



February 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

411

-5.9% Year-To-Date
-24.4% Month-Over-Month

Year-To-Date Contracts

441

-7.0% Year-To-Date
37.1% Month-Over-Month

Single-Family
Average Sale Price

\$890K

0.5% Year-To-Date
3.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$611K

-1.8% Year-To-Date
3.7% Month-Over-Month

Average Days On Market

35

2.9% Year-To-Date
-10.8% Month-Over-Month

Active Listings

364

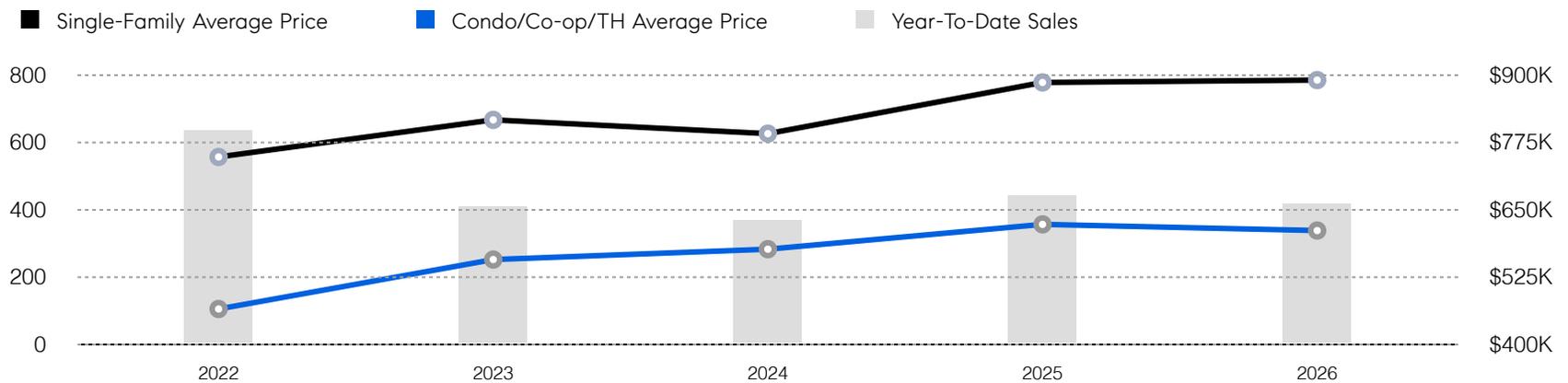
-9.9% Year-Over-Year
-2.4% Month-Over-Month



Morris County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	351	315	-10.3%	164	189	15.2%
	ACTIVE LISTINGS	304	264	-13.2%	304	264	-13.2%
	# OF SALES	335	316	-5.7%	143	130	-9.1%
	SALES VOLUME	\$296,992,646	\$281,536,927	-5.2%	\$124,393,158	\$117,829,305	-5.3%
	MEDIAN PRICE	\$725,000	\$799,500	10.3%	\$695,000	\$774,950	11.5%
	AVERAGE PRICE	\$886,545	\$890,940	0.5%	\$869,882	\$906,379	4.2%
	AVERAGE DOM	39	35	-10.3%	41	35	-14.6%
Condo/Co-op/TH	CONTRACTS SIGNED	123	126	2.4%	71	66	-7.0%
	ACTIVE LISTINGS	100	100	0.0%	100	100	0.0%
	# OF SALES	102	95	-6.9%	42	47	11.9%
	SALES VOLUME	\$63,554,535	\$58,103,007	-8.6%	\$25,365,382	\$29,272,008	15.4%
	MEDIAN PRICE	\$575,500	\$575,000	-0.1%	\$537,500	\$575,000	7.0%
	AVERAGE PRICE	\$623,084	\$611,611	-1.8%	\$603,938	\$622,809	3.1%
	AVERAGE DOM	39	43	10.3%	43	47	9.3%

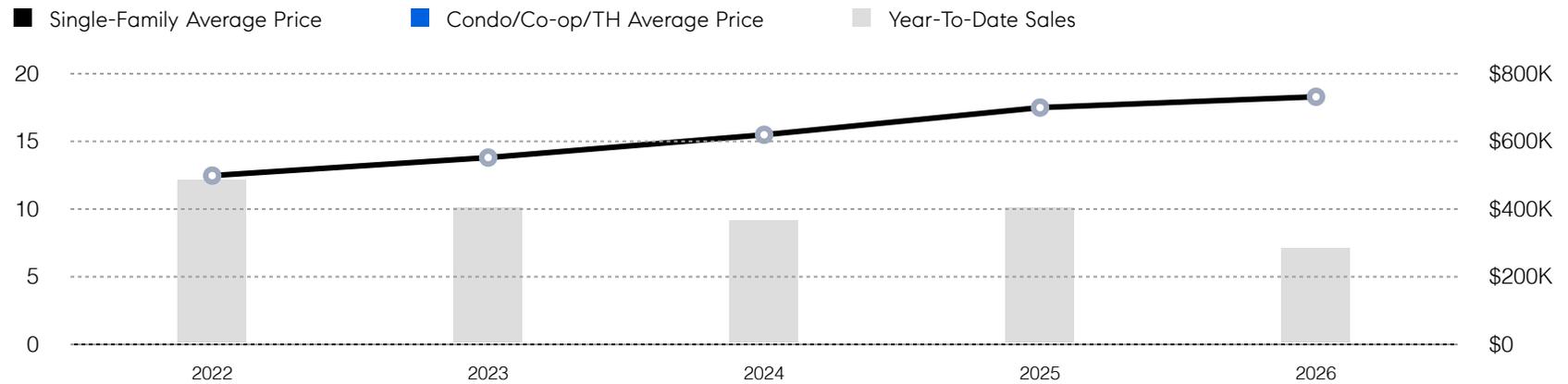
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	11	37.5%	5	8	60.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	10	7	-30.0%	4	3	-25.0%
	SALES VOLUME	\$6,999,000	\$5,123,000	-26.8%	\$2,692,000	\$1,944,000	-27.8%
	MEDIAN PRICE	\$683,500	\$749,000	9.6%	\$671,000	\$749,000	11.6%
	AVERAGE PRICE	\$699,900	\$731,857	4.6%	\$673,000	\$648,000	-3.7%
	AVERAGE DOM	49	59	20.4%	81	69	-14.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	1	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

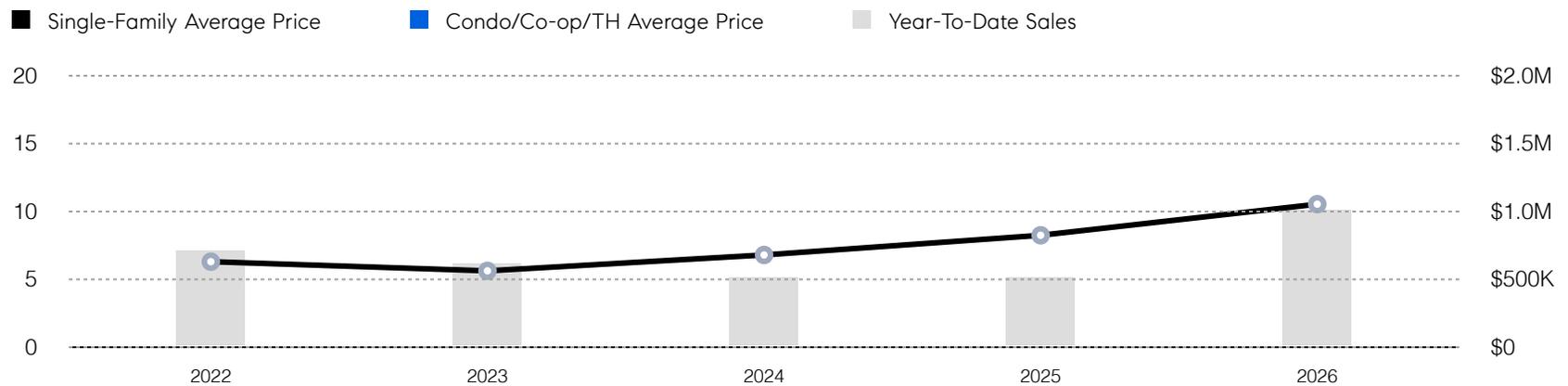


* Line graphs may be hidden due to limited sales data

Boonton Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	7	250.0%	0	4	0.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	4	10	150.0%	1	6	500.0%
	SALES VOLUME	\$3,300,000	\$10,539,998	219.4%	\$665,000	\$7,595,000	1,042.1%
	MEDIAN PRICE	\$932,500	\$857,500	-8.0%	\$665,000	\$857,500	28.9%
	AVERAGE PRICE	\$825,000	\$1,054,000	27.8%	\$665,000	\$1,265,833	90.4%
	AVERAGE DOM	30	33	10.0%	25	29	16.0%
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%	0	0	0.0%
	SALES VOLUME	\$618,000	-	-	-	-	-
	MEDIAN PRICE	\$618,000	-	-	-	-	-
	AVERAGE PRICE	\$618,000	-	-	-	-	-
	AVERAGE DOM	13	-	-	-	-	-

Historic Sales Trends

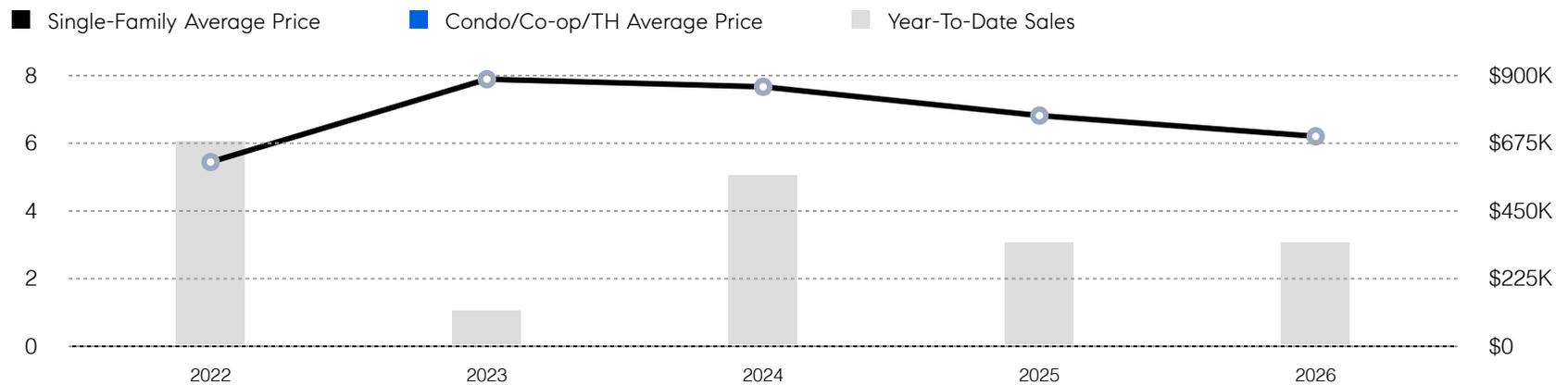


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Cedar Knolls

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	0	3	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	2	-33.3%	1	2	100.0%
	SALES VOLUME	\$2,301,000	\$1,396,000	-39.3%	\$1,100,000	\$1,396,000	26.9%
	MEDIAN PRICE	\$701,000	\$698,000	-0.4%	\$1,100,000	\$698,000	-36.5%
	AVERAGE PRICE	\$767,000	\$698,000	-9.0%	\$1,100,000	\$698,000	-36.5%
	AVERAGE DOM	21	24	14.3%	20	24	20.0%
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	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

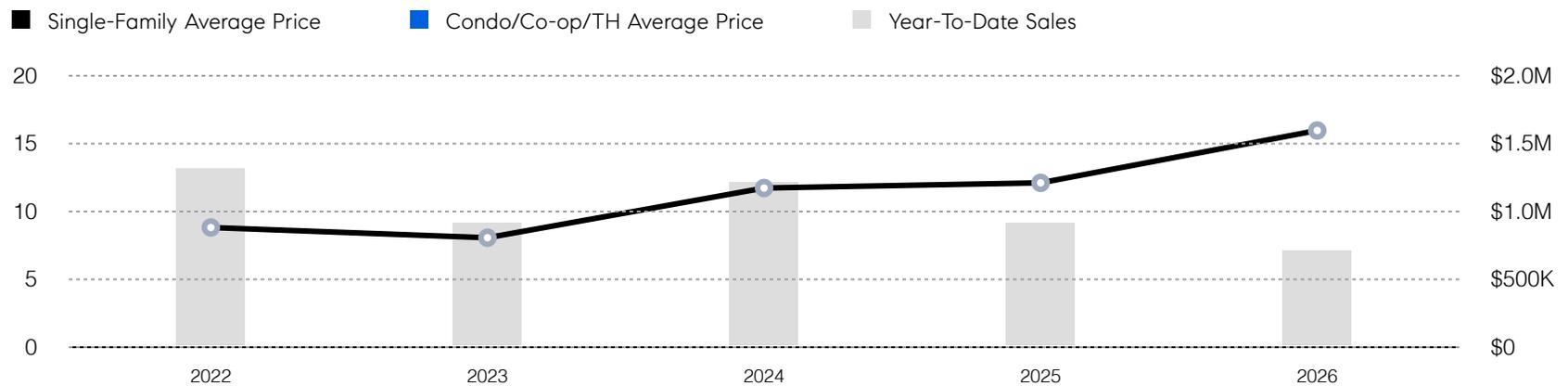


* Line graphs may be hidden due to limited sales data

Chatham Borough

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	10	-28.6%	7	10	42.9%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	9	6	-33.3%	5	1	-80.0%
	SALES VOLUME	\$10,900,000	\$9,580,523	-12.1%	\$6,240,000	\$2,460,000	-60.6%
	MEDIAN PRICE	\$985,000	\$1,662,500	68.8%	\$1,060,000	\$2,460,000	132.1%
	AVERAGE PRICE	\$1,211,111	\$1,596,754	31.8%	\$1,248,000	\$2,460,000	97.1%
	AVERAGE DOM	27	49	81.5%	36	164	355.6%
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	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$865,000	-	-	-	-
	MEDIAN PRICE	-	\$865,000	-	-	-	-
	AVERAGE PRICE	-	\$865,000	-	-	-	-
	AVERAGE DOM	-	16	-	-	-	-

Historic Sales Trends

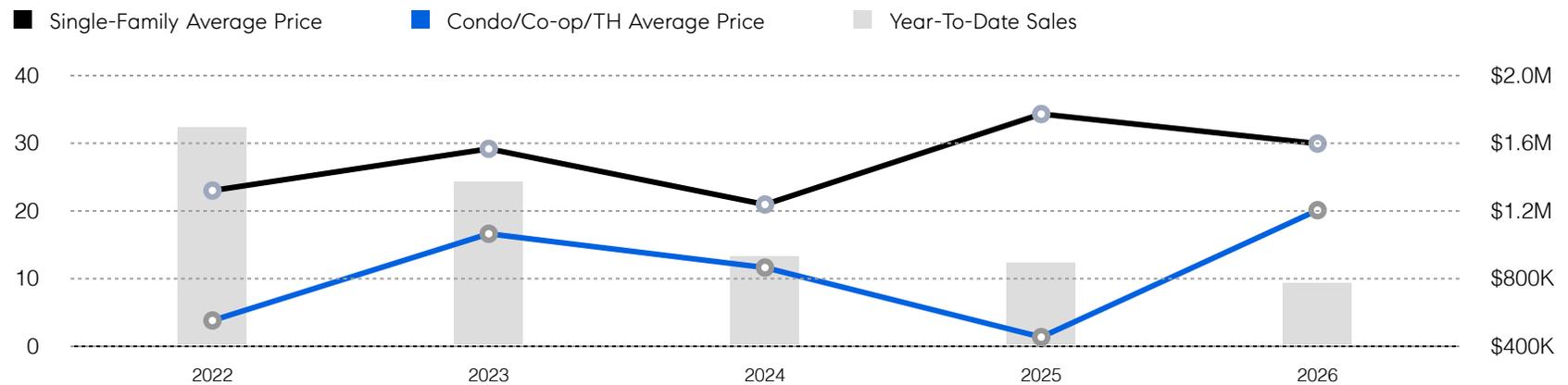


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Chatham Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	15	4	-73.3%	8	2	-75.0%
	ACTIVE LISTINGS	17	14	-17.6%	17	14	-17.6%
	# OF SALES	10	6	-40.0%	3	1	-66.7%
	SALES VOLUME	\$17,728,600	\$9,588,000	-45.9%	\$8,210,000	\$1,850,000	-77.5%
	MEDIAN PRICE	\$1,525,000	\$1,647,500	8.0%	\$2,600,000	\$1,850,000	-28.8%
	AVERAGE PRICE	\$1,772,860	\$1,598,000	-9.9%	\$2,736,667	\$1,850,000	-32.4%
	AVERAGE DOM	39	28	-28.2%	59	11	-81.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	10	150.0%	4	6	50.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	2	3	50.0%	0	1	0.0%
	SALES VOLUME	\$909,000	\$3,614,000	297.6%	-	\$2,075,000	-
	MEDIAN PRICE	\$454,500	\$789,000	73.6%	-	\$2,075,000	-
	AVERAGE PRICE	\$454,500	\$1,204,667	165.1%	-	\$2,075,000	-
	AVERAGE DOM	26	84	223.1%	-	169	-

Historic Sales Trends

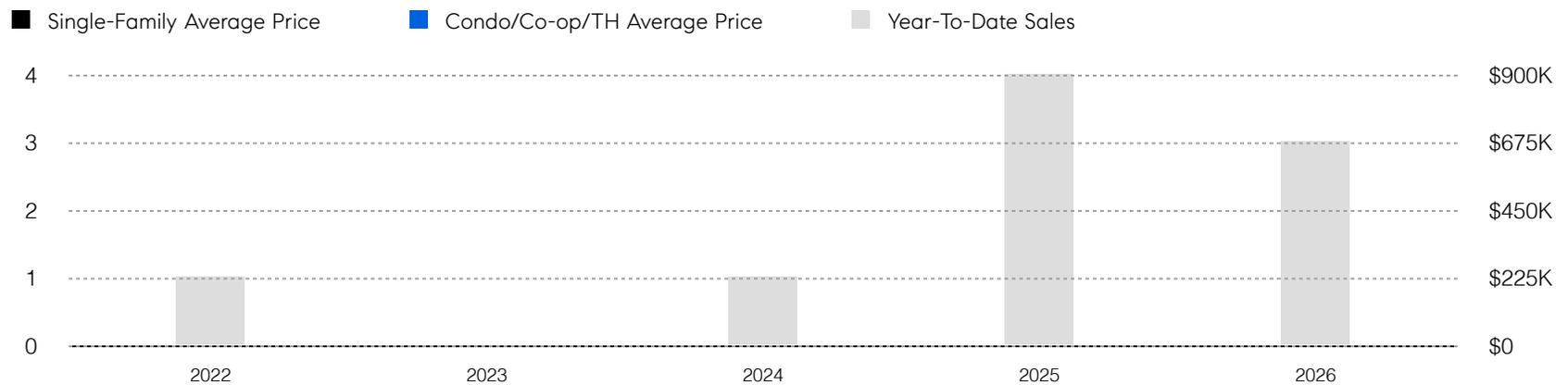


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Chester Borough

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	4	2	-50.0%	4	1	-75.0%
	SALES VOLUME	\$2,660,000	\$1,480,000	-44.4%	\$2,660,000	\$630,000	-76.3%
	MEDIAN PRICE	\$685,000	\$740,000	8.0%	\$685,000	\$630,000	-8.0%
	AVERAGE PRICE	\$665,000	\$740,000	11.3%	\$665,000	\$630,000	-5.3%
	AVERAGE DOM	39	30	-23.1%	39	9	-76.9%
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	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$830,000	-	-	-	-
	MEDIAN PRICE	-	\$830,000	-	-	-	-
	AVERAGE PRICE	-	\$830,000	-	-	-	-
	AVERAGE DOM	-	16	-	-	-	-

Historic Sales Trends

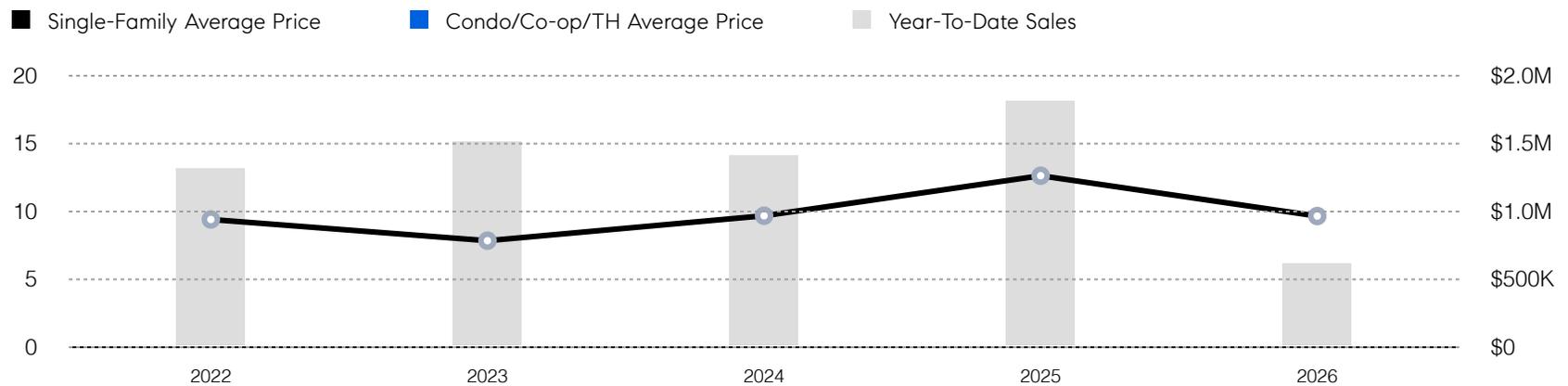


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Chester Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	7	5	-28.6%	2	3	50.0%
	ACTIVE LISTINGS	12	13	8.3%	12	13	8.3%
	# OF SALES	18	6	-66.7%	4	3	-25.0%
	SALES VOLUME	\$22,744,000	\$5,799,000	-74.5%	\$8,800,000	\$2,775,000	-68.5%
	MEDIAN PRICE	\$920,000	\$982,500	6.8%	\$2,112,500	\$1,050,000	-50.3%
	AVERAGE PRICE	\$1,263,556	\$966,500	-23.5%	\$2,200,000	\$925,000	-58.0%
	AVERAGE DOM	57	25	-56.1%	106	30	-71.7%
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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	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

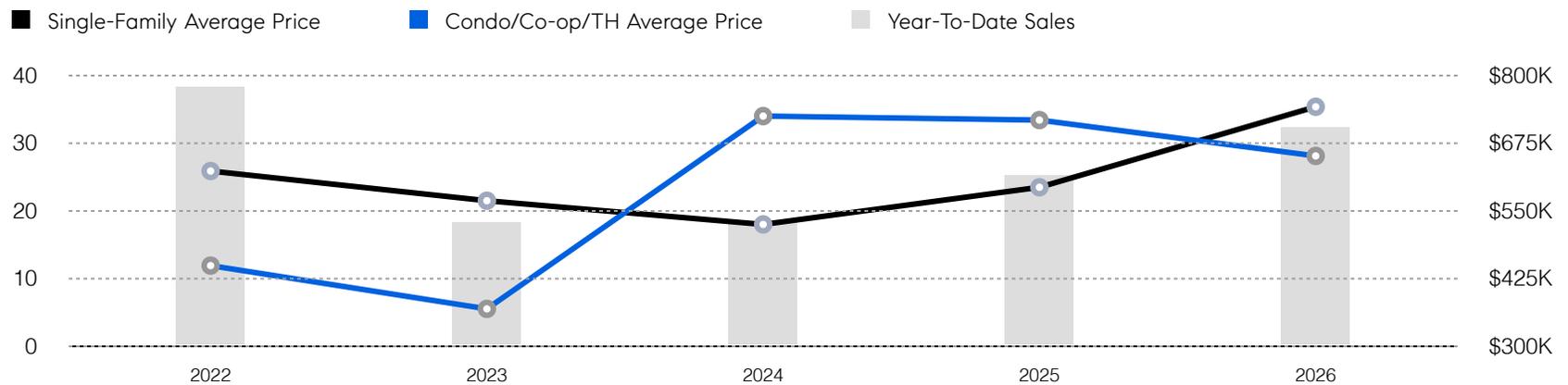


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Denville

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	19	35.7%	5	8	60.0%
	ACTIVE LISTINGS	16	10	-37.5%	16	10	-37.5%
	# OF SALES	15	23	53.3%	4	10	150.0%
	SALES VOLUME	\$8,906,000	\$17,075,050	91.7%	\$2,188,000	\$7,197,500	229.0%
	MEDIAN PRICE	\$555,000	\$675,000	21.6%	\$527,500	\$687,500	30.3%
	AVERAGE PRICE	\$593,733	\$742,393	25.0%	\$547,000	\$719,750	31.6%
	AVERAGE DOM	21	30	42.9%	25	27	8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	18	9	-50.0%	11	5	-54.5%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	10	9	-10.0%	8	6	-25.0%
	SALES VOLUME	\$7,178,253	\$5,864,487	-18.3%	\$5,591,253	\$4,162,487	-25.6%
	MEDIAN PRICE	\$725,000	\$720,000	-0.7%	\$707,000	\$734,995	4.0%
	AVERAGE PRICE	\$717,825	\$651,610	-9.2%	\$698,907	\$693,748	-0.7%
	AVERAGE DOM	62	54	-12.9%	59	57	-3.4%

Historic Sales Trends

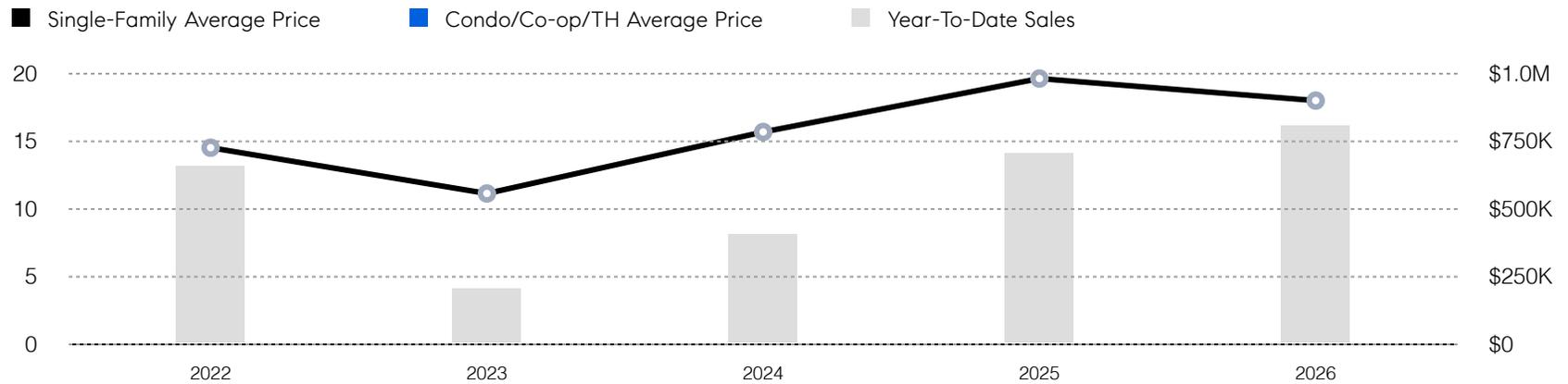


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East Hanover

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	10	25.0%	2	8	300.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	12	10	-16.7%	4	3	-25.0%
	SALES VOLUME	\$11,785,998	\$9,007,000	-23.6%	\$3,770,000	\$3,435,000	-8.9%
	MEDIAN PRICE	\$999,999	\$812,500	-18.7%	\$960,000	\$995,000	3.6%
	AVERAGE PRICE	\$982,167	\$900,700	-8.3%	\$942,500	\$1,145,000	21.5%
	AVERAGE DOM	26	32	23.1%	16	31	93.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	8	166.7%	3	4	33.3%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	2	6	200.0%	0	3	0.0%
	SALES VOLUME	\$1,094,506	\$5,125,840	368.3%	-	\$2,565,860	-
	MEDIAN PRICE	\$547,253	\$993,248	81.5%	-	\$986,505	-
	AVERAGE PRICE	\$547,253	\$854,307	56.1%	-	\$855,287	-
	AVERAGE DOM	14	14	0.0%	-	17	-

Historic Sales Trends

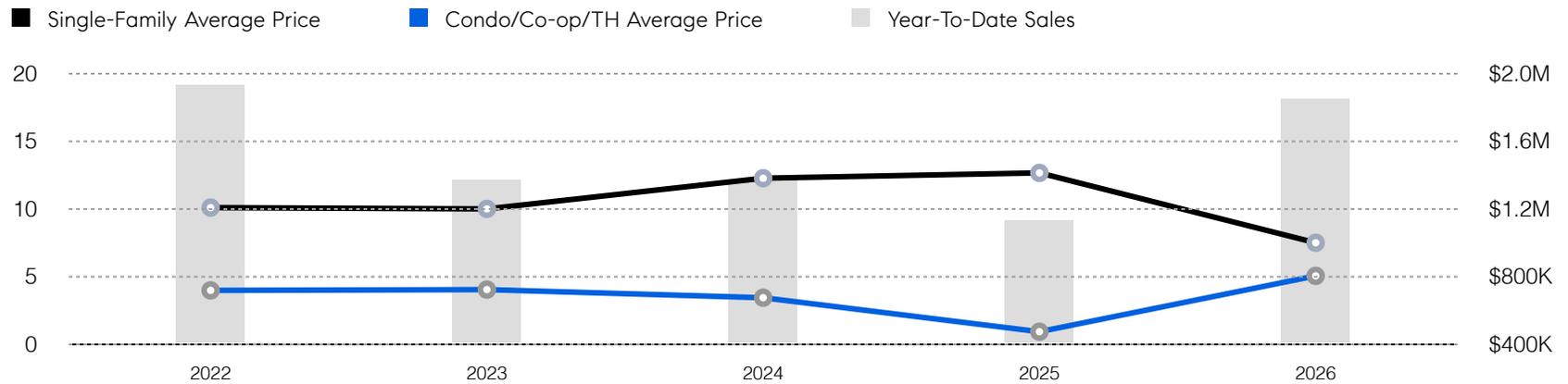


* Line graphs may be hidden due to limited sales data

Florham Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	5	8	60.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	8	15	87.5%	2	6	200.0%
	SALES VOLUME	\$11,309,994	\$15,012,999	32.7%	\$2,309,995	\$7,029,000	204.3%
	MEDIAN PRICE	\$1,205,000	\$999,999	-17.0%	\$1,154,998	\$1,199,500	3.9%
	AVERAGE PRICE	\$1,413,749	\$1,000,867	-29.2%	\$1,154,998	\$1,171,500	1.4%
	AVERAGE DOM	32	37	15.6%	13	56	330.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	1	3	200.0%	1	1	0.0%
	SALES VOLUME	\$475,000	\$2,416,000	408.6%	\$475,000	\$1,075,000	126.3%
	MEDIAN PRICE	\$475,000	\$742,000	56.2%	\$475,000	\$1,075,000	126.3%
	AVERAGE PRICE	\$475,000	\$805,333	69.5%	\$475,000	\$1,075,000	126.3%
	AVERAGE DOM	15	43	186.7%	15	27	80.0%

Historic Sales Trends

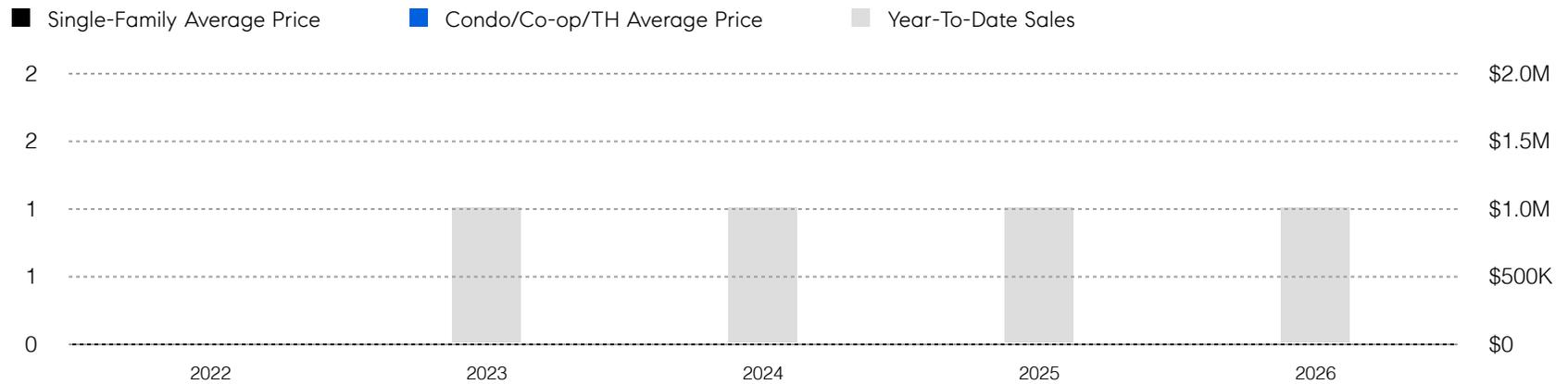


* Line graphs may be hidden due to limited sales data

Hanover

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	0	3	0.0%	0	3	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$720,000	\$1,350,000	87.5%	-	\$1,350,000	-
	MEDIAN PRICE	\$720,000	\$1,350,000	87.5%	-	\$1,350,000	-
	AVERAGE PRICE	\$720,000	\$1,350,000	87.5%	-	\$1,350,000	-
	AVERAGE DOM	122	11	-91.0%	-	11	-
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

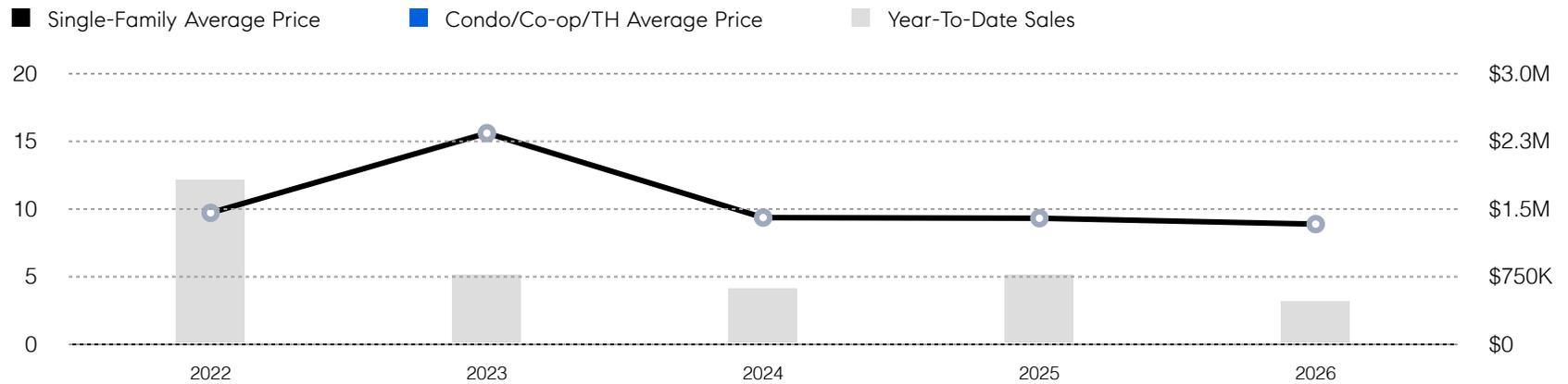


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Harding

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	1	3	200.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	4	3	-25.0%	0	1	0.0%
	SALES VOLUME	\$5,594,500	\$4,000,000	-28.5%	-	\$1,995,000	-
	MEDIAN PRICE	\$1,296,750	\$1,445,000	11.4%	-	\$1,995,000	-
	AVERAGE PRICE	\$1,398,625	\$1,333,333	-4.7%	-	\$1,995,000	-
	AVERAGE DOM	54	43	-20.4%	-	43	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$662,000	-	-	-	-	-
	MEDIAN PRICE	\$662,000	-	-	-	-	-
	AVERAGE PRICE	\$662,000	-	-	-	-	-
	AVERAGE DOM	25	-	-	-	-	-

Historic Sales Trends

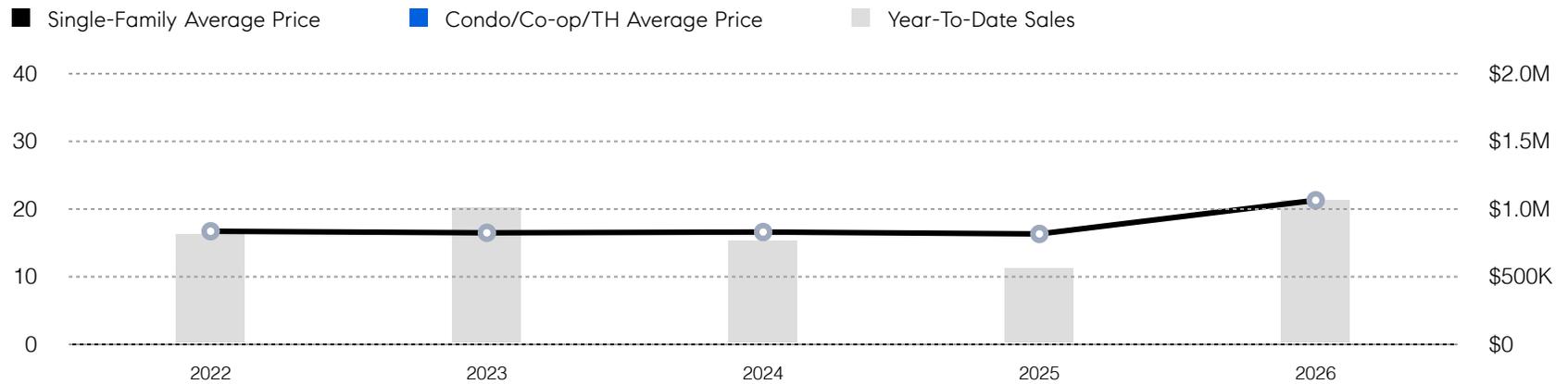


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Kinnelon

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	19	15	-21.1%	7	10	42.9%
	ACTIVE LISTINGS	18	23	27.8%	18	23	27.8%
	# OF SALES	11	20	81.8%	7	4	-42.9%
	SALES VOLUME	\$8,983,000	\$21,299,970	137.1%	\$4,671,000	\$4,535,000	-2.9%
	MEDIAN PRICE	\$620,000	\$1,049,000	69.2%	\$588,000	\$1,270,000	116.0%
	AVERAGE PRICE	\$816,636	\$1,064,999	30.4%	\$667,286	\$1,133,750	69.9%
	AVERAGE DOM	52	39	-25.0%	25	21	-16.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$360,000	-	-	-	-
	MEDIAN PRICE	-	\$360,000	-	-	-	-
	AVERAGE PRICE	-	\$360,000	-	-	-	-
	AVERAGE DOM	-	39	-	-	-	-

Historic Sales Trends

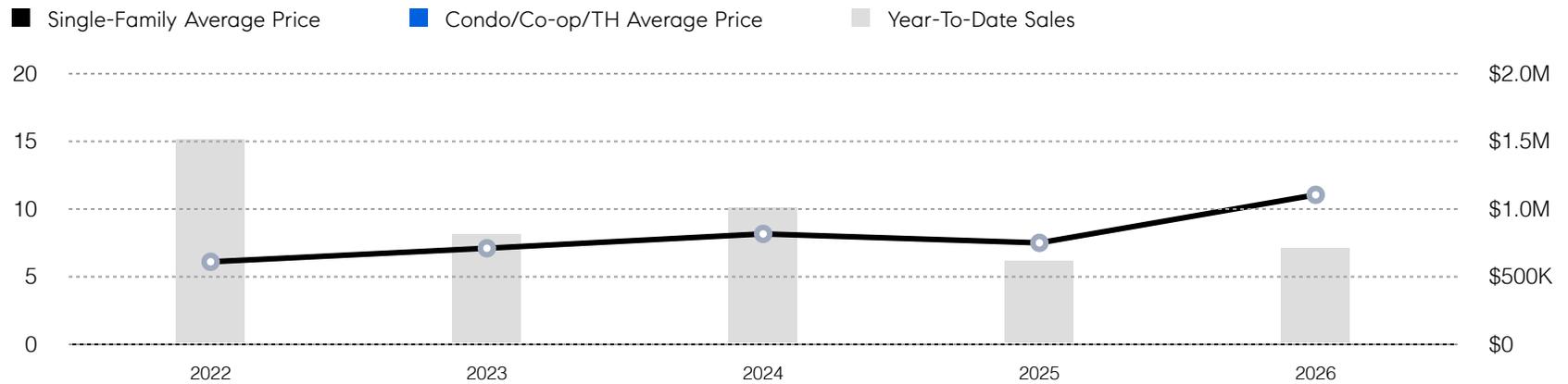


* Line graphs may be hidden due to limited sales data

Long Hill

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	8	0.0%	3	3	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	5	7	40.0%	1	4	300.0%
	SALES VOLUME	\$3,752,000	\$7,735,751	106.2%	\$635,000	\$5,079,738	700.0%
	MEDIAN PRICE	\$635,000	\$1,120,000	76.4%	\$635,000	\$1,281,713	101.8%
	AVERAGE PRICE	\$750,400	\$1,105,107	47.3%	\$635,000	\$1,269,935	100.0%
	AVERAGE DOM	52	15	-71.2%	116	14	-87.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$655,000	-	-	-	-	-
	MEDIAN PRICE	\$655,000	-	-	-	-	-
	AVERAGE PRICE	\$655,000	-	-	-	-	-
	AVERAGE DOM	24	-	-	-	-	-

Historic Sales Trends

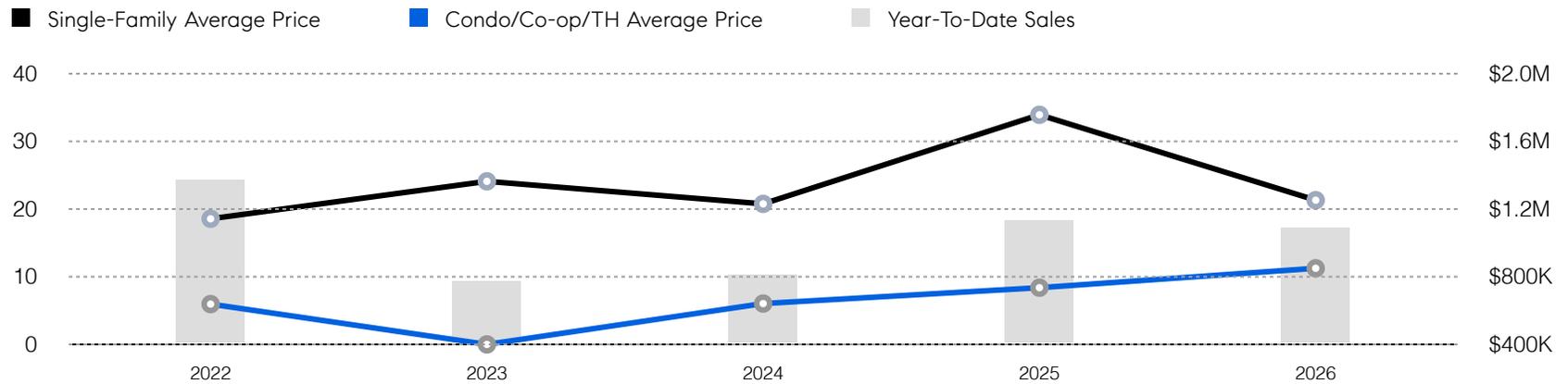


* Line graphs may be hidden due to limited sales data

Madison

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	14	16.7%	8	7	-12.5%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	14	16	14.3%	4	7	75.0%
	SALES VOLUME	\$24,600,623	\$20,040,600	-18.5%	\$6,434,000	\$10,603,000	64.8%
	MEDIAN PRICE	\$1,950,000	\$1,017,500	-47.8%	\$1,699,500	\$1,375,000	-19.1%
	AVERAGE PRICE	\$1,757,187	\$1,252,538	-28.7%	\$1,608,500	\$1,514,714	-5.8%
	AVERAGE DOM	48	24	-50.0%	119	20	-83.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	4	1	-75.0%	1	0	0.0%
	SALES VOLUME	\$2,940,990	\$850,000	-71.1%	\$680,000	-	-
	MEDIAN PRICE	\$740,500	\$850,000	14.8%	\$680,000	-	-
	AVERAGE PRICE	\$735,248	\$850,000	15.6%	\$680,000	-	-
	AVERAGE DOM	25	17	-32.0%	37	-	-

Historic Sales Trends

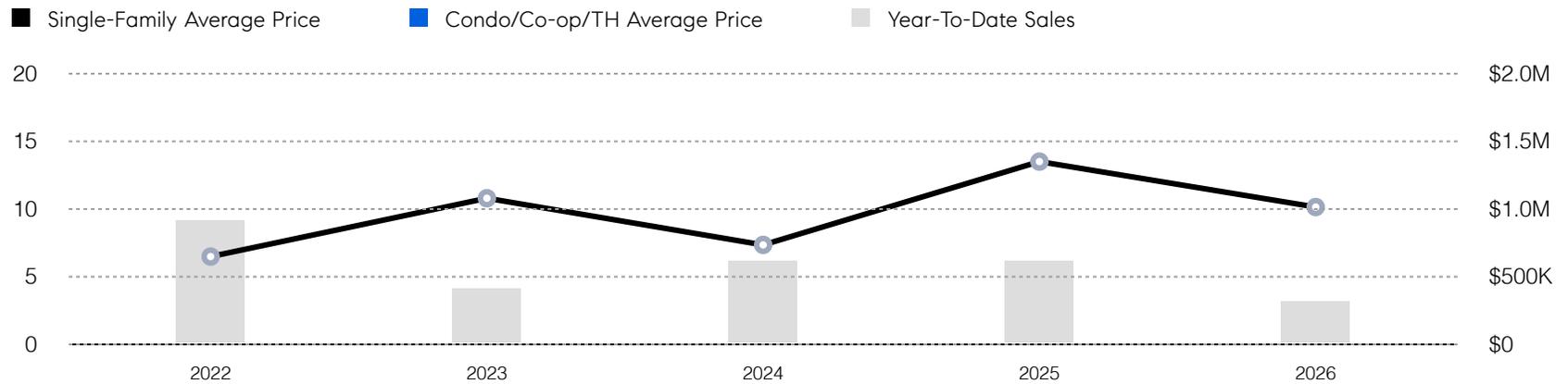


* Line graphs may be hidden due to limited sales data

Mendham Borough

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	7	7	0.0%	5	5	0.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	5	3	-40.0%	1	1	0.0%
	SALES VOLUME	\$6,753,000	\$3,045,000	-54.9%	\$1,275,000	\$1,310,000	2.7%
	MEDIAN PRICE	\$1,290,000	\$900,000	-30.2%	\$1,275,000	\$1,310,000	2.7%
	AVERAGE PRICE	\$1,350,600	\$1,015,000	-24.8%	\$1,275,000	\$1,310,000	2.7%
	AVERAGE DOM	86	28	-67.4%	12	16	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	2	1	-50.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$715,000	-	-	\$715,000	-	-
	MEDIAN PRICE	\$715,000	-	-	\$715,000	-	-
	AVERAGE PRICE	\$715,000	-	-	\$715,000	-	-
	AVERAGE DOM	77	-	-	77	-	-

Historic Sales Trends

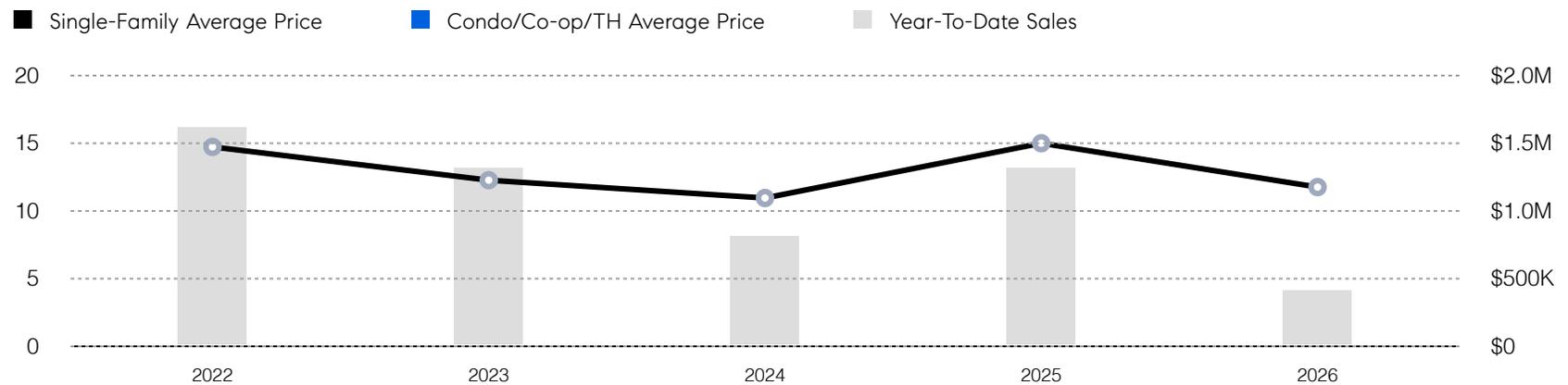


* Line graphs may be hidden due to limited sales data

Mendham Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	7	-22.2%	4	3	-25.0%
	ACTIVE LISTINGS	19	16	-15.8%	19	16	-15.8%
	# OF SALES	8	4	-50.0%	4	3	-25.0%
	SALES VOLUME	\$12,002,000	\$4,705,000	-60.8%	\$6,125,000	\$3,730,000	-39.1%
	MEDIAN PRICE	\$1,500,000	\$1,180,000	-21.3%	\$1,425,000	\$1,210,000	-15.1%
	AVERAGE PRICE	\$1,500,250	\$1,176,250	-21.6%	\$1,531,250	\$1,243,333	-18.8%
	AVERAGE DOM	64	65	1.6%	56	80	42.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	10	0	0.0%	10	0	0.0%
	# OF SALES	5	0	0.0%	1	0	0.0%
	SALES VOLUME	\$6,715,979	-	-	\$1,330,704	-	-
	MEDIAN PRICE	\$1,330,704	-	-	\$1,330,704	-	-
	AVERAGE PRICE	\$1,343,196	-	-	\$1,330,704	-	-
	AVERAGE DOM	49	-	-	49	-	-

Historic Sales Trends

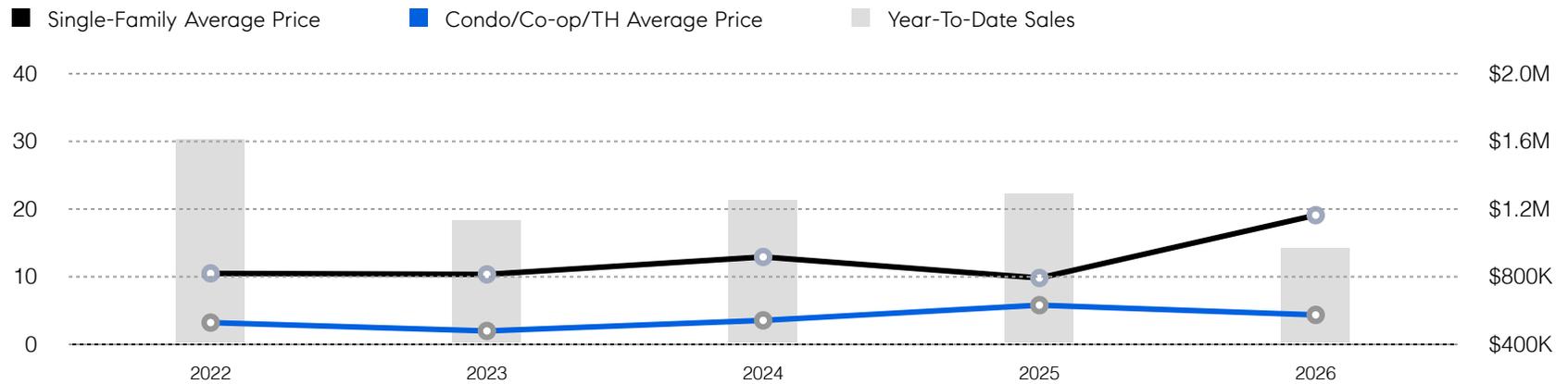


* Line graphs may be hidden due to limited sales data

Montville

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	20	11	-45.0%	8	6	-25.0%
	ACTIVE LISTINGS	18	19	5.6%	18	19	5.6%
	# OF SALES	17	10	-41.2%	7	4	-42.9%
	SALES VOLUME	\$13,474,597	\$11,638,998	-13.6%	\$5,559,000	\$3,989,000	-28.2%
	MEDIAN PRICE	\$650,000	\$850,000	30.8%	\$660,000	\$944,500	43.1%
	AVERAGE PRICE	\$792,623	\$1,163,900	46.8%	\$794,143	\$997,250	25.6%
	AVERAGE DOM	41	28	-31.7%	28	17	-39.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	4	7	75.0%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	5	4	-20.0%	3	2	-33.3%
	SALES VOLUME	\$3,160,000	\$2,297,500	-27.3%	\$1,785,000	\$1,097,500	-38.5%
	MEDIAN PRICE	\$620,000	\$551,250	-11.1%	\$610,000	\$548,750	-10.0%
	AVERAGE PRICE	\$632,000	\$574,375	-9.1%	\$595,000	\$548,750	-7.8%
	AVERAGE DOM	13	68	423.1%	13	86	561.5%

Historic Sales Trends

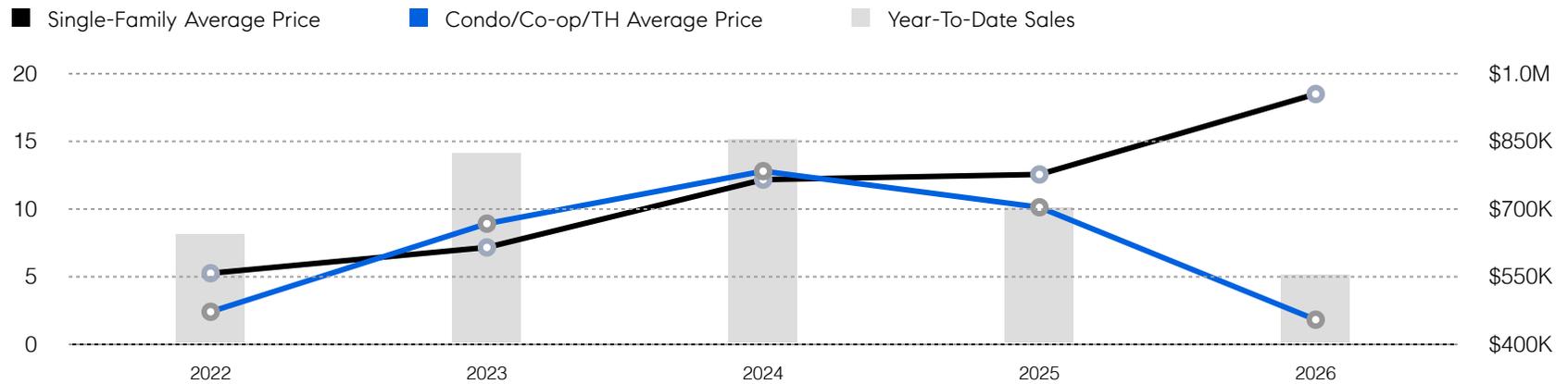


* Line graphs may be hidden due to limited sales data

Morris Plains

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	3	-70.0%	6	2	-66.7%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	7	3	-57.1%	4	1	-75.0%
	SALES VOLUME	\$5,436,750	\$2,865,000	-47.3%	\$3,121,500	\$915,000	-70.7%
	MEDIAN PRICE	\$745,000	\$915,000	22.8%	\$755,000	\$915,000	21.2%
	AVERAGE PRICE	\$776,679	\$955,000	23.0%	\$780,375	\$915,000	17.3%
	AVERAGE DOM	37	28	-24.3%	32	35	9.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	2	1	-50.0%
	ACTIVE LISTINGS	5	0	0.0%	5	0	0.0%
	# OF SALES	3	2	-33.3%	1	0	0.0%
	SALES VOLUME	\$2,112,000	\$909,500	-56.9%	\$600,000	-	-
	MEDIAN PRICE	\$747,000	\$454,750	-39.1%	\$600,000	-	-
	AVERAGE PRICE	\$704,000	\$454,750	-35.4%	\$600,000	-	-
	AVERAGE DOM	28	39	39.3%	9	-	-

Historic Sales Trends

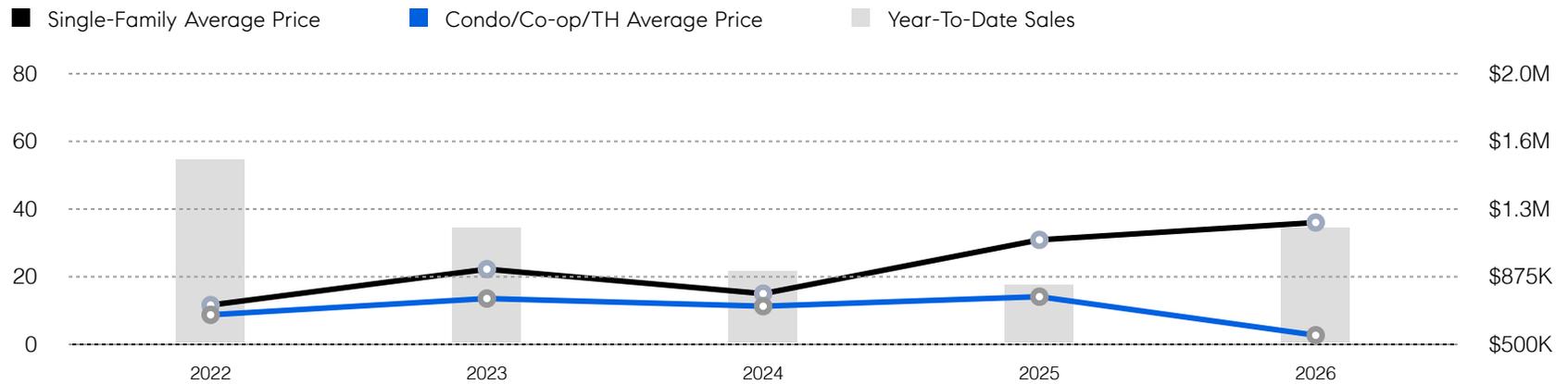


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Morris Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	31	12	-61.3%	22	6	-72.7%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	10	23	130.0%	9	8	-11.1%
	SALES VOLUME	\$10,795,000	\$27,036,016	150.4%	\$9,390,000	\$9,946,017	5.9%
	MEDIAN PRICE	\$892,500	\$1,050,000	17.6%	\$885,000	\$985,000	11.3%
	AVERAGE PRICE	\$1,079,500	\$1,175,479	8.9%	\$1,043,333	\$1,243,252	19.2%
	AVERAGE DOM	25	24	-4.0%	26	29	11.5%
Condo/Co-op/TH	CONTRACTS SIGNED	10	13	30.0%	5	5	0.0%
	ACTIVE LISTINGS	11	6	-45.5%	11	6	-45.5%
	# OF SALES	7	11	57.1%	2	9	350.0%
	SALES VOLUME	\$5,351,000	\$6,057,500	13.2%	\$2,420,000	\$5,061,500	109.2%
	MEDIAN PRICE	\$570,000	\$500,000	-12.3%	\$1,210,000	\$500,000	-58.7%
	AVERAGE PRICE	\$764,429	\$550,682	-28.0%	\$1,210,000	\$562,389	-53.5%
	AVERAGE DOM	32	27	-15.6%	27	29	7.4%

Historic Sales Trends

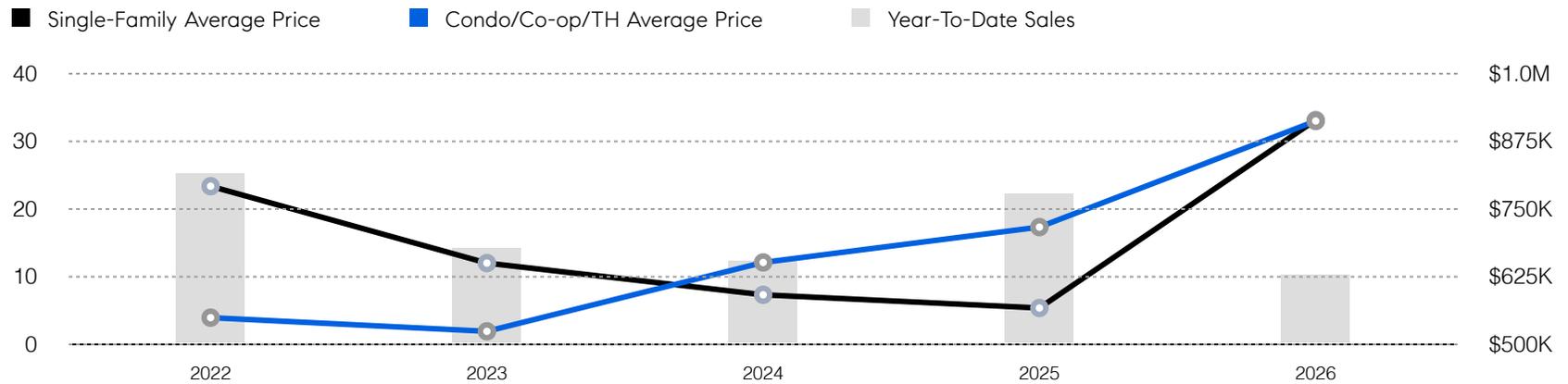


* Line graphs may be hidden due to limited sales data

Morristown

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	4	-69.2%	5	2	-60.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	9	4	-55.6%	4	2	-50.0%
	SALES VOLUME	\$5,105,499	\$3,658,000	-28.4%	\$2,163,000	\$1,413,000	-34.7%
	MEDIAN PRICE	\$510,000	\$922,500	80.9%	\$506,500	\$706,500	39.5%
	AVERAGE PRICE	\$567,278	\$914,500	61.2%	\$540,750	\$706,500	30.7%
	AVERAGE DOM	40	34	-15.0%	48	4	-91.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	1	6	500.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	13	6	-53.8%	2	2	0.0%
	SALES VOLUME	\$9,317,582	\$5,476,030	-41.2%	\$1,790,000	\$1,000,000	-44.1%
	MEDIAN PRICE	\$735,000	\$627,500	-14.6%	\$895,000	\$500,000	-44.1%
	AVERAGE PRICE	\$716,737	\$912,672	27.3%	\$895,000	\$500,000	-44.1%
	AVERAGE DOM	36	34	-5.6%	78	66	-15.4%

Historic Sales Trends

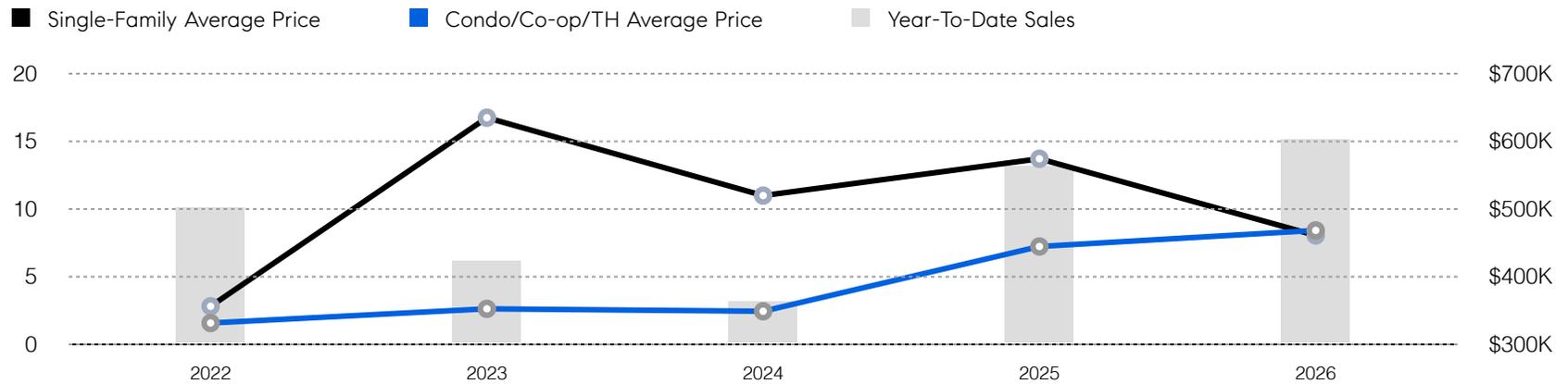


* Line graphs may be hidden due to limited sales data

Mount Arlington

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	7	40.0%	1	3	200.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	5	11	120.0%	4	4	0.0%
	SALES VOLUME	\$2,871,500	\$5,071,500	76.6%	\$2,499,500	\$1,962,000	-21.5%
	MEDIAN PRICE	\$600,000	\$480,000	-20.0%	\$603,500	\$487,500	-19.2%
	AVERAGE PRICE	\$574,300	\$461,045	-19.7%	\$624,875	\$490,500	-21.5%
	AVERAGE DOM	47	62	31.9%	45	77	71.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	2	4	100.0%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	8	4	-50.0%	3	3	0.0%
	SALES VOLUME	\$3,557,900	\$1,874,000	-47.3%	\$1,365,000	\$1,429,000	4.7%
	MEDIAN PRICE	\$443,500	\$442,500	-0.2%	\$315,000	\$440,000	39.7%
	AVERAGE PRICE	\$444,738	\$468,500	5.3%	\$455,000	\$476,333	4.7%
	AVERAGE DOM	36	19	-47.2%	55	15	-72.7%

Historic Sales Trends

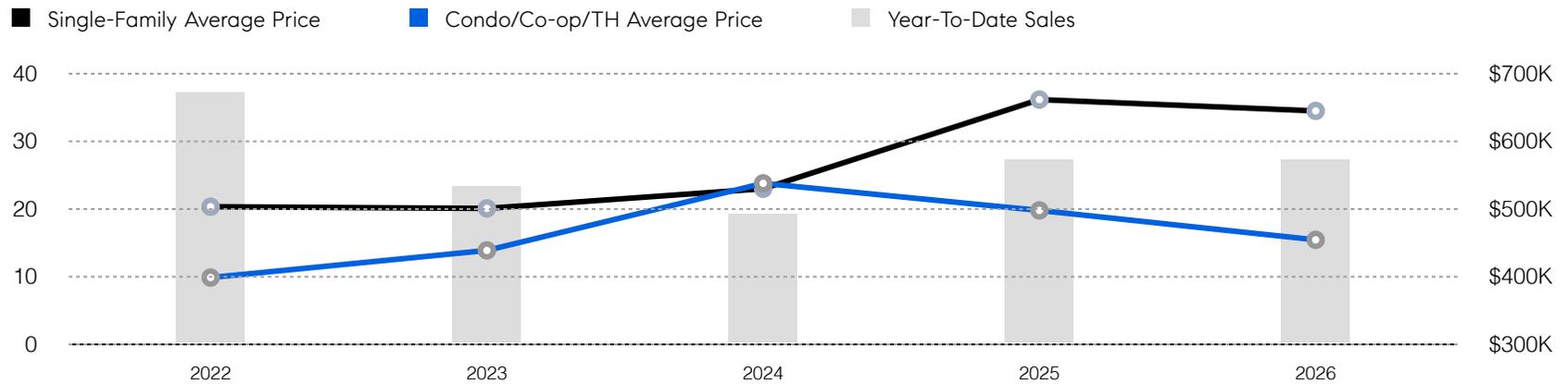


* Line graphs may be hidden due to limited sales data

Mount Olive

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	20	29	45.0%	8	17	112.5%
	ACTIVE LISTINGS	19	14	-26.3%	19	14	-26.3%
	# OF SALES	22	21	-4.5%	10	9	-10.0%
	SALES VOLUME	\$14,559,000	\$13,546,000	-7.0%	\$6,460,000	\$5,870,000	-9.1%
	MEDIAN PRICE	\$642,500	\$610,000	-5.1%	\$606,000	\$610,000	0.7%
	AVERAGE PRICE	\$661,773	\$645,048	-2.5%	\$646,000	\$652,222	1.0%
	AVERAGE DOM	36	33	-8.3%	45	36	-20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	5	6	20.0%	3	3	0.0%
	SALES VOLUME	\$2,490,000	\$2,727,190	9.5%	\$1,395,000	\$1,359,200	-2.6%
	MEDIAN PRICE	\$510,000	\$386,000	-24.3%	\$415,000	\$380,000	-8.4%
	AVERAGE PRICE	\$498,000	\$454,532	-8.7%	\$465,000	\$453,067	-2.6%
	AVERAGE DOM	22	20	-9.1%	16	29	81.3%

Historic Sales Trends

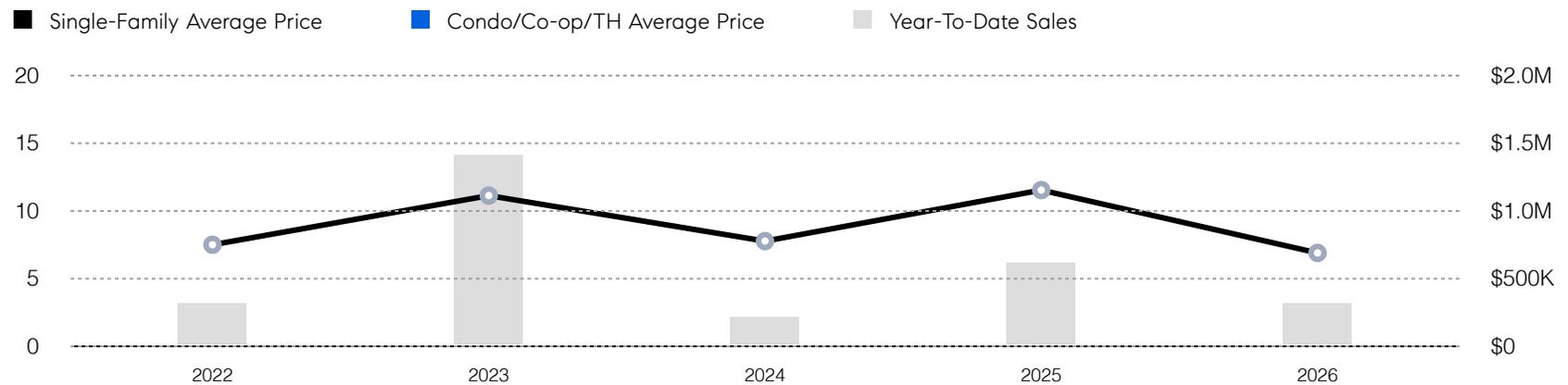


* Line graphs may be hidden due to limited sales data

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	3	-25.0%	3	2	-33.3%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	5	2	-60.0%	1	0	0.0%
	SALES VOLUME	\$5,770,000	\$1,380,000	-76.1%	\$1,725,000	-	-
	MEDIAN PRICE	\$1,100,000	\$690,000	-37.3%	\$1,725,000	-	-
	AVERAGE PRICE	\$1,154,000	\$690,000	-40.2%	\$1,725,000	-	-
	AVERAGE DOM	71	108	52.1%	0	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	\$940,000	\$999,999	6.4%	\$940,000	-	-
	MEDIAN PRICE	\$940,000	\$999,999	6.4%	\$940,000	-	-
	AVERAGE PRICE	\$940,000	\$999,999	6.4%	\$940,000	-	-
	AVERAGE DOM	8	15	87.5%	8	-	-

Historic Sales Trends

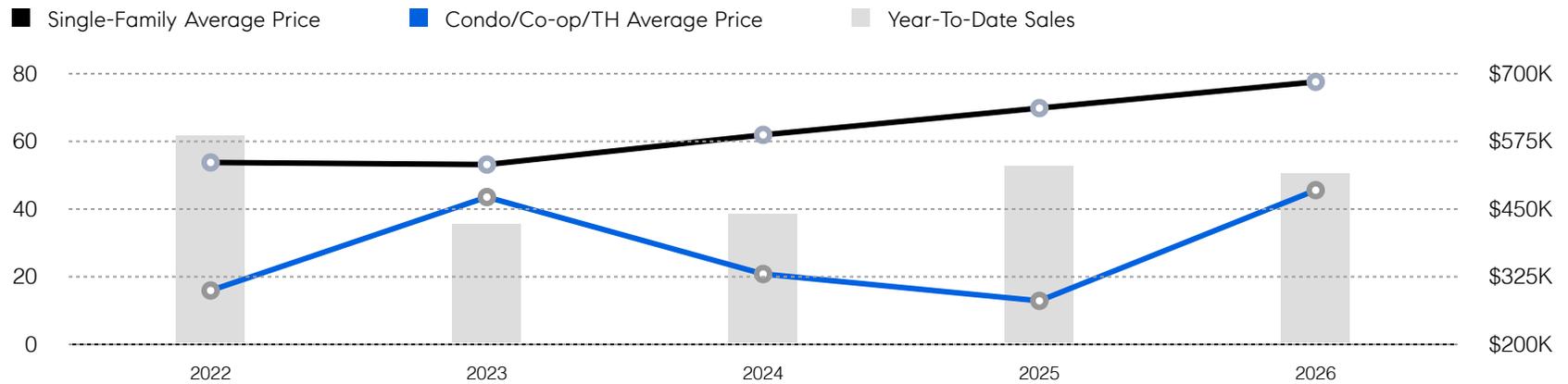


* Line graphs may be hidden due to limited sales data

Parsippany

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	27	34	25.9%	11	21	90.9%
	ACTIVE LISTINGS	31	19	-38.7%	31	19	-38.7%
	# OF SALES	44	37	-15.9%	17	18	5.9%
	SALES VOLUME	\$28,004,263	\$25,344,322	-9.5%	\$10,970,263	\$10,897,350	-0.7%
	MEDIAN PRICE	\$615,000	\$655,500	6.6%	\$630,000	\$590,000	-6.3%
	AVERAGE PRICE	\$636,461	\$684,982	7.6%	\$645,310	\$605,408	-6.2%
	AVERAGE DOM	37	29	-21.6%	45	27	-40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	17	13	-23.5%	7	7	0.0%
	ACTIVE LISTINGS	8	15	87.5%	8	15	87.5%
	# OF SALES	8	13	62.5%	6	6	0.0%
	SALES VOLUME	\$2,244,000	\$6,303,500	180.9%	\$1,701,000	\$3,385,000	99.0%
	MEDIAN PRICE	\$261,500	\$590,000	125.6%	\$242,500	\$620,000	155.7%
	AVERAGE PRICE	\$280,500	\$484,885	72.9%	\$283,500	\$564,167	99.0%
	AVERAGE DOM	46	51	10.9%	49	78	59.2%

Historic Sales Trends

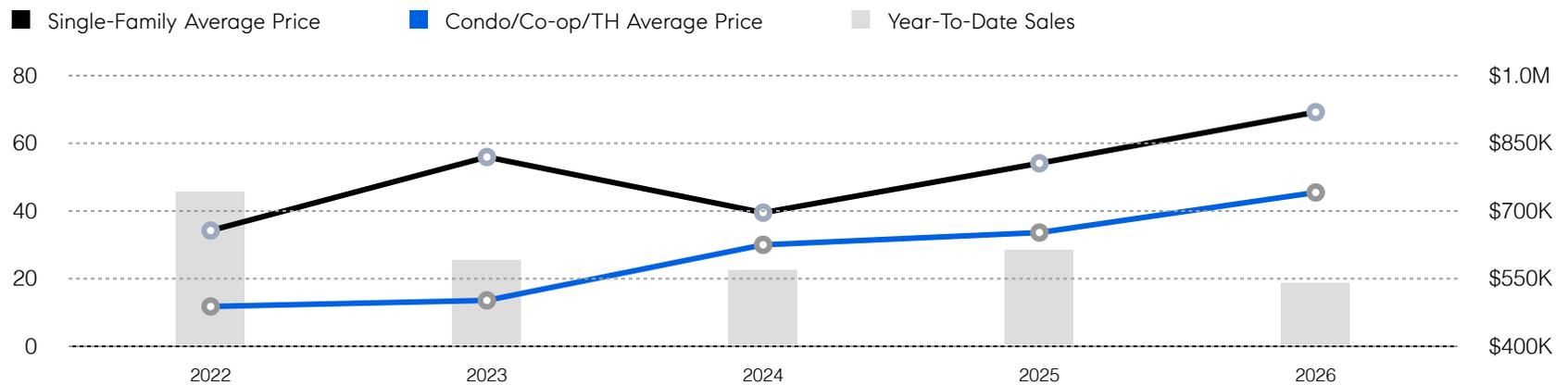


* Line graphs may be hidden due to limited sales data

Randolph

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	23	20	-13.0%	11	15	36.4%
	ACTIVE LISTINGS	15	9	-40.0%	15	9	-40.0%
	# OF SALES	21	15	-28.6%	15	6	-60.0%
	SALES VOLUME	\$16,917,000	\$13,784,900	-18.5%	\$11,828,000	\$4,831,900	-59.1%
	MEDIAN PRICE	\$705,000	\$893,000	26.7%	\$700,000	\$830,000	18.6%
	AVERAGE PRICE	\$805,571	\$918,993	14.1%	\$788,533	\$805,317	2.1%
	AVERAGE DOM	35	27	-22.9%	38	26	-31.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	3	3	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	7	3	-57.1%	3	1	-66.7%
	SALES VOLUME	\$4,565,000	\$2,222,871	-51.3%	\$1,979,000	\$853,871	-56.9%
	MEDIAN PRICE	\$650,000	\$849,000	30.6%	\$730,000	\$853,871	17.0%
	AVERAGE PRICE	\$652,143	\$740,957	13.6%	\$659,667	\$853,871	29.4%
	AVERAGE DOM	34	46	35.3%	45	13	-71.1%

Historic Sales Trends

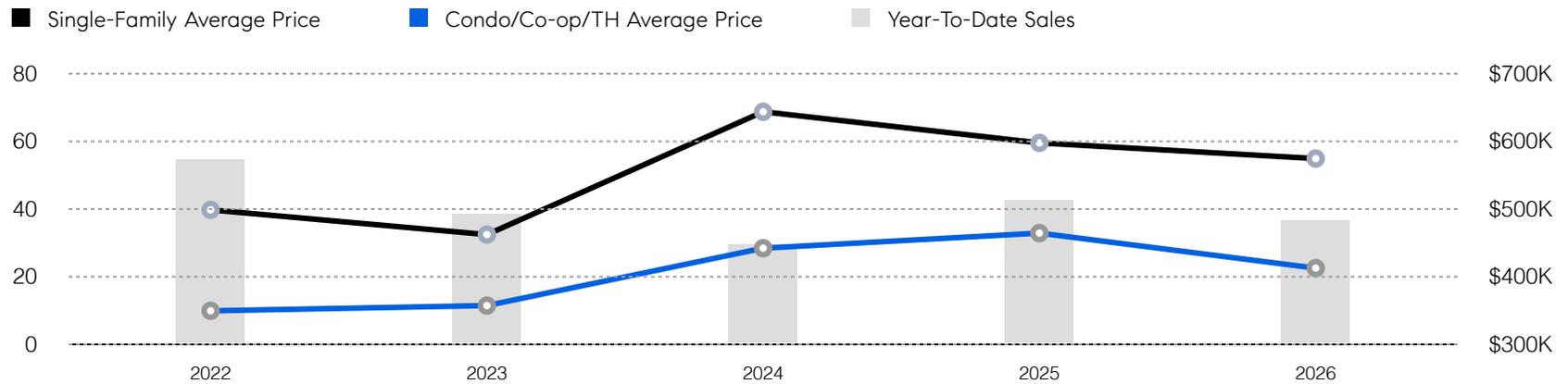


* Line graphs may be hidden due to limited sales data

Rockaway

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	30	16	-46.7%	12	7	-41.7%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	28	24	-14.3%	12	8	-33.3%
	SALES VOLUME	\$16,736,897	\$13,790,000	-17.6%	\$6,884,000	\$4,896,500	-28.9%
	MEDIAN PRICE	\$557,500	\$553,500	-0.7%	\$557,500	\$564,500	1.3%
	AVERAGE PRICE	\$597,746	\$574,583	-3.9%	\$573,667	\$612,063	6.7%
	AVERAGE DOM	39	55	41.0%	29	77	165.5%
Condo/Co-op/TH	CONTRACTS SIGNED	16	16	0.0%	9	8	-11.1%
	ACTIVE LISTINGS	16	17	6.3%	16	17	6.3%
	# OF SALES	14	12	-14.3%	4	7	75.0%
	SALES VOLUME	\$6,502,900	\$4,952,900	-23.8%	\$1,761,000	\$3,280,900	86.3%
	MEDIAN PRICE	\$440,000	\$393,000	-10.7%	\$442,500	\$500,000	13.0%
	AVERAGE PRICE	\$464,493	\$412,742	-11.1%	\$440,250	\$468,700	6.5%
	AVERAGE DOM	60	77	28.3%	50	57	14.0%

Historic Sales Trends

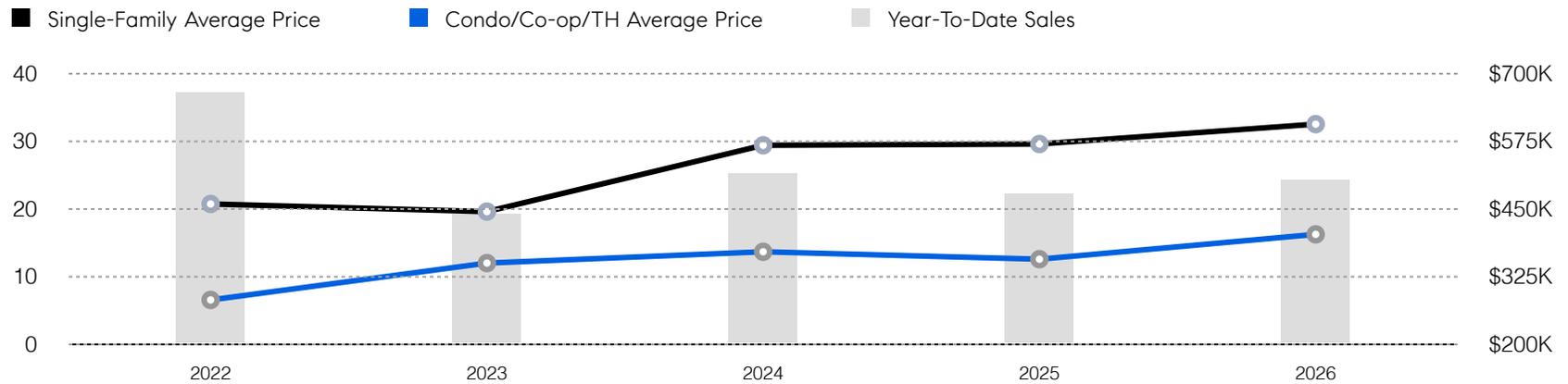


* Line graphs may be hidden due to limited sales data

Roxbury

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	22	28	27.3%	12	16	33.3%
	ACTIVE LISTINGS	22	21	-4.5%	22	21	-4.5%
	# OF SALES	21	21	0.0%	9	12	33.3%
	SALES VOLUME	\$11,972,525	\$12,744,300	6.4%	\$4,858,000	\$7,544,300	55.3%
	MEDIAN PRICE	\$520,000	\$585,000	12.5%	\$495,000	\$591,000	19.4%
	AVERAGE PRICE	\$570,120	\$606,871	6.4%	\$539,778	\$628,692	16.5%
	AVERAGE DOM	22	28	27.3%	13	23	76.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	4	2	-50.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	1	3	200.0%	1	0	0.0%
	SALES VOLUME	\$357,425	\$1,210,000	238.5%	\$357,425	-	-
	MEDIAN PRICE	\$357,425	\$420,000	17.5%	\$357,425	-	-
	AVERAGE PRICE	\$357,425	\$403,333	12.8%	\$357,425	-	-
	AVERAGE DOM	25	54	116.0%	25	-	-

Historic Sales Trends

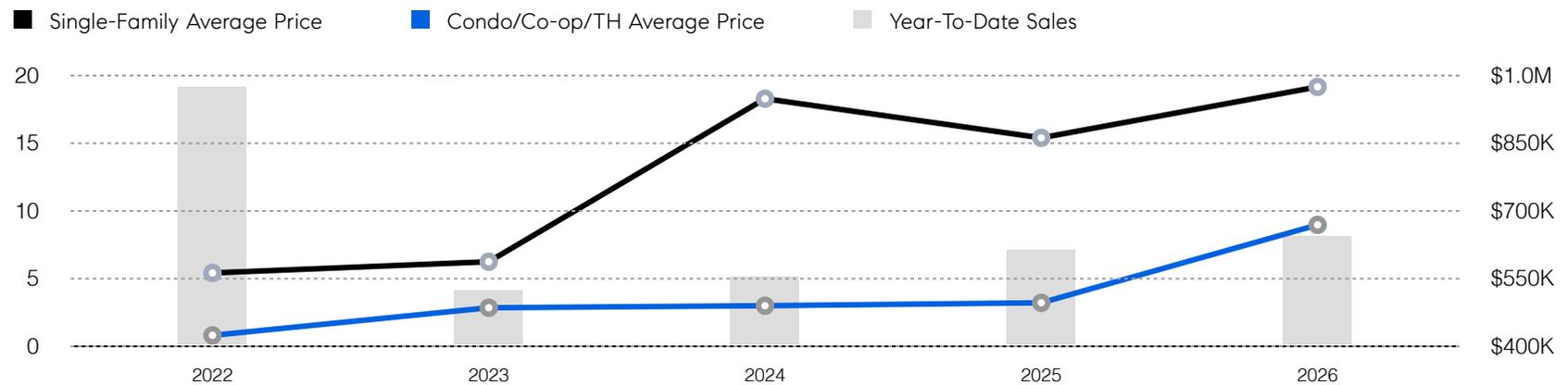


* Line graphs may be hidden due to limited sales data

Whippany

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	6	50.0%	2	4	100.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	5	4	-20.0%	2	1	-50.0%
	SALES VOLUME	\$4,309,900	\$3,900,000	-9.5%	\$1,159,900	\$650,000	-44.0%
	MEDIAN PRICE	\$650,000	\$900,000	38.5%	\$579,950	\$650,000	12.1%
	AVERAGE PRICE	\$861,980	\$975,000	13.1%	\$579,950	\$650,000	12.1%
	AVERAGE DOM	47	28	-40.4%	81	13	-84.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	6	0	0.0%	6	0	0.0%
	# OF SALES	2	4	100.0%	1	2	100.0%
	SALES VOLUME	\$993,000	\$2,676,690	169.6%	\$480,000	\$1,456,690	203.5%
	MEDIAN PRICE	\$496,500	\$652,500	31.4%	\$480,000	\$728,345	51.7%
	AVERAGE PRICE	\$496,500	\$669,173	34.8%	\$480,000	\$728,345	51.7%
	AVERAGE DOM	33	9	-72.7%	14	8	-42.9%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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