



May 2026

Sussex County Market Report

COMPASS

Sussex County Overview

Year-To-Date Sales

753

-4.0% Year-To-Date
18.5% Month-Over-Month

Year-To-Date Contracts

942

9.4% Year-To-Date
-4.7% Month-Over-Month

Single-Family
Average Sale Price

\$514K

5.7% Year-To-Date
4.6% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$300K

-0.9% Year-To-Date
3.8% Month-Over-Month

Average Days On Market

40

5.3% Year-To-Date
-11.8% Month-Over-Month

Active Listings

725

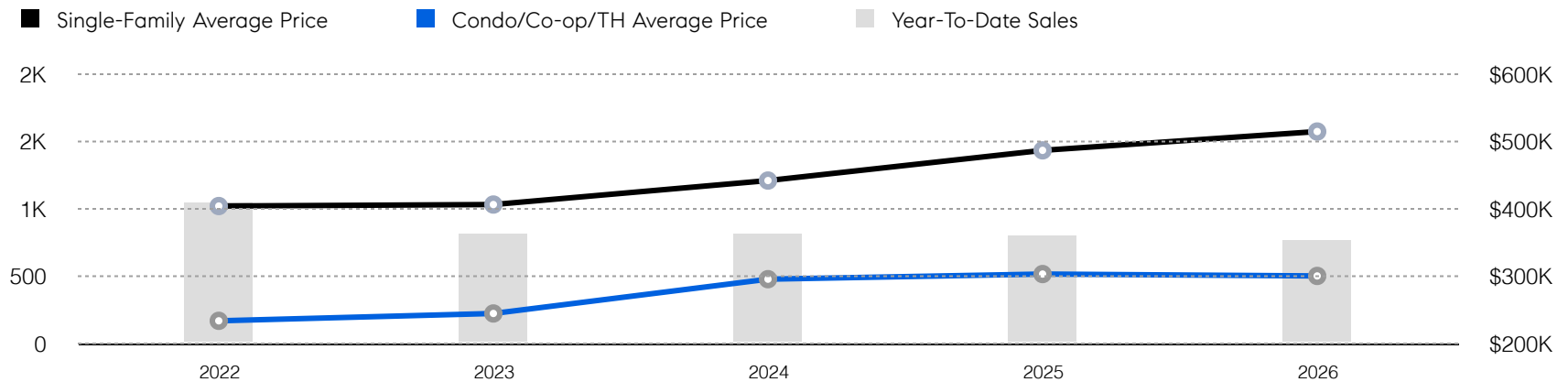
18.3% Year-Over-Year
25.9% Month-Over-Month



Sussex County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	709	761	7.3%	185	181	-2.2%
	ACTIVE LISTINGS	480	586	22.1%	480	586	22.1%
	# OF SALES	635	586	-7.7%	165	148	-10.3%
	SALES VOLUME	\$309,176,058	\$301,706,461	-2.4%	\$81,759,550	\$82,457,193	0.9%
	MEDIAN PRICE	\$439,900	\$465,000	5.7%	\$460,000	\$499,500	8.6%
	AVERAGE PRICE	\$486,891	\$514,857	5.7%	\$495,512	\$557,143	12.4%
	AVERAGE DOM	43	45	4.7%	33	37	12.1%
	% OF ASKING PRICE	103.0%	102.6%	-0.4%	103.9%	104.4%	0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	152	181	19.1%	38	40	5.3%
	ACTIVE LISTINGS	133	139	4.5%	133	139	4.5%
	# OF SALES	149	167	12.1%	40	25	-37.5%
	SALES VOLUME	\$45,174,313	\$50,164,948	11.0%	\$11,615,913	\$7,781,750	-33.0%
	MEDIAN PRICE	\$270,000	\$288,000	6.7%	\$269,000	\$289,000	7.4%
	AVERAGE PRICE	\$303,183	\$300,389	-0.9%	\$290,398	\$311,270	7.2%
	AVERAGE DOM	48	51	6.3%	36	49	36.1%
	% OF ASKING PRICE	99.8%	99.5%	-0.3%	101.2%	100.8%	-0.4%

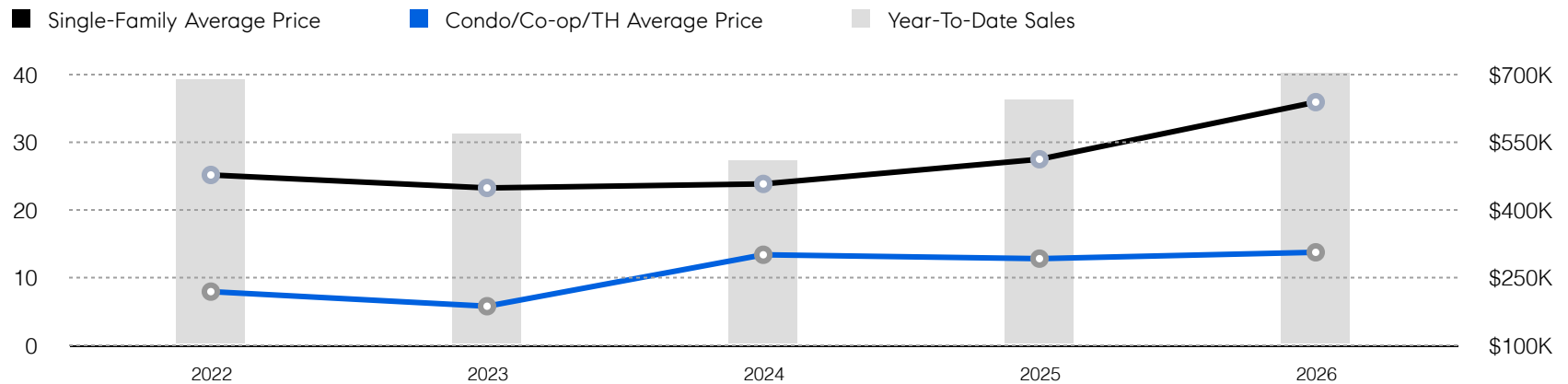
Historic Sales Trends



Andover Township

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	34	33	-2.9%	11	3	-72.7%
	ACTIVE LISTINGS	17	18	5.9%	17	18	5.9%
	# OF SALES	31	33	6.5%	7	12	71.4%
	SALES VOLUME	\$15,883,300	\$21,086,004	32.8%	\$3,639,000	\$8,535,000	134.5%
	MEDIAN PRICE	\$490,400	\$545,000	11.1%	\$445,000	\$615,000	38.2%
	AVERAGE PRICE	\$512,365	\$638,970	24.7%	\$519,857	\$711,250	36.8%
	AVERAGE DOM	32	33	3.1%	21	22	4.8%
	% OF ASKING PRICE	103.5%	104.2%	0.8%	106.8%	108.5%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	1	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	5	7	40.0%	1	1	0.0%
	SALES VOLUME	\$1,460,500	\$2,143,000	46.7%	\$278,000	\$319,000	14.7%
	MEDIAN PRICE	\$310,000	\$319,000	2.9%	\$278,000	\$319,000	14.7%
	AVERAGE PRICE	\$292,100	\$306,143	4.8%	\$278,000	\$319,000	14.7%
	AVERAGE DOM	51	28	-45.1%	155	9	-94.2%
	% OF ASKING PRICE	103.3%	105.0%	1.6%	100.0%	100.0%	-

Historic Sales Trends

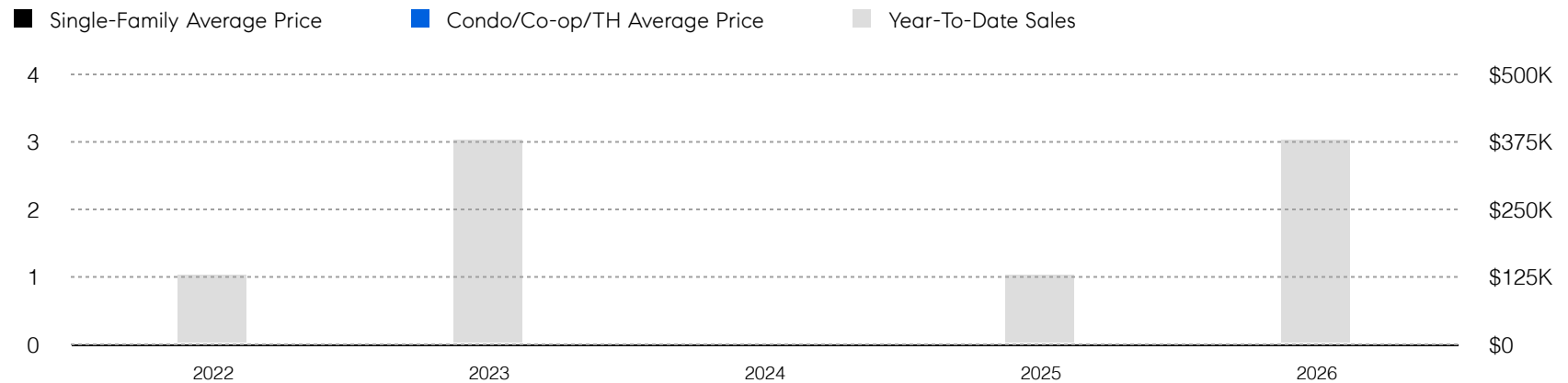


* Line graphs may be hidden due to limited sales data

Andover Borough

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	1	3	200.0%	0	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	3	200.0%	0	0	0.0%
	SALES VOLUME	\$400,000	\$1,480,000	270.0%	-	-	-
	MEDIAN PRICE	\$400,000	\$450,000	12.5%	-	-	-
	AVERAGE PRICE	\$400,000	\$493,333	23.3%	-	-	-
	AVERAGE DOM	79	61	-22.8%	-	-	-
	% OF ASKING PRICE	100.0%	104.9%	4.9%	-	-	-
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

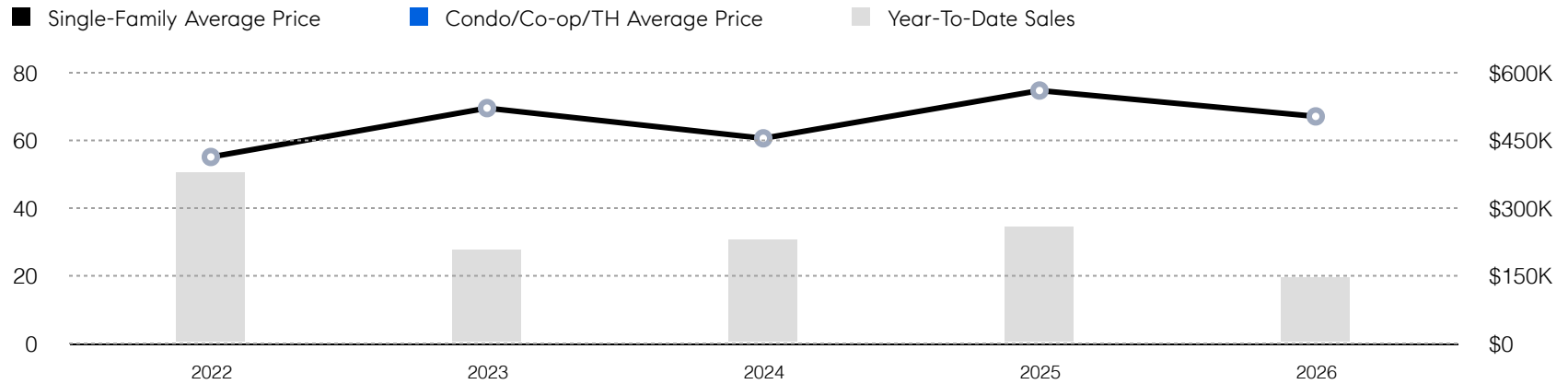


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Byram

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	48	31	-35.4%	15	12	-20.0%
	ACTIVE LISTINGS	14	22	57.1%	14	22	57.1%
	# OF SALES	34	19	-44.1%	13	2	-84.6%
	SALES VOLUME	\$19,059,400	\$9,561,500	-49.8%	\$8,114,000	\$1,630,000	-79.9%
	MEDIAN PRICE	\$529,500	\$495,000	-6.5%	\$625,000	\$815,000	30.4%
	AVERAGE PRICE	\$560,571	\$503,237	-10.2%	\$624,154	\$815,000	30.6%
	AVERAGE DOM	23	31	34.8%	18	23	27.8%
	% OF ASKING PRICE	106.8%	102.2%	-4.6%	106.7%	114.7%	8.0%
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	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

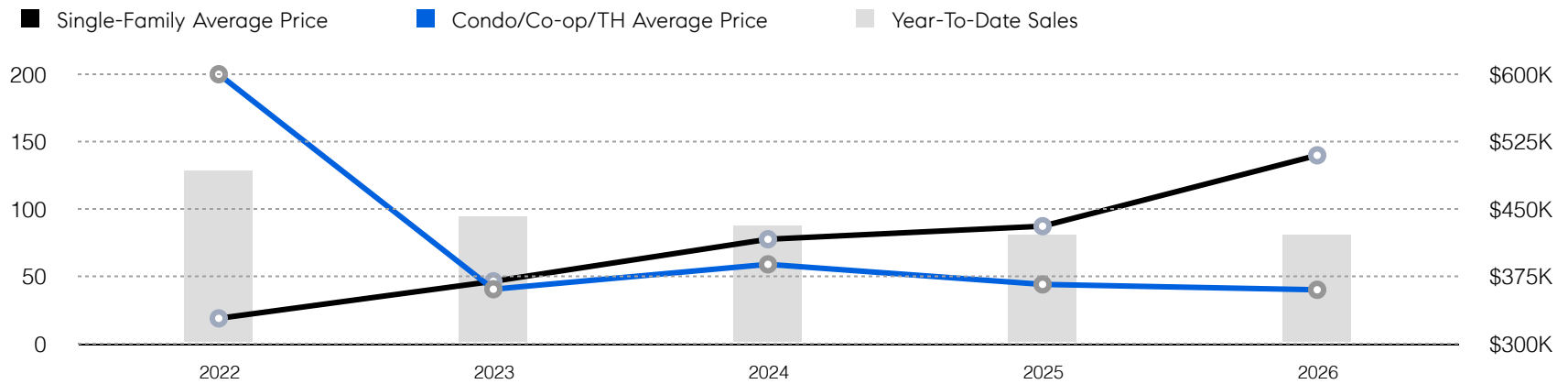


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Hopatcong

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	83	105	26.5%	24	25	4.2%
	ACTIVE LISTINGS	42	71	69.0%	42	71	69.0%
	# OF SALES	76	78	2.6%	21	22	4.8%
	SALES VOLUME	\$32,741,948	\$39,758,855	21.4%	\$8,829,500	\$12,131,250	37.4%
	MEDIAN PRICE	\$420,000	\$469,500	11.8%	\$405,000	\$482,500	19.1%
	AVERAGE PRICE	\$430,815	\$509,729	18.3%	\$420,452	\$551,420	31.1%
	AVERAGE DOM	39	41	5.1%	45	25	-44.4%
	% OF ASKING PRICE	105.1%	103.8%	-1.3%	107.4%	106.7%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	3	1	-66.7%	1	0	0.0%
	SALES VOLUME	\$1,098,000	\$360,000	-67.2%	\$165,000	-	-
	MEDIAN PRICE	\$165,000	\$360,000	118.2%	\$165,000	-	-
	AVERAGE PRICE	\$366,000	\$360,000	-1.6%	\$165,000	-	-
	AVERAGE DOM	48	110	129.2%	76	-	-
	% OF ASKING PRICE	98.6%	95.0%	-3.6%	100.0%	-	-

Historic Sales Trends

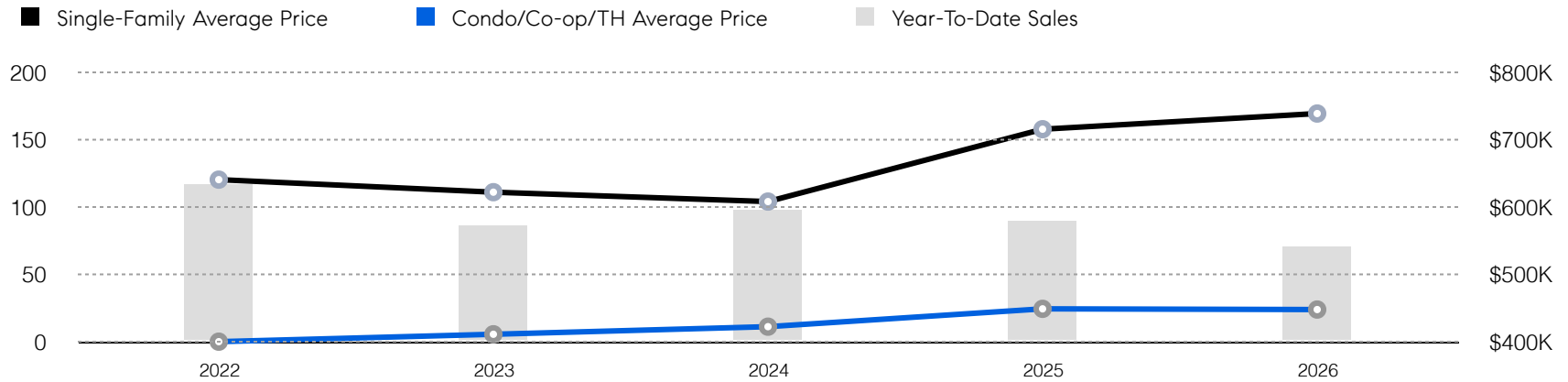


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Sparta

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	91	91	0.0%	22	27	22.7%
	ACTIVE LISTINGS	63	76	20.6%	63	76	20.6%
	# OF SALES	83	61	-26.5%	12	15	25.0%
	SALES VOLUME	\$59,393,119	\$45,070,210	-24.1%	\$9,746,250	\$13,163,690	35.1%
	MEDIAN PRICE	\$630,000	\$580,000	-7.9%	\$707,500	\$791,000	11.8%
	AVERAGE PRICE	\$715,580	\$738,856	3.3%	\$812,188	\$877,579	8.1%
	AVERAGE DOM	39	34	-12.8%	42	42	0.0%
	% OF ASKING PRICE	103.8%	102.7%	-1.0%	100.1%	103.3%	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	10	233.3%	0	2	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	5	8	60.0%	0	2	0.0%
	SALES VOLUME	\$2,244,000	\$3,581,949	59.6%	-	\$1,020,750	-
	MEDIAN PRICE	\$470,000	\$457,375	-2.7%	-	\$510,375	-
	AVERAGE PRICE	\$448,800	\$447,744	-0.2%	-	\$510,375	-
	AVERAGE DOM	48	29	-39.6%	-	21	-
	% OF ASKING PRICE	99.9%	101.5%	1.6%	-	103.7%	-

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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