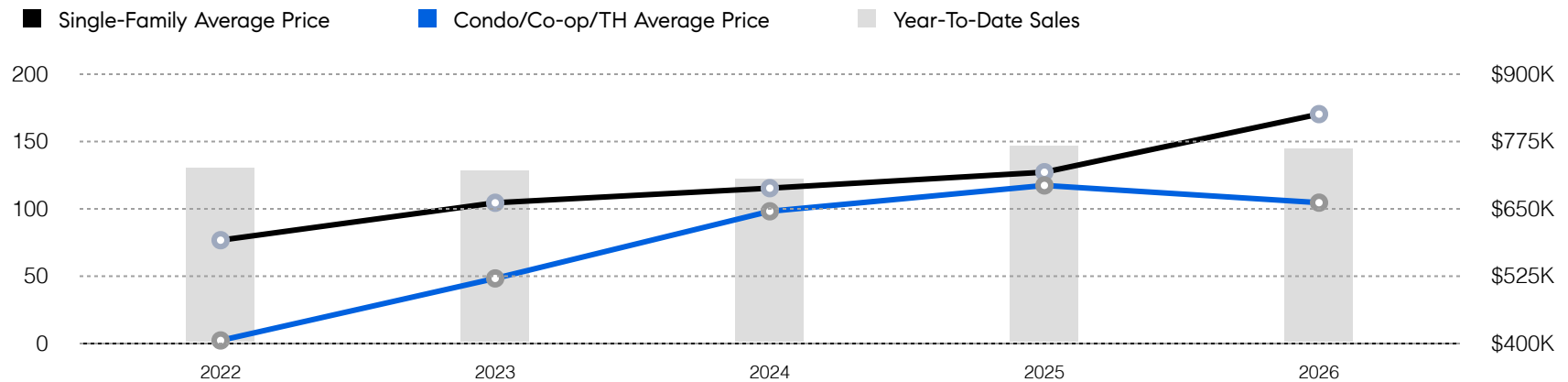
Historic Sales Trends



Denville

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	106	100	-5.7%	13	7	-46.2%
	ACTIVE LISTINGS	19	29	52.6%	19	29	52.6%
	# OF SALES	99	100	1.0%	20	16	-20.0%
	SALES VOLUME	\$71,089,167	\$82,588,650	16.2%	\$14,882,030	\$15,479,000	4.0%
	MEDIAN PRICE	\$625,000	\$720,000	15.2%	\$732,500	\$849,000	15.9%
	AVERAGE PRICE	\$718,072	\$825,887	15.0%	\$744,102	\$967,438	30.0%
	AVERAGE DOM	24	24	0.0%	23	22	-4.3%
	% OF ASKING PRICE	106.4%	104.8%	-1.7%	105.9%	104.7%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	41	42	2.4%	7	5	-28.6%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	46	43	-6.5%	5	4	-20.0%
	SALES VOLUME	\$31,900,995	\$28,444,791	-10.8%	\$3,044,770	\$2,982,845	-2.0%
	MEDIAN PRICE	\$748,600	\$720,000	-3.8%	\$550,000	\$769,000	39.8%
	AVERAGE PRICE	\$693,500	\$661,507	-4.6%	\$608,954	\$745,711	22.5%
	AVERAGE DOM	51	31	-39.2%	15	12	-20.0%
	% OF ASKING PRICE	102.0%	102.5%	0.5%	104.6%	100.6%	-4.0%

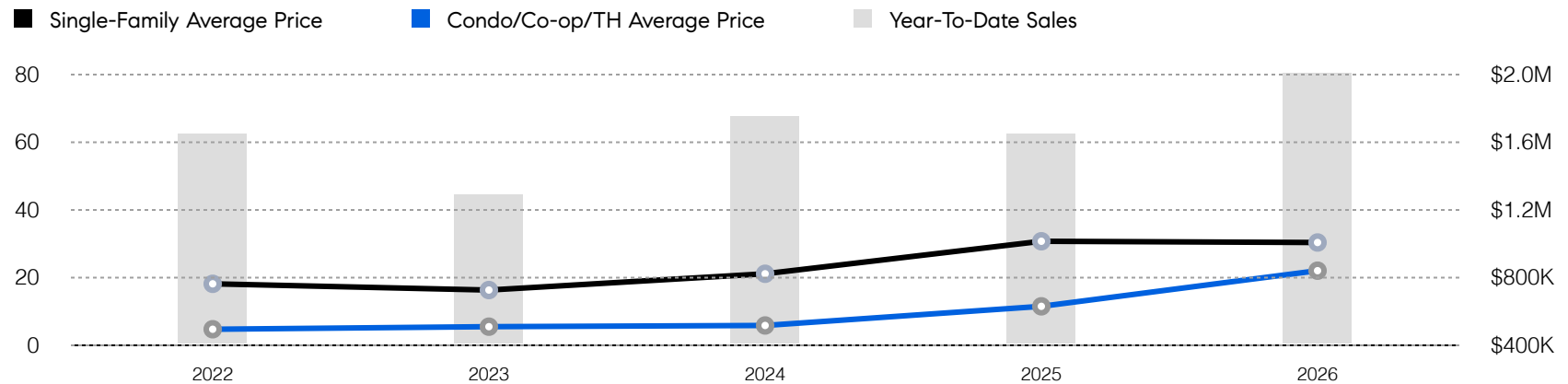
Historic Sales Trends



East Hanover

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	50	54	8.0%	4	7	75.0%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	50	55	10.0%	11	10	-9.1%
	SALES VOLUME	\$50,748,147	\$55,418,993	9.2%	\$11,244,074	\$12,492,006	11.1%
	MEDIAN PRICE	\$999,999	\$937,000	-6.3%	\$1,022,175	\$1,238,500	21.2%
	AVERAGE PRICE	\$1,014,963	\$1,007,618	-0.7%	\$1,022,189	\$1,249,201	22.2%
	AVERAGE DOM	21	26	23.8%	20	21	5.0%
	% OF ASKING PRICE	105.9%	106.1%	0.2%	106.3%	106.2%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	13	29	123.1%	2	3	50.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	12	25	108.3%	3	2	-33.3%
	SALES VOLUME	\$7,565,866	\$21,028,387	177.9%	\$2,561,480	\$1,506,940	-41.2%
	MEDIAN PRICE	\$529,750	\$986,505	86.2%	\$999,990	\$753,470	-24.7%
	AVERAGE PRICE	\$630,489	\$841,135	33.4%	\$853,827	\$753,470	-11.8%
	AVERAGE DOM	16	18	12.5%	12	12	0.0%
	% OF ASKING PRICE	103.6%	101.3%	-2.3%	101.7%	100.9%	-0.8%

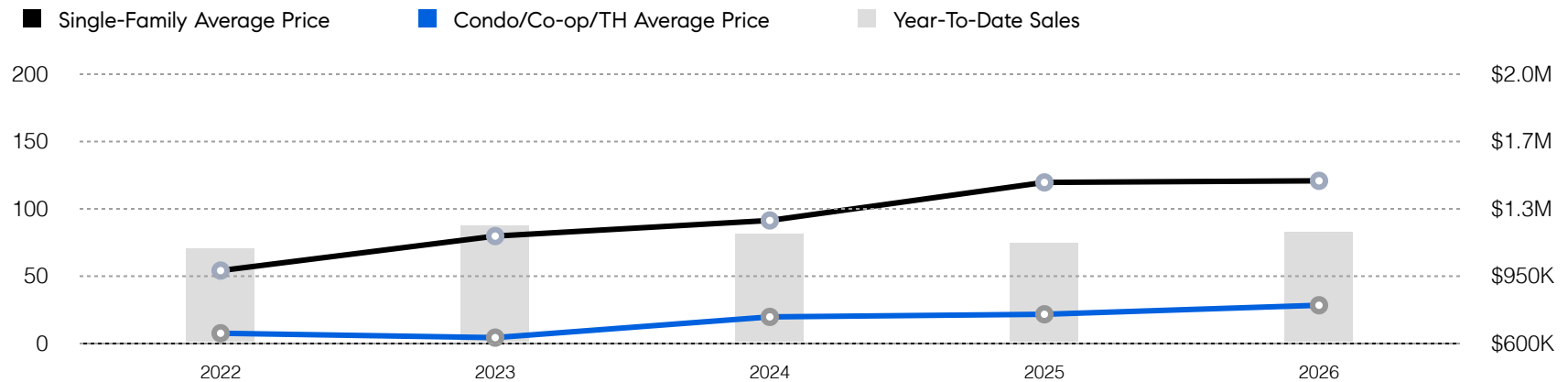
Historic Sales Trends



Florham Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	55	56	1.8%	7	6	-14.3%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	52	60	15.4%	7	9	28.6%
	SALES VOLUME	\$74,753,988	\$86,744,432	16.0%	\$10,092,000	\$12,857,000	27.4%
	MEDIAN PRICE	\$1,268,500	\$1,245,000	-1.9%	\$1,257,000	\$1,351,500	7.5%
	AVERAGE PRICE	\$1,437,577	\$1,445,741	0.6%	\$1,441,714	\$1,428,556	-0.9%
	AVERAGE DOM	30	28	-6.7%	18	18	0.0%
	% OF ASKING PRICE	107.0%	102.1%	-4.9%	105.2%	101.3%	-3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	30	22	-26.7%	6	0	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	21	21	0.0%	4	3	-25.0%
	SALES VOLUME	\$15,792,542	\$16,777,000	6.2%	\$3,376,369	\$2,082,000	-38.3%
	MEDIAN PRICE	\$699,000	\$760,000	8.7%	\$637,000	\$700,000	9.9%
	AVERAGE PRICE	\$752,026	\$798,905	6.2%	\$844,092	\$694,000	-17.8%
	AVERAGE DOM	22	18	-18.2%	8	13	62.5%
	% OF ASKING PRICE	102.0%	105.9%	3.9%	106.9%	103.3%	-3.6%

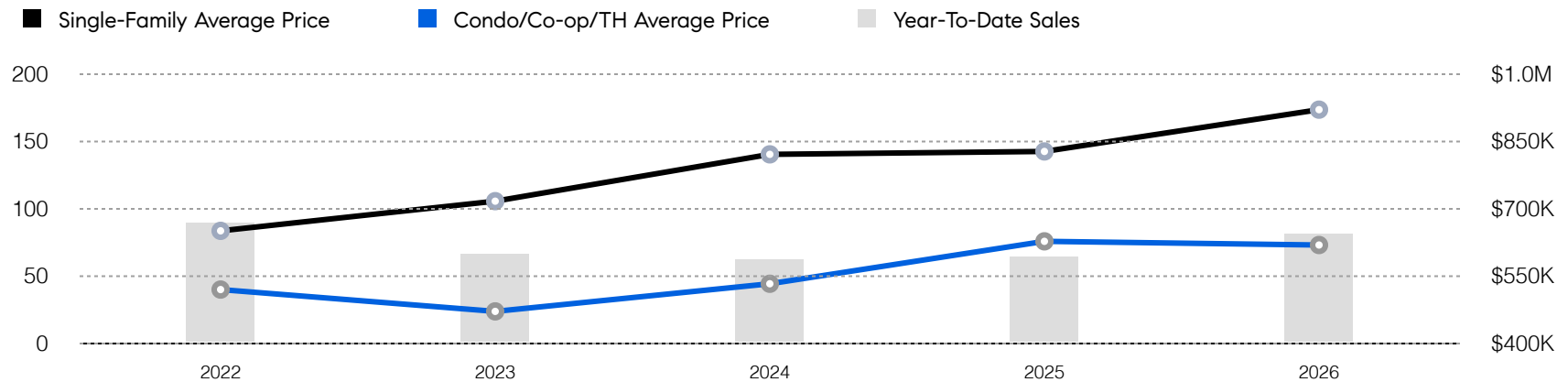
Historic Sales Trends



Hanover

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	49	57	16.3%	9	5	-44.4%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	45	54	20.0%	6	8	33.3%
	SALES VOLUME	\$37,255,300	\$49,734,889	33.5%	\$4,930,000	\$7,293,000	47.9%
	MEDIAN PRICE	\$810,000	\$832,930	2.8%	\$807,500	\$832,500	3.1%
	AVERAGE PRICE	\$827,896	\$921,016	11.2%	\$821,667	\$911,625	10.9%
	AVERAGE DOM	23	22	-4.3%	22	14	-36.4%
	% OF ASKING PRICE	106.2%	107.5%	1.3%	105.3%	106.0%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	23	24	4.3%	4	2	-50.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	18	26	44.4%	9	3	-66.7%
	SALES VOLUME	\$11,297,860	\$16,105,940	42.6%	\$6,477,360	\$1,645,000	-74.6%
	MEDIAN PRICE	\$582,750	\$575,000	-1.3%	\$770,000	\$575,000	-25.3%
	AVERAGE PRICE	\$627,659	\$619,459	-1.3%	\$719,707	\$548,333	-23.8%
	AVERAGE DOM	24	21	-12.5%	23	14	-39.1%
	% OF ASKING PRICE	104.7%	105.1%	0.4%	100.9%	107.7%	6.8%

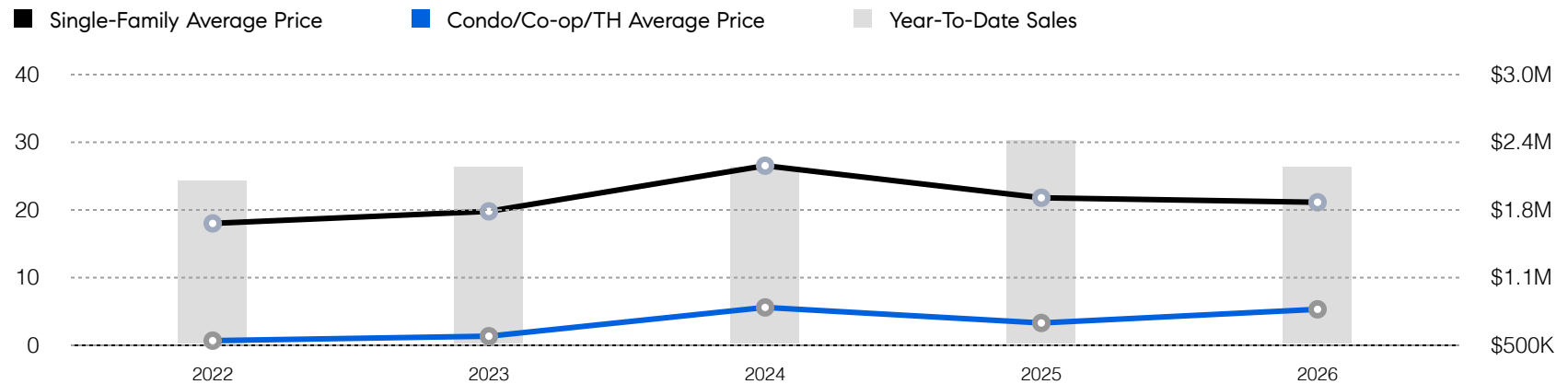
Historic Sales Trends



Harding

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	26	25	-3.8%	3	1	-66.7%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	26	22	-15.4%	3	3	0.0%
	SALES VOLUME	\$48,420,500	\$40,059,500	-17.3%	\$5,770,000	\$6,485,000	12.4%
	MEDIAN PRICE	\$1,728,000	\$1,629,000	-5.7%	\$1,880,000	\$1,995,000	6.1%
	AVERAGE PRICE	\$1,862,327	\$1,820,886	-2.2%	\$1,923,333	\$2,161,667	12.4%
	AVERAGE DOM	37	40	8.1%	95	22	-76.8%
	% OF ASKING PRICE	104.1%	150.1%	46.0%	98.2%	100.9%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	4	0.0%	1	1	0.0%
	SALES VOLUME	\$2,826,000	\$3,330,000	17.8%	\$800,000	\$795,000	-0.6%
	MEDIAN PRICE	\$693,500	\$810,000	16.8%	\$800,000	\$795,000	-0.6%
	AVERAGE PRICE	\$706,500	\$832,500	17.8%	\$800,000	\$795,000	-0.6%
	AVERAGE DOM	23	28	21.7%	18	22	22.2%
	% OF ASKING PRICE	105.7%	108.1%	2.4%	114.3%	113.7%	-0.6%

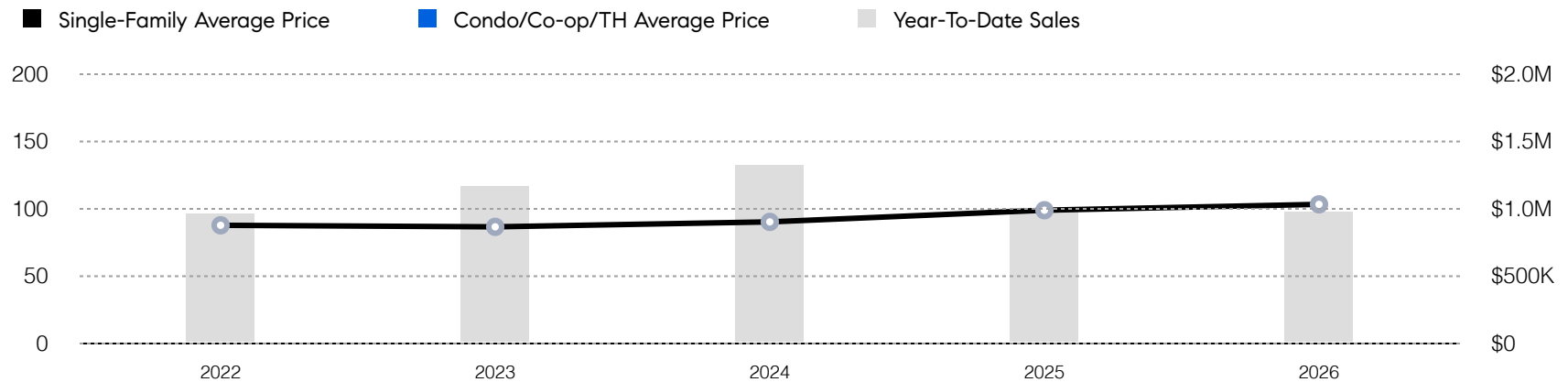
Historic Sales Trends



Kinnelon

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	99	94	-5.1%	12	12	0.0%
	ACTIVE LISTINGS	37	38	2.7%	37	38	2.7%
	# OF SALES	92	94	2.2%	16	12	-25.0%
	SALES VOLUME	\$91,076,125	\$97,150,286	6.7%	\$17,057,776	\$10,539,998	-38.2%
	MEDIAN PRICE	\$914,000	\$975,000	6.7%	\$1,140,000	\$805,000	-29.4%
	AVERAGE PRICE	\$989,958	\$1,033,514	4.4%	\$1,066,111	\$878,333	-17.6%
	AVERAGE DOM	44	42	-4.5%	26	37	42.3%
	% OF ASKING PRICE	102.9%	101.1%	-1.7%	106.1%	99.3%	-6.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	2	-71.4%	0	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	7	2	-71.4%	2	0	0.0%
	SALES VOLUME	\$2,392,000	\$698,000	-70.8%	\$670,000	-	-
	MEDIAN PRICE	\$330,000	\$349,000	5.8%	\$335,000	-	-
	AVERAGE PRICE	\$341,714	\$349,000	2.1%	\$335,000	-	-
	AVERAGE DOM	61	37	-39.3%	85	-	-
	% OF ASKING PRICE	99.8%	99.9%	0.1%	97.3%	-	-

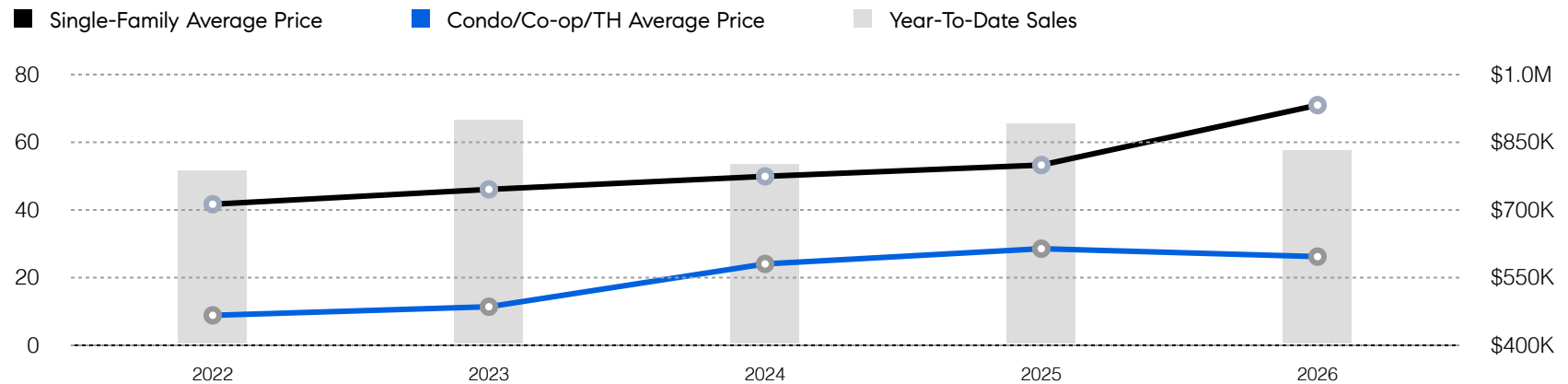
Historic Sales Trends



Long Hill

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	69	51	-26.1%	9	4	-55.6%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	57	47	-17.5%	10	7	-30.0%
	SALES VOLUME	\$45,572,000	\$43,816,451	-3.9%	\$9,285,000	\$5,926,000	-36.2%
	MEDIAN PRICE	\$760,000	\$885,000	16.4%	\$806,000	\$885,000	9.8%
	AVERAGE PRICE	\$799,509	\$932,265	16.6%	\$928,500	\$846,571	-8.8%
	AVERAGE DOM	29	18	-37.9%	18	13	-27.8%
	% OF ASKING PRICE	104.1%	107.5%	3.4%	104.2%	109.6%	5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	8	9	12.5%	1	1	0.0%
	ACTIVE LISTINGS	5	1	-80.0%	5	1	-80.0%
	# OF SALES	8	10	25.0%	2	1	-50.0%
	SALES VOLUME	\$4,913,000	\$5,966,000	21.4%	\$1,279,000	\$699,000	-45.3%
	MEDIAN PRICE	\$609,500	\$680,500	11.6%	\$639,500	\$699,000	9.3%
	AVERAGE PRICE	\$614,125	\$596,600	-2.9%	\$639,500	\$699,000	9.3%
	AVERAGE DOM	35	34	-2.9%	60	14	-76.7%
	% OF ASKING PRICE	98.2%	104.2%	6.0%	99.3%	103.6%	4.3%

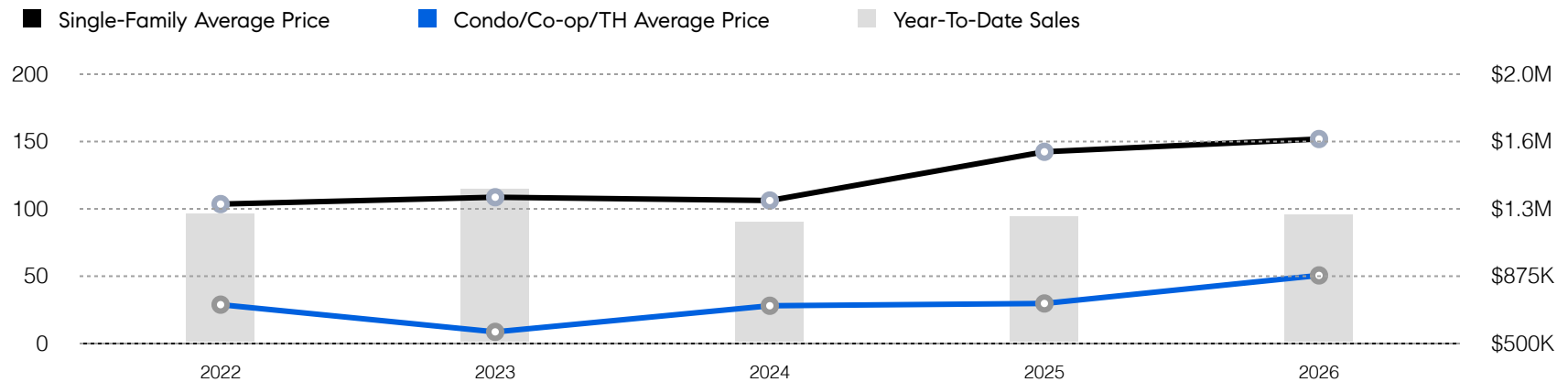
Historic Sales Trends



Madison

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	75	87	16.0%	8	8	0.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	78	83	6.4%	12	13	8.3%
	SALES VOLUME	\$122,292,033	\$136,037,333	11.2%	\$21,955,000	\$22,287,499	1.5%
	MEDIAN PRICE	\$1,435,500	\$1,450,000	1.0%	\$1,646,500	\$1,610,000	-2.2%
	AVERAGE PRICE	\$1,567,847	\$1,639,004	4.5%	\$1,829,583	\$1,714,423	-6.3%
	AVERAGE DOM	27	23	-14.8%	24	16	-33.3%
	% OF ASKING PRICE	108.7%	110.1%	1.4%	105.8%	110.6%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	10	-16.7%	2	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	15	11	-26.7%	2	1	-50.0%
	SALES VOLUME	\$10,846,230	\$9,672,998	-10.8%	\$1,506,000	\$999,999	-33.6%
	MEDIAN PRICE	\$801,000	\$890,000	11.1%	\$753,000	\$999,999	32.8%
	AVERAGE PRICE	\$723,082	\$879,363	21.6%	\$753,000	\$999,999	32.8%
	AVERAGE DOM	19	14	-26.3%	12	8	-33.3%
	% OF ASKING PRICE	103.3%	106.7%	3.4%	105.6%	102.0%	-3.6%

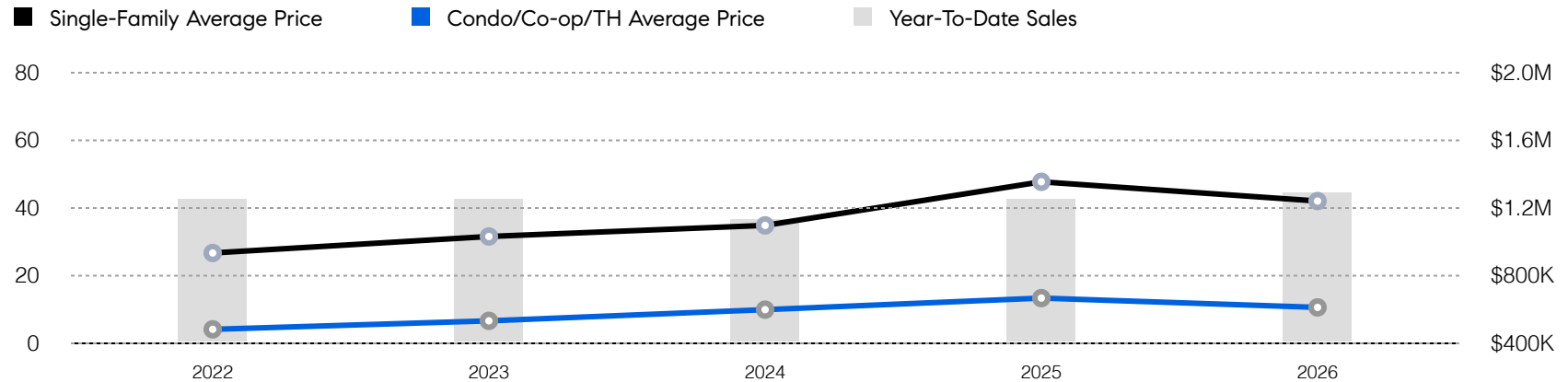
Historic Sales Trends



Mendham Borough

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	33	39	18.2%	2	3	50.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	32	34	6.3%	7	7	0.0%
	SALES VOLUME	\$43,359,000	\$42,206,499	-2.7%	\$9,379,000	\$7,858,999	-16.2%
	MEDIAN PRICE	\$1,073,500	\$1,176,000	9.5%	\$745,000	\$1,175,000	57.7%
	AVERAGE PRICE	\$1,354,969	\$1,241,368	-8.4%	\$1,339,857	\$1,122,714	-16.2%
	AVERAGE DOM	39	20	-48.7%	46	29	-37.0%
	% OF ASKING PRICE	102.9%	107.4%	4.4%	100.6%	107.1%	6.4%
Condo/Co-op/TH	CONTRACTS SIGNED	11	10	-9.1%	1	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	10	10	0.0%	1	2	100.0%
	SALES VOLUME	\$6,675,333	\$6,125,000	-8.2%	\$762,000	\$1,060,000	39.1%
	MEDIAN PRICE	\$667,500	\$605,000	-9.4%	\$762,000	\$530,000	-30.4%
	AVERAGE PRICE	\$667,533	\$612,500	-8.2%	\$762,000	\$530,000	-30.4%
	AVERAGE DOM	24	25	4.2%	20	14	-30.0%
	% OF ASKING PRICE	102.8%	102.1%	-0.7%	101.7%	99.1%	-2.6%

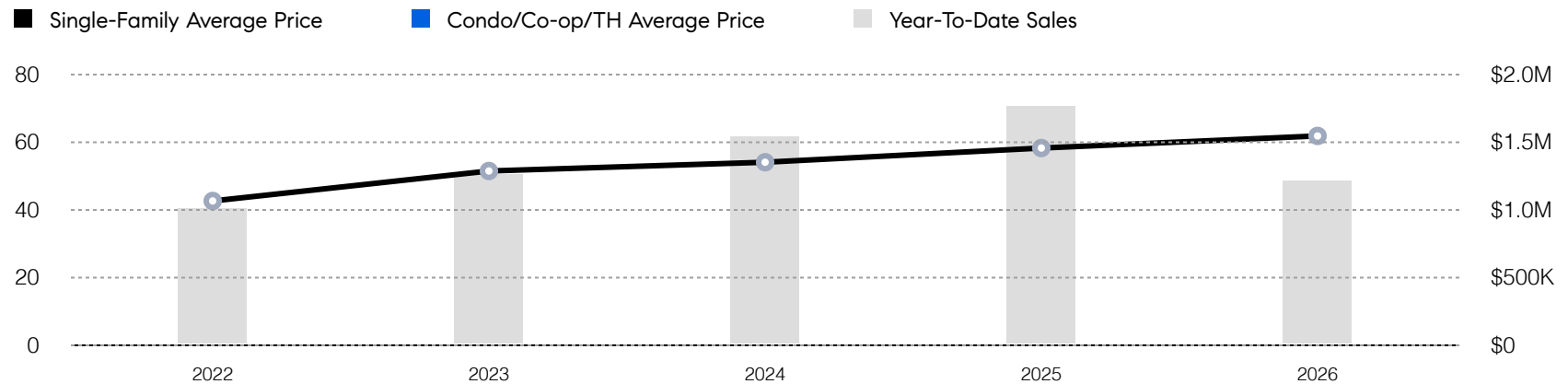
Historic Sales Trends



Mendham Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	57	54	-5.3%	4	8	100.0%
	ACTIVE LISTINGS	22	18	-18.2%	22	18	-18.2%
	# OF SALES	54	48	-11.1%	11	5	-54.5%
	SALES VOLUME	\$78,695,500	\$74,245,625	-5.7%	\$16,705,000	\$5,675,125	-66.0%
	MEDIAN PRICE	\$1,406,500	\$1,369,000	-2.7%	\$1,500,000	\$1,332,000	-11.2%
	AVERAGE PRICE	\$1,457,324	\$1,546,784	6.1%	\$1,518,636	\$1,135,025	-25.3%
	AVERAGE DOM	40	36	-10.0%	63	19	-69.8%
	% OF ASKING PRICE	102.3%	103.9%	1.5%	99.3%	103.0%	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	16	0	0.0%	1	0	0.0%
	SALES VOLUME	\$19,402,974	-	-	\$1,220,000	-	-
	MEDIAN PRICE	\$1,264,500	-	-	\$1,220,000	-	-
	AVERAGE PRICE	\$1,212,686	-	-	\$1,220,000	-	-
	AVERAGE DOM	95	-	-	274	-	-
	% OF ASKING PRICE	94.2%	-	-	96.0%	-	-

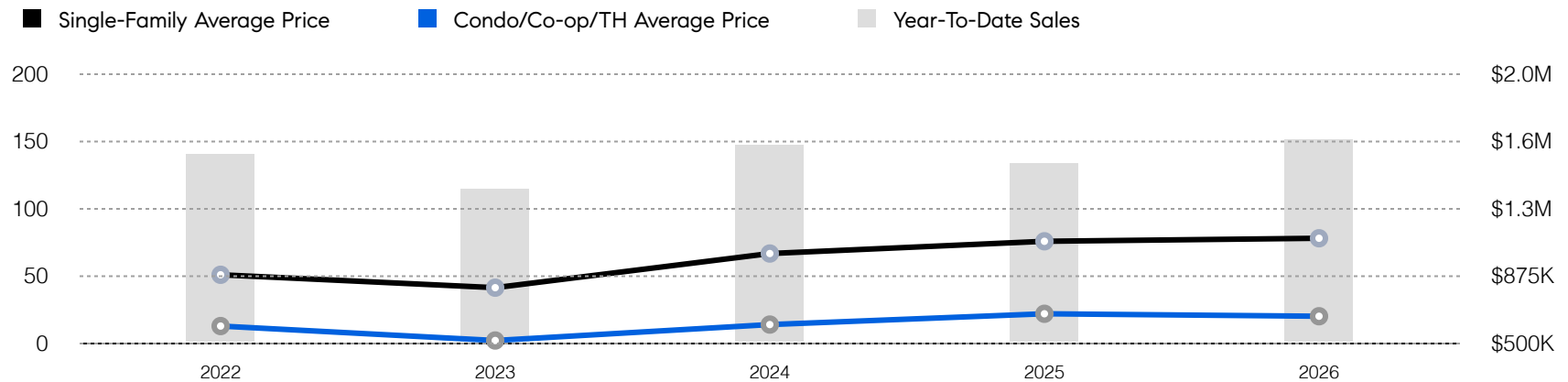
Historic Sales Trends



Montville

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	109	115	5.5%	12	17	41.7%
	ACTIVE LISTINGS	32	24	-25.0%	32	24	-25.0%
	# OF SALES	102	104	2.0%	19	24	26.3%
	SALES VOLUME	\$109,077,781	\$112,967,108	3.6%	\$21,809,818	\$24,707,000	13.3%
	MEDIAN PRICE	\$909,000	\$980,000	7.8%	\$1,050,000	\$981,000	-6.6%
	AVERAGE PRICE	\$1,069,390	\$1,086,222	1.6%	\$1,147,885	\$1,029,458	-10.3%
	AVERAGE DOM	23	26	13.0%	17	22	29.4%
	% OF ASKING PRICE	107.0%	105.9%	-1.1%	108.7%	107.8%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	33	48	45.5%	2	3	50.0%
	ACTIVE LISTINGS	1	13	1,200.0%	1	13	1,200.0%
	# OF SALES	30	46	53.3%	1	9	800.0%
	SALES VOLUME	\$19,971,000	\$29,988,690	50.2%	\$710,000	\$6,575,890	826.2%
	MEDIAN PRICE	\$700,500	\$652,500	-6.9%	\$710,000	\$760,000	7.0%
	AVERAGE PRICE	\$665,700	\$651,928	-2.1%	\$710,000	\$730,654	2.9%
	AVERAGE DOM	18	27	50.0%	9	42	366.7%
	% OF ASKING PRICE	104.4%	102.9%	-1.6%	101.6%	106.8%	5.2%

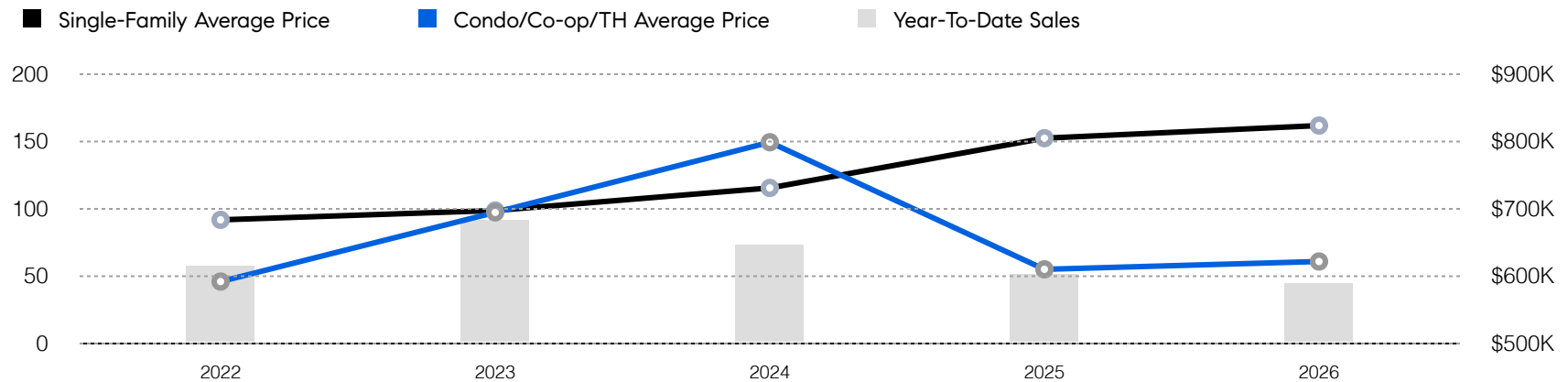
Historic Sales Trends



Morris Plains

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	37	31	-16.2%	7	5	-28.6%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	35	27	-22.9%	6	5	-16.7%
	SALES VOLUME	\$28,173,750	\$22,240,388	-21.1%	\$4,885,000	\$3,690,888	-24.4%
	MEDIAN PRICE	\$820,000	\$850,000	3.7%	\$822,500	\$752,000	-8.6%
	AVERAGE PRICE	\$804,964	\$823,718	2.3%	\$814,167	\$738,178	-9.3%
	AVERAGE DOM	23	16	-30.4%	20	13	-35.0%
	% OF ASKING PRICE	106.1%	108.9%	2.8%	103.5%	114.5%	11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	17	16	-5.9%	2	2	0.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	15	16	6.7%	4	2	-50.0%
	SALES VOLUME	\$9,153,000	\$9,949,014	8.7%	\$2,185,000	\$907,000	-58.5%
	MEDIAN PRICE	\$600,000	\$630,004	5.0%	\$511,500	\$453,500	-11.3%
	AVERAGE PRICE	\$610,200	\$621,813	1.9%	\$546,250	\$453,500	-17.0%
	AVERAGE DOM	34	31	-8.8%	14	11	-21.4%
	% OF ASKING PRICE	101.9%	102.9%	1.0%	105.2%	103.1%	-2.1%

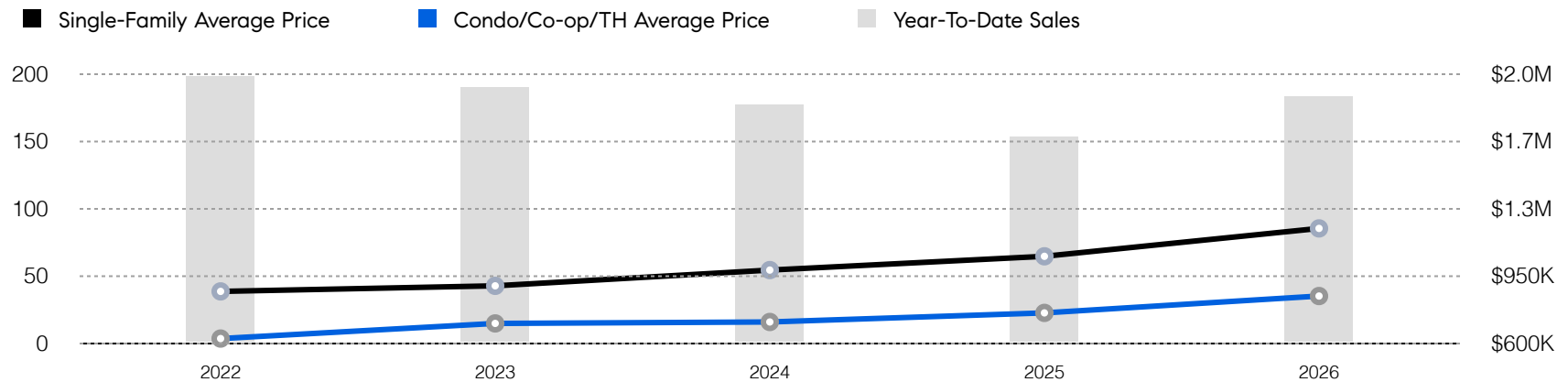
Historic Sales Trends



Morris Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	112	129	15.2%	10	11	10.0%
	ACTIVE LISTINGS	18	32	77.8%	18	32	77.8%
	# OF SALES	97	132	36.1%	13	28	115.4%
	SALES VOLUME	\$102,179,332	\$158,188,829	54.8%	\$14,918,936	\$34,501,087	131.3%
	MEDIAN PRICE	\$980,000	\$1,140,000	16.3%	\$1,056,000	\$1,117,500	5.8%
	AVERAGE PRICE	\$1,053,395	\$1,198,400	13.8%	\$1,147,610	\$1,232,182	7.4%
	AVERAGE DOM	19	19	0.0%	20	24	20.0%
	% OF ASKING PRICE	109.5%	108.5%	-1.1%	107.2%	105.6%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	58	56	-3.4%	3	9	200.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	55	50	-9.1%	4	4	0.0%
	SALES VOLUME	\$41,756,000	\$42,341,700	1.4%	\$2,825,000	\$3,536,500	25.2%
	MEDIAN PRICE	\$717,000	\$751,500	4.8%	\$640,000	\$870,750	36.1%
	AVERAGE PRICE	\$759,200	\$846,834	11.5%	\$706,250	\$884,125	25.2%
	AVERAGE DOM	25	26	4.0%	22	20	-9.1%
	% OF ASKING PRICE	101.9%	103.9%	2.0%	102.1%	110.2%	8.2%

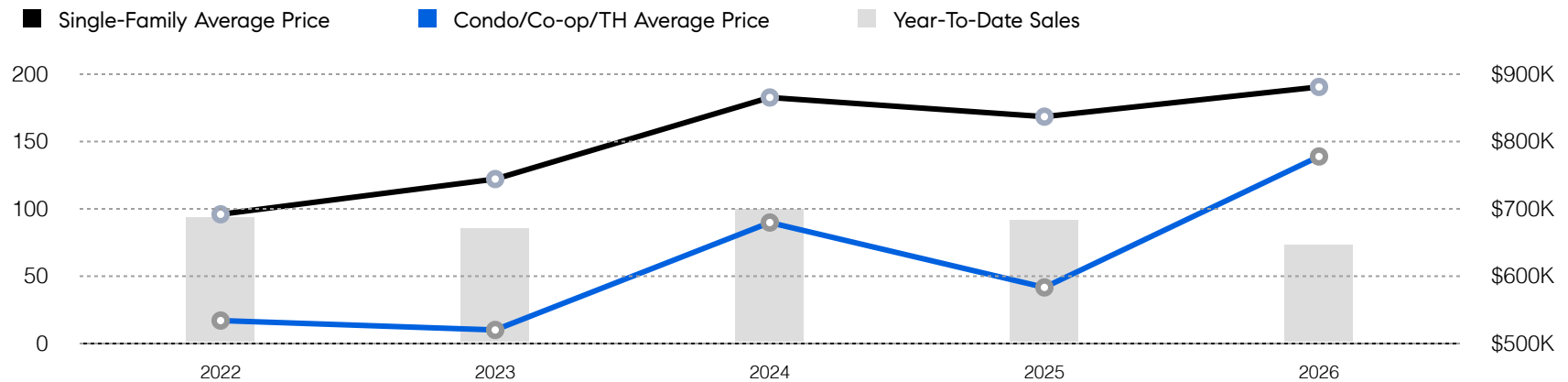
Historic Sales Trends



Morristown

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	47	35	-25.5%	3	3	0.0%
	ACTIVE LISTINGS	8	11	37.5%	8	11	37.5%
	# OF SALES	48	31	-35.4%	6	6	0.0%
	SALES VOLUME	\$40,173,398	\$27,313,935	-32.0%	\$4,142,500	\$6,196,265	49.6%
	MEDIAN PRICE	\$725,000	\$835,000	15.2%	\$672,500	\$998,133	48.4%
	AVERAGE PRICE	\$836,946	\$881,095	5.3%	\$690,417	\$1,032,711	49.6%
	AVERAGE DOM	27	21	-22.2%	14	25	78.6%
	% OF ASKING PRICE	105.3%	103.4%	-2.0%	108.5%	97.8%	-10.7%
Condo/Co-op/TH	CONTRACTS SIGNED	39	45	15.4%	7	7	0.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	42	41	-2.4%	7	10	42.9%
	SALES VOLUME	\$24,499,708	\$31,890,030	30.2%	\$3,031,000	\$7,228,500	138.5%
	MEDIAN PRICE	\$522,500	\$635,000	21.5%	\$445,000	\$633,000	42.2%
	AVERAGE PRICE	\$583,326	\$777,806	33.3%	\$433,000	\$722,850	66.9%
	AVERAGE DOM	32	33	3.1%	37	19	-48.6%
	% OF ASKING PRICE	102.1%	102.6%	0.4%	105.4%	104.5%	-0.9%

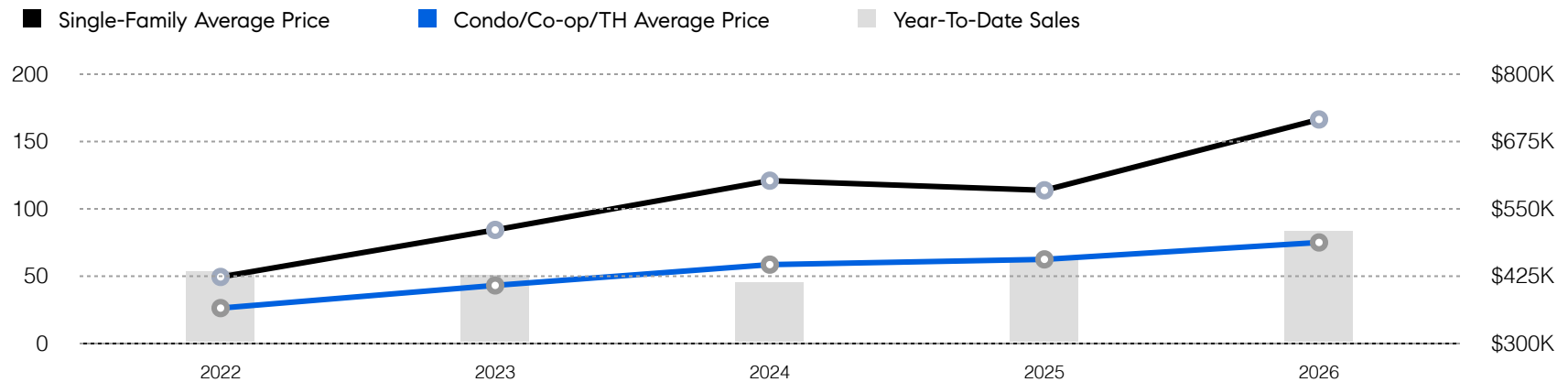
Historic Sales Trends



Mount Arlington

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	34	37	8.8%	8	2	-75.0%
	ACTIVE LISTINGS	16	15	-6.2%	16	15	-6.2%
	# OF SALES	23	42	82.6%	3	6	100.0%
	SALES VOLUME	\$13,442,500	\$30,070,042	123.7%	\$1,775,000	\$3,236,000	82.3%
	MEDIAN PRICE	\$524,000	\$571,000	9.0%	\$545,000	\$571,250	4.8%
	AVERAGE PRICE	\$584,457	\$715,953	22.5%	\$591,667	\$539,333	-8.8%
	AVERAGE DOM	32	38	18.8%	37	16	-56.8%
	% OF ASKING PRICE	105.7%	101.4%	-4.3%	106.8%	102.2%	-4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	41	47	14.6%	4	6	50.0%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	39	40	2.6%	9	3	-66.7%
	SALES VOLUME	\$17,792,300	\$19,505,418	9.6%	\$4,539,900	\$1,199,900	-73.6%
	MEDIAN PRICE	\$450,000	\$473,000	5.1%	\$465,000	\$385,000	-17.2%
	AVERAGE PRICE	\$456,213	\$487,635	6.9%	\$504,433	\$399,967	-20.7%
	AVERAGE DOM	23	28	21.7%	19	55	189.5%
	% OF ASKING PRICE	102.5%	102.1%	-0.4%	100.9%	100.0%	-0.9%

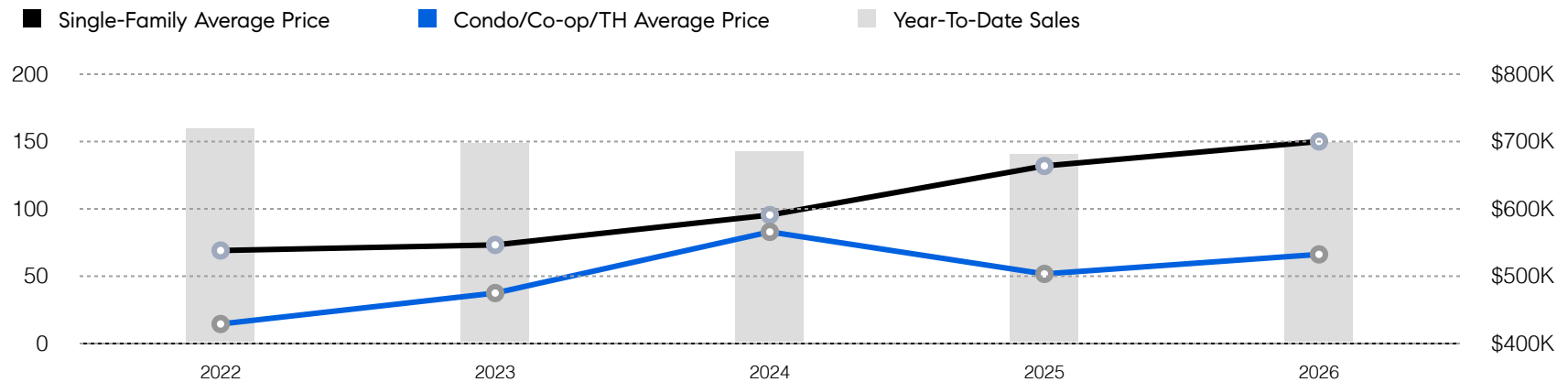
Historic Sales Trends



Mount Olive

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	128	135	5.5%	14	17	21.4%
	ACTIVE LISTINGS	43	44	2.3%	43	44	2.3%
	# OF SALES	121	129	6.6%	23	18	-21.7%
	SALES VOLUME	\$80,313,783	\$90,314,619	12.5%	\$14,051,000	\$13,741,103	-2.2%
	MEDIAN PRICE	\$615,000	\$675,000	9.8%	\$599,000	\$712,500	18.9%
	AVERAGE PRICE	\$663,750	\$700,113	5.5%	\$610,913	\$763,395	25.0%
	AVERAGE DOM	30	23	-23.3%	30	17	-43.3%
	% OF ASKING PRICE	103.3%	105.4%	2.0%	100.9%	105.0%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	17	18	5.9%	2	4	100.0%
	ACTIVE LISTINGS	11	3	-72.7%	11	3	-72.7%
	# OF SALES	18	19	5.6%	6	1	-83.3%
	SALES VOLUME	\$9,061,000	\$10,115,380	11.6%	\$3,109,000	\$612,000	-80.3%
	MEDIAN PRICE	\$515,000	\$561,000	8.9%	\$510,500	\$612,000	19.9%
	AVERAGE PRICE	\$503,389	\$532,388	5.8%	\$518,167	\$612,000	18.1%
	AVERAGE DOM	27	38	40.7%	50	17	-66.0%
	% OF ASKING PRICE	102.4%	100.6%	-1.8%	100.1%	97.3%	-2.8%

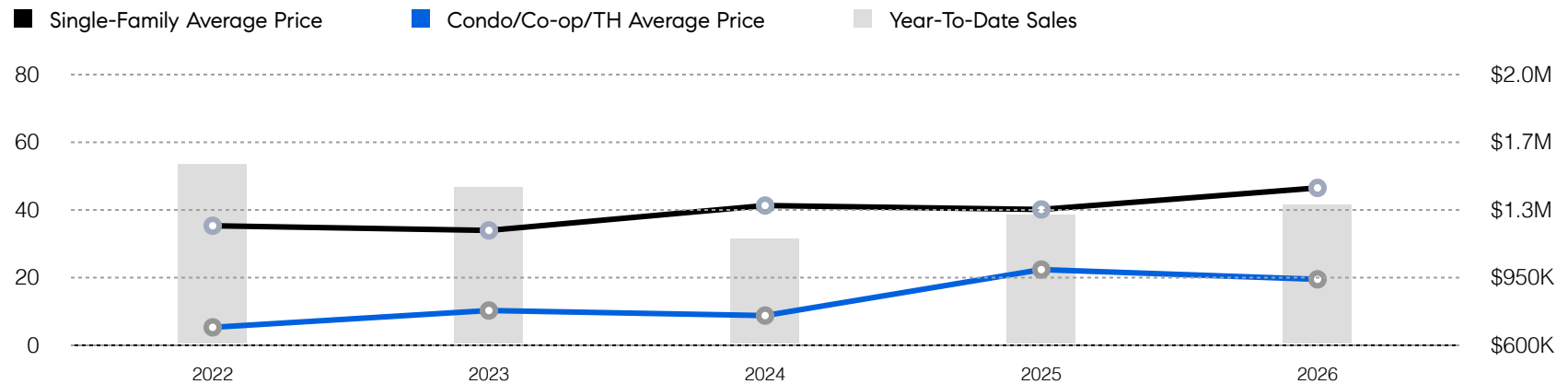
Historic Sales Trends



Mountain Lakes

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	39	34	-12.8%	4	6	50.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	32	31	-3.1%	11	7	-36.4%
	SALES VOLUME	\$41,683,609	\$43,833,981	5.2%	\$14,140,999	\$9,643,679	-31.8%
	MEDIAN PRICE	\$1,327,500	\$1,400,000	5.5%	\$1,380,000	\$1,375,000	-0.4%
	AVERAGE PRICE	\$1,302,613	\$1,413,999	8.6%	\$1,285,545	\$1,377,668	7.2%
	AVERAGE DOM	30	30	0.0%	20	23	15.0%
	% OF ASKING PRICE	105.1%	105.7%	0.6%	107.4%	100.5%	-7.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	2	3	50.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	6	10	66.7%	1	2	100.0%
	SALES VOLUME	\$5,950,000	\$9,413,498	58.2%	\$1,200,000	\$1,954,999	62.9%
	MEDIAN PRICE	\$967,500	\$940,000	-2.8%	\$1,200,000	\$977,500	-18.5%
	AVERAGE PRICE	\$991,667	\$941,350	-5.1%	\$1,200,000	\$977,500	-18.5%
	AVERAGE DOM	5	31	520.0%	4	24	500.0%
	% OF ASKING PRICE	102.6%	99.0%	-3.5%	100.0%	99.3%	-0.7%

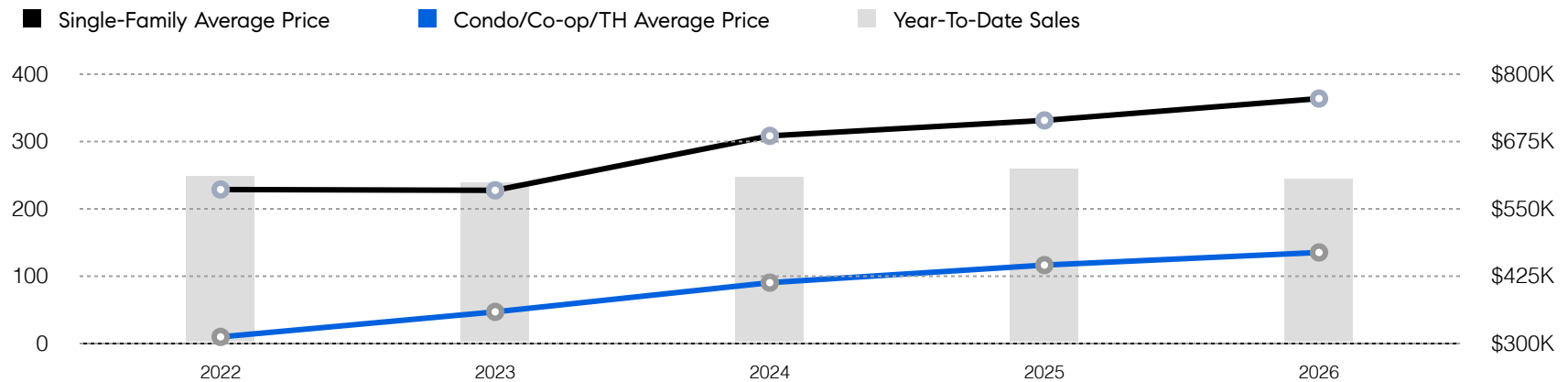
Historic Sales Trends



Parsippany

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	186	192	3.2%	19	27	42.1%
	ACTIVE LISTINGS	44	67	52.3%	44	67	52.3%
	# OF SALES	190	175	-7.9%	37	23	-37.8%
	SALES VOLUME	\$135,700,333	\$132,080,290	-2.7%	\$27,614,000	\$17,827,000	-35.4%
	MEDIAN PRICE	\$695,000	\$765,000	10.1%	\$750,000	\$802,000	6.9%
	AVERAGE PRICE	\$714,212	\$754,745	5.7%	\$746,324	\$775,087	3.9%
	AVERAGE DOM	29	25	-13.8%	26	25	-3.8%
	% OF ASKING PRICE	106.4%	105.2%	-1.1%	107.0%	105.4%	-1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	66	73	10.6%	8	12	50.0%
	ACTIVE LISTINGS	20	23	15.0%	20	23	15.0%
	# OF SALES	66	66	0.0%	12	7	-41.7%
	SALES VOLUME	\$29,409,244	\$30,958,771	5.3%	\$7,507,238	\$2,528,500	-66.3%
	MEDIAN PRICE	\$299,500	\$567,500	89.5%	\$653,000	\$257,500	-60.6%
	AVERAGE PRICE	\$445,595	\$469,072	5.3%	\$625,603	\$361,214	-42.3%
	AVERAGE DOM	26	38	46.2%	17	30	76.5%
	% OF ASKING PRICE	101.6%	101.3%	-0.3%	100.4%	103.4%	2.9%

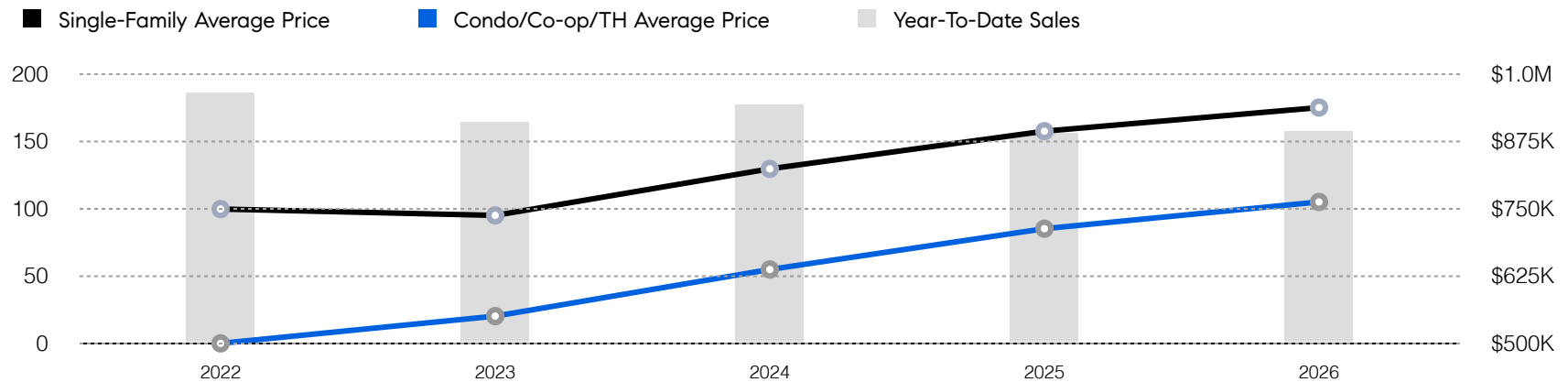
Historic Sales Trends



Randolph

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	147	148	0.7%	24	21	-12.5%
	ACTIVE LISTINGS	21	39	85.7%	21	39	85.7%
	# OF SALES	124	127	2.4%	14	19	35.7%
	SALES VOLUME	\$110,882,747	\$119,134,668	7.4%	\$12,458,500	\$21,111,000	69.5%
	MEDIAN PRICE	\$852,500	\$885,000	3.8%	\$894,000	\$1,025,000	14.7%
	AVERAGE PRICE	\$894,216	\$938,068	4.9%	\$889,893	\$1,111,105	24.9%
	AVERAGE DOM	25	25	0.0%	18	15	-16.7%
	% OF ASKING PRICE	106.0%	105.0%	-1.0%	104.5%	104.1%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	39	33	-15.4%	5	5	0.0%
	ACTIVE LISTINGS	19	12	-36.8%	19	12	-36.8%
	# OF SALES	31	29	-6.5%	6	7	16.7%
	SALES VOLUME	\$22,108,656	\$22,122,691	0.1%	\$4,717,321	\$5,420,180	14.9%
	MEDIAN PRICE	\$700,000	\$818,104	16.9%	\$819,317	\$820,000	0.1%
	AVERAGE PRICE	\$713,182	\$762,851	7.0%	\$786,220	\$774,311	-1.5%
	AVERAGE DOM	35	38	8.6%	47	47	0.0%
	% OF ASKING PRICE	101.3%	101.6%	0.3%	98.7%	102.4%	3.8%

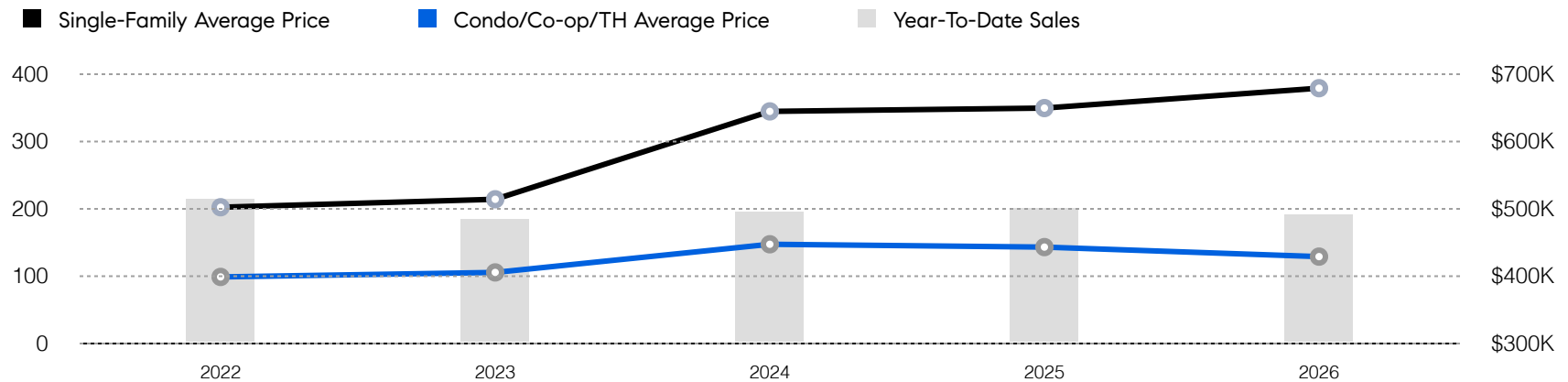
Historic Sales Trends



Rockaway

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	142	140	-1.4%	20	28	40.0%
	ACTIVE LISTINGS	36	37	2.8%	36	37	2.8%
	# OF SALES	134	121	-9.7%	23	20	-13.0%
	SALES VOLUME	\$87,057,132	\$82,187,400	-5.6%	\$14,074,500	\$15,015,500	6.7%
	MEDIAN PRICE	\$597,000	\$625,000	4.7%	\$600,000	\$617,500	2.9%
	AVERAGE PRICE	\$649,680	\$679,235	4.5%	\$611,935	\$750,775	22.7%
	AVERAGE DOM	27	29	7.4%	23	32	39.1%
	% OF ASKING PRICE	106.5%	104.1%	-2.4%	105.8%	101.9%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	68	72	5.9%	8	9	12.5%
	ACTIVE LISTINGS	18	27	50.0%	18	27	50.0%
	# OF SALES	64	68	6.3%	11	10	-9.1%
	SALES VOLUME	\$28,365,915	\$29,176,351	2.9%	\$4,432,000	\$4,455,500	0.5%
	MEDIAN PRICE	\$452,500	\$448,000	-1.0%	\$330,000	\$444,000	34.5%
	AVERAGE PRICE	\$443,217	\$429,064	-3.2%	\$402,909	\$445,550	10.6%
	AVERAGE DOM	42	58	38.1%	43	24	-44.2%
	% OF ASKING PRICE	100.6%	100.1%	-0.6%	103.2%	99.8%	-3.4%

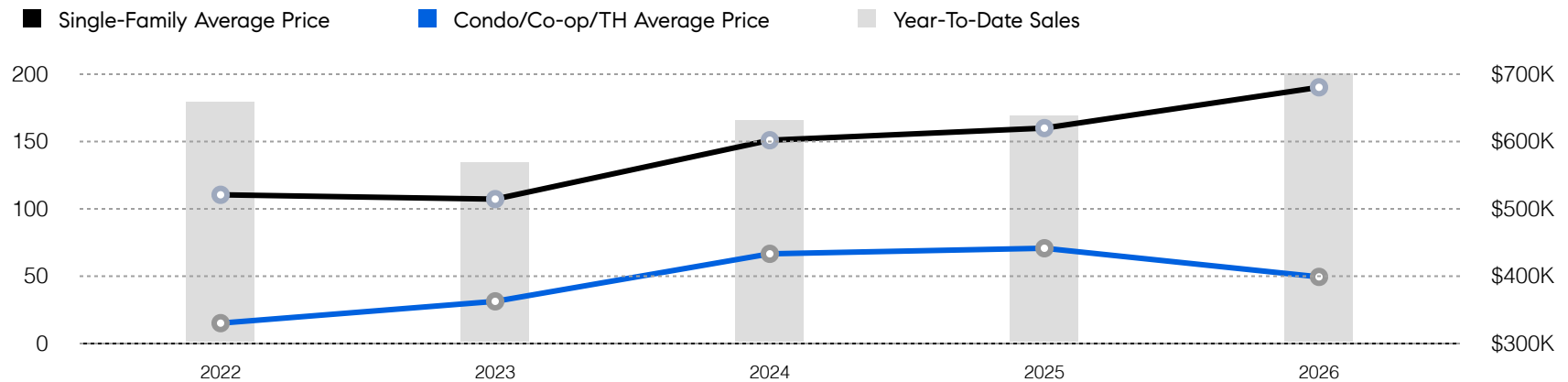
Historic Sales Trends



Roxbury

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	133	174	30.8%	9	14	55.6%
	ACTIVE LISTINGS	29	31	6.9%	29	31	6.9%
	# OF SALES	134	165	23.1%	29	22	-24.1%
	SALES VOLUME	\$83,072,040	\$112,289,144	35.2%	\$16,795,500	\$17,834,300	6.2%
	MEDIAN PRICE	\$612,500	\$665,000	8.6%	\$580,000	\$769,750	32.7%
	AVERAGE PRICE	\$619,941	\$680,540	9.8%	\$579,155	\$810,650	40.0%
	AVERAGE DOM	26	24	-7.7%	34	20	-41.2%
	% OF ASKING PRICE	105.4%	105.1%	-0.3%	104.4%	103.3%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	36	38	5.6%	3	8	166.7%
	ACTIVE LISTINGS	11	5	-54.5%	11	5	-54.5%
	# OF SALES	34	34	0.0%	6	7	16.7%
	SALES VOLUME	\$15,011,366	\$13,564,900	-9.6%	\$2,550,000	\$2,660,000	4.3%
	MEDIAN PRICE	\$415,160	\$400,000	-3.7%	\$415,000	\$375,000	-9.6%
	AVERAGE PRICE	\$441,511	\$398,968	-9.6%	\$425,000	\$380,000	-10.6%
	AVERAGE DOM	20	42	110.0%	18	69	283.3%
	% OF ASKING PRICE	105.4%	101.2%	-4.2%	104.4%	102.4%	-2.0%

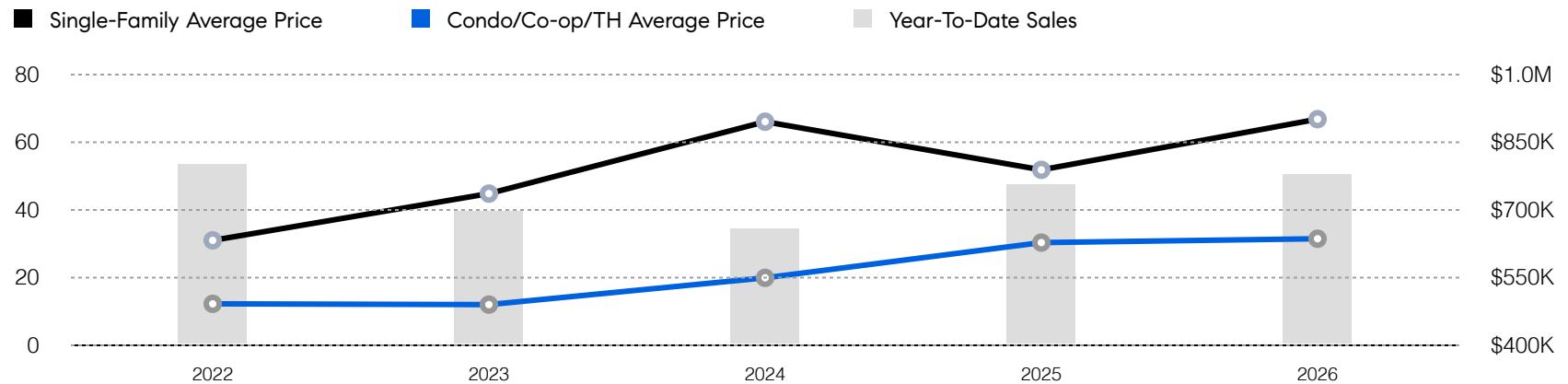
Historic Sales Trends



Whippany

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	31	29	-6.5%	5	2	-60.0%
	ACTIVE LISTINGS	11	8	-27.3%	11	8	-27.3%
	# OF SALES	29	30	3.4%	4	7	75.0%
	SALES VOLUME	\$22,878,200	\$27,036,900	18.2%	\$3,255,000	\$6,468,000	98.7%
	MEDIAN PRICE	\$805,000	\$830,000	3.1%	\$807,500	\$840,000	4.0%
	AVERAGE PRICE	\$788,903	\$901,230	14.2%	\$813,750	\$924,000	13.5%
	AVERAGE DOM	23	19	-17.4%	22	14	-36.4%
	% OF ASKING PRICE	105.3%	105.7%	0.4%	103.8%	106.0%	2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	21	19	-9.5%	4	2	-50.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	18	20	11.1%	9	2	-77.8%
	SALES VOLUME	\$11,297,860	\$12,724,040	12.6%	\$6,477,360	\$995,000	-84.6%
	MEDIAN PRICE	\$582,750	\$575,000	-1.3%	\$770,000	\$497,500	-35.4%
	AVERAGE PRICE	\$627,659	\$636,202	1.4%	\$719,707	\$497,500	-30.9%
	AVERAGE DOM	24	20	-16.7%	23	14	-39.1%
	% OF ASKING PRICE	104.7%	105.6%	0.9%	100.9%	110.4%	9.5%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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