



Q2 2026

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

2,356

-0.8% Year-To-Date
62.9% Quarter-Over-Quarter

Year-To-Date Contracts

2,930

6.9% Year-To-Date
86.7% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$917K

3.2% Year-To-Date
15.7% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$585K

4.9% Year-To-Date
1.8% Quarter-Over-Quarter

Average Days On Market

27

0.0% Year-To-Date
-16.7% Quarter-Over-Quarter

Active Listings

944

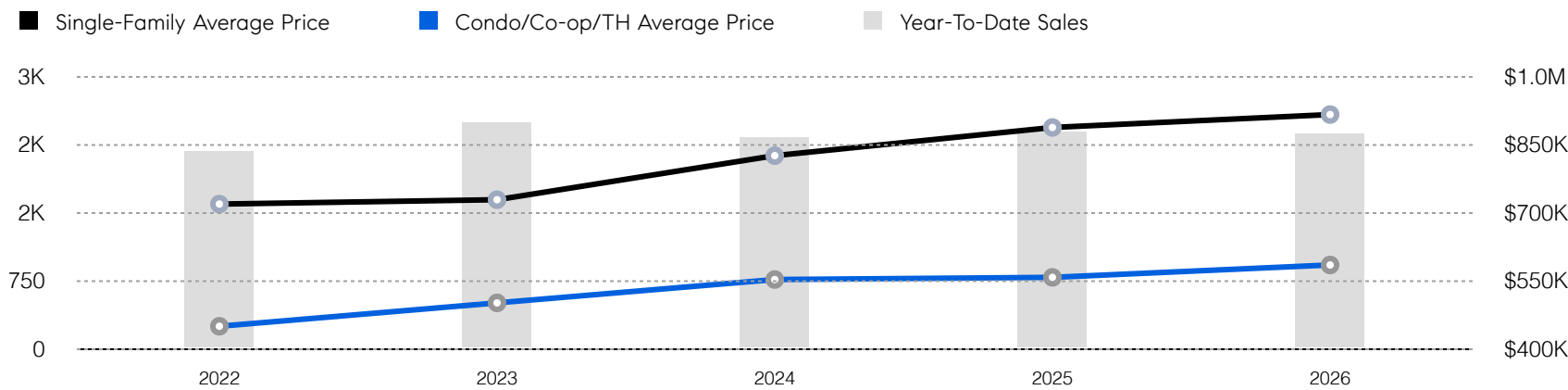
-8.0% Year-Over-Year
15.3% Quarter-Over-Quarter



Morris County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2,080	2,256	8.5%	1,250	1,500	20.0%
	ACTIVE LISTINGS	817	737	-9.8%	817	737	-9.8%
	# OF SALES	1,784	1,793	0.5%	1,048	1,128	7.6%
	SALES VOLUME	\$1,585,178,891	\$1,644,206,194	3.7%	\$966,239,969	\$1,089,317,988	12.7%
	MEDIAN PRICE	\$732,000	\$775,000	5.9%	\$771,000	\$800,000	3.8%
	AVERAGE PRICE	\$888,553	\$917,014	3.2%	\$921,985	\$965,707	4.7%
	AVERAGE DOM	31	28	-9.7%	25	24	-4.0%
	% OF ASKING PRICE	105.6%	105.7%	0.1%	107.1%	107.1%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	662	674	1.8%	361	408	13.0%
	ACTIVE LISTINGS	209	207	-1.0%	209	207	-1.0%
	# OF SALES	592	563	-4.9%	336	332	-1.2%
	SALES VOLUME	\$330,542,313	\$329,722,987	-0.2%	\$188,619,514	\$195,871,391	3.8%
	MEDIAN PRICE	\$505,000	\$530,000	5.0%	\$505,000	\$545,000	7.9%
	AVERAGE PRICE	\$558,349	\$585,654	4.9%	\$561,368	\$589,974	5.1%
	AVERAGE DOM	29	31	6.9%	27	27	0.0%
	% OF ASKING PRICE	102.3%	102.1%	-0.2%	102.2%	102.7%	0.5%

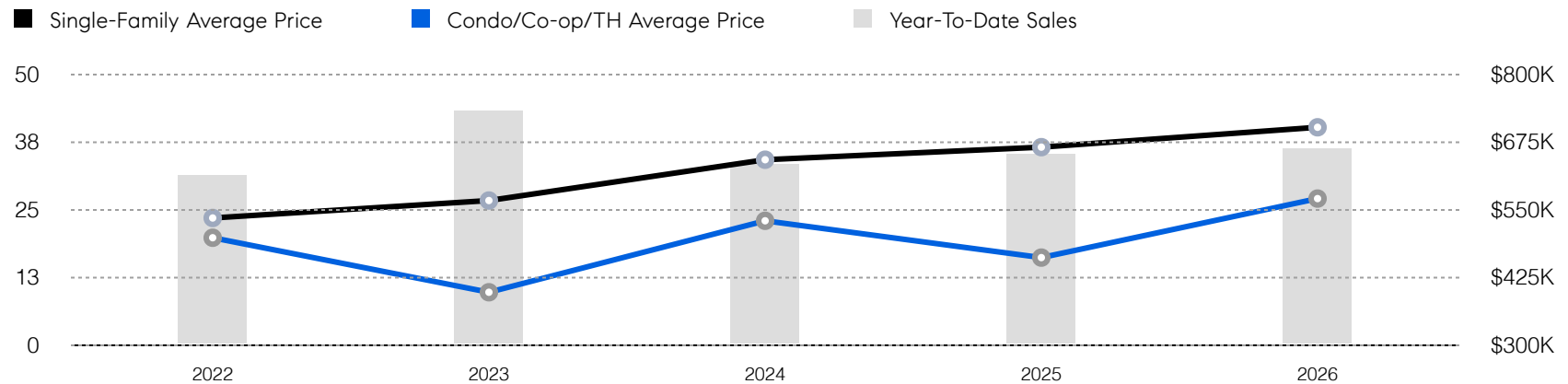
Historic Sales Trends



Boonton

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	40	45	12.5%	31	28	-9.7%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	33	34	3.0%	21	21	0.0%
	SALES VOLUME	\$21,977,200	\$23,891,204	8.7%	\$13,794,200	\$14,151,204	2.6%
	MEDIAN PRICE	\$652,000	\$694,750	6.6%	\$640,000	\$650,000	1.6%
	AVERAGE PRICE	\$665,976	\$702,682	5.5%	\$656,867	\$673,867	2.6%
	AVERAGE DOM	37	42	13.5%	34	38	11.8%
	% OF ASKING PRICE	104.3%	102.7%	-1.5%	105.0%	103.1%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	2	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	2	0.0%	1	0	0.0%
	SALES VOLUME	\$924,000	\$1,142,000	23.6%	\$389,000	-	-
	MEDIAN PRICE	\$462,000	\$571,000	23.6%	\$389,000	-	-
	AVERAGE PRICE	\$462,000	\$571,000	23.6%	\$389,000	-	-
	AVERAGE DOM	27	12	-55.6%	38	-	-
	% OF ASKING PRICE	103.7%	103.9%	0.3%	105.4%	-	-

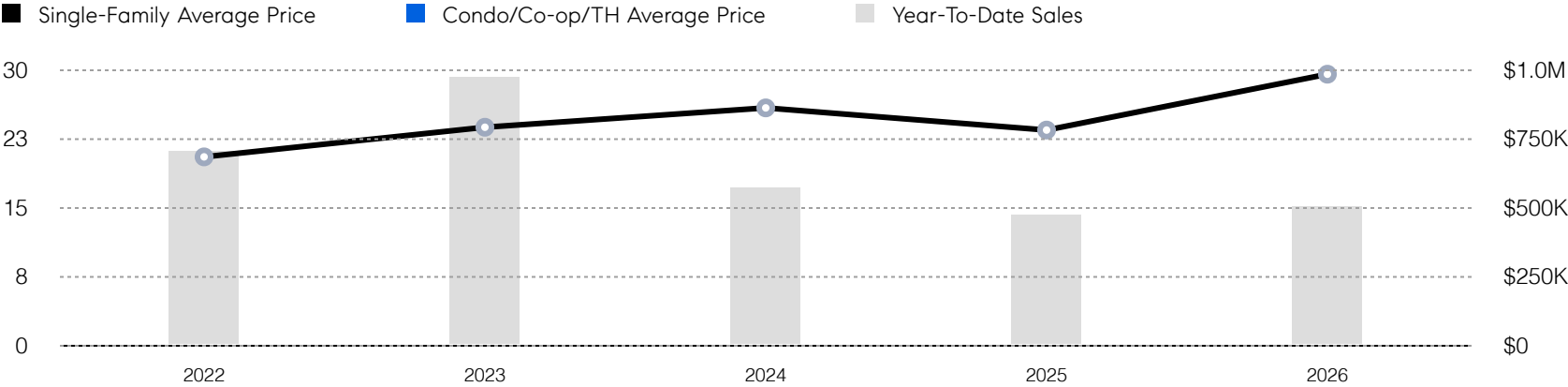
Historic Sales Trends



Boonton Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	17	17	0.0%	11	11	0.0%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	12	15	25.0%	9	4	-55.6%
	SALES VOLUME	\$9,395,500	\$14,785,999	57.4%	\$7,295,500	\$4,465,000	-38.8%
	MEDIAN PRICE	\$665,000	\$865,000	30.1%	\$665,000	\$1,049,500	57.8%
	AVERAGE PRICE	\$782,958	\$985,733	25.9%	\$810,611	\$1,116,250	37.7%
	AVERAGE DOM	36	33	-8.3%	39	25	-35.9%
	% OF ASKING PRICE	103.5%	101.0%	-2.5%	104.2%	101.1%	-3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,303,000	-	-	\$685,000	-	-
	MEDIAN PRICE	\$651,500	-	-	\$685,000	-	-
	AVERAGE PRICE	\$651,500	-	-	\$685,000	-	-
	AVERAGE DOM	12	-	-	10	-	-
	% OF ASKING PRICE	109.0%	-	-	101.5%	-	-

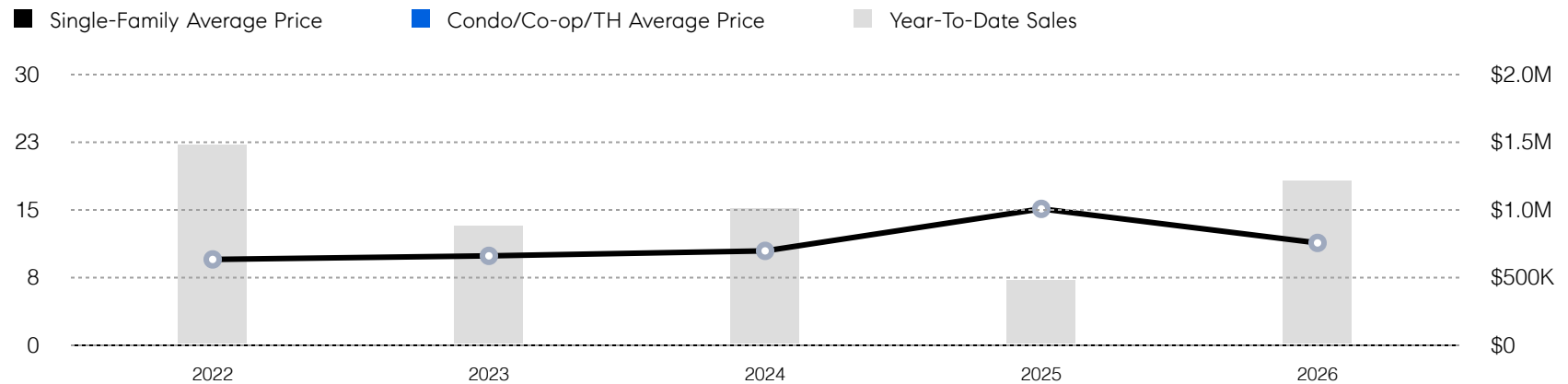
Historic Sales Trends



Cedar Knolls

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	8	16	100.0%	6	9	50.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	7	13	85.7%	4	10	150.0%
	SALES VOLUME	\$7,056,100	\$9,834,129	39.4%	\$4,755,100	\$7,617,249	60.2%
	MEDIAN PRICE	\$1,100,000	\$765,000	-30.5%	\$1,235,050	\$750,000	-39.3%
	AVERAGE PRICE	\$1,008,014	\$756,471	-25.0%	\$1,188,775	\$761,725	-35.9%
	AVERAGE DOM	17	34	100.0%	13	37	184.6%
	% OF ASKING PRICE	110.6%	105.6%	-4.9%	113.0%	105.3%	-7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	4	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	0	5	0.0%	0	4	0.0%
	SALES VOLUME	-	\$2,731,900	-	-	\$2,261,900	-
	MEDIAN PRICE	-	\$537,000	-	-	\$568,450	-
	AVERAGE PRICE	-	\$546,380	-	-	\$565,475	-
	AVERAGE DOM	-	24	-	-	23	-
	% OF ASKING PRICE	-	103.5%	-	-	103.3%	-

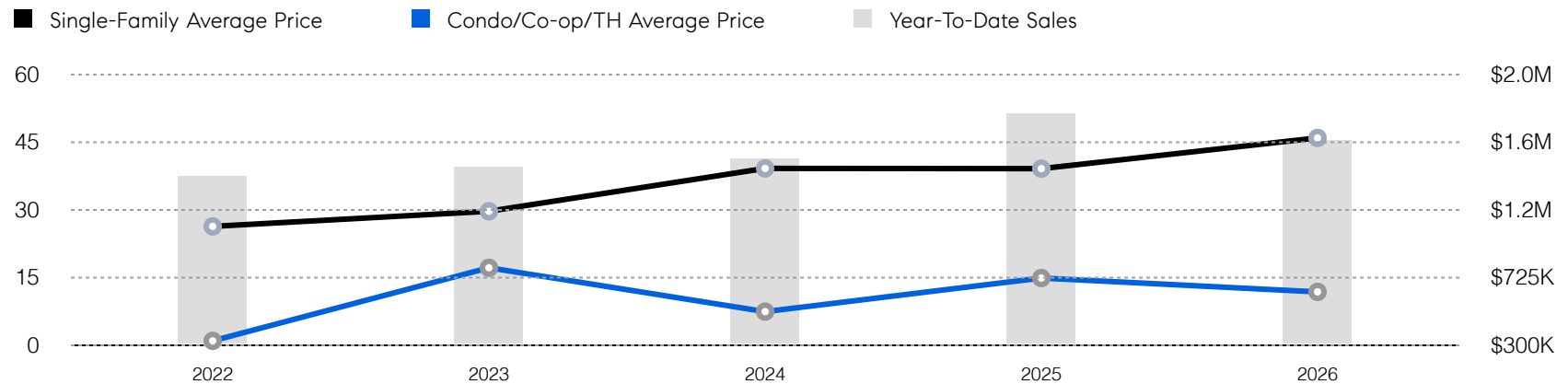
Historic Sales Trends



Chatham Borough

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	54	47	-13.0%	30	31	3.3%
	ACTIVE LISTINGS	15	8	-46.7%	15	8	-46.7%
	# OF SALES	49	43	-12.2%	35	29	-17.1%
	SALES VOLUME	\$69,055,234	\$68,902,621	-0.2%	\$51,742,170	\$48,324,498	-6.6%
	MEDIAN PRICE	\$1,360,000	\$1,500,000	10.3%	\$1,400,000	\$1,500,000	7.1%
	AVERAGE PRICE	\$1,409,290	\$1,602,387	13.7%	\$1,478,348	\$1,666,362	12.7%
	AVERAGE DOM	19	19	0.0%	16	20	25.0%
	% OF ASKING PRICE	112.7%	112.9%	0.2%	113.6%	114.8%	1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	2	0.0%	1	1	0.0%
	SALES VOLUME	\$1,445,000	\$1,271,000	-12.0%	\$665,000	\$406,000	-38.9%
	MEDIAN PRICE	\$722,500	\$635,500	-12.0%	\$665,000	\$406,000	-38.9%
	AVERAGE PRICE	\$722,500	\$635,500	-12.0%	\$665,000	\$406,000	-38.9%
	AVERAGE DOM	78	15	-80.8%	147	14	-90.5%
	% OF ASKING PRICE	96.3%	106.0%	9.6%	88.7%	107.1%	18.5%

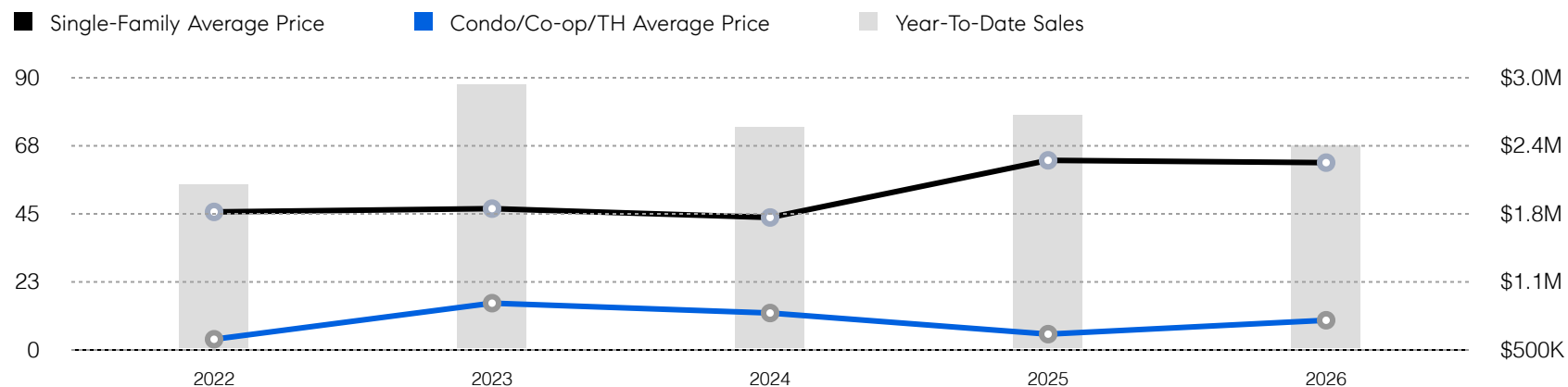
Historic Sales Trends



Chatham Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	59	54	-8.5%	34	38	11.8%
	ACTIVE LISTINGS	14	16	14.3%	14	16	14.3%
	# OF SALES	53	43	-18.9%	32	34	6.3%
	SALES VOLUME	\$118,801,450	\$95,480,500	-19.6%	\$72,896,850	\$81,907,500	12.4%
	MEDIAN PRICE	\$2,075,000	\$2,300,000	10.8%	\$2,212,500	\$2,400,000	8.5%
	AVERAGE PRICE	\$2,241,537	\$2,220,477	-0.9%	\$2,278,027	\$2,409,044	5.8%
	AVERAGE DOM	29	16	-44.8%	25	14	-44.0%
	% OF ASKING PRICE	108.3%	108.6%	0.3%	108.6%	109.3%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	26	26	0.0%	19	11	-42.1%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	24	24	0.0%	19	14	-26.3%
	SALES VOLUME	\$15,488,089	\$18,548,000	19.8%	\$11,579,089	\$9,255,000	-20.1%
	MEDIAN PRICE	\$492,500	\$582,500	18.3%	\$529,000	\$515,000	-2.6%
	AVERAGE PRICE	\$645,337	\$772,833	19.8%	\$609,426	\$661,071	8.5%
	AVERAGE DOM	25	21	-16.0%	24	23	-4.2%
	% OF ASKING PRICE	103.3%	103.5%	0.2%	102.5%	103.9%	1.4%

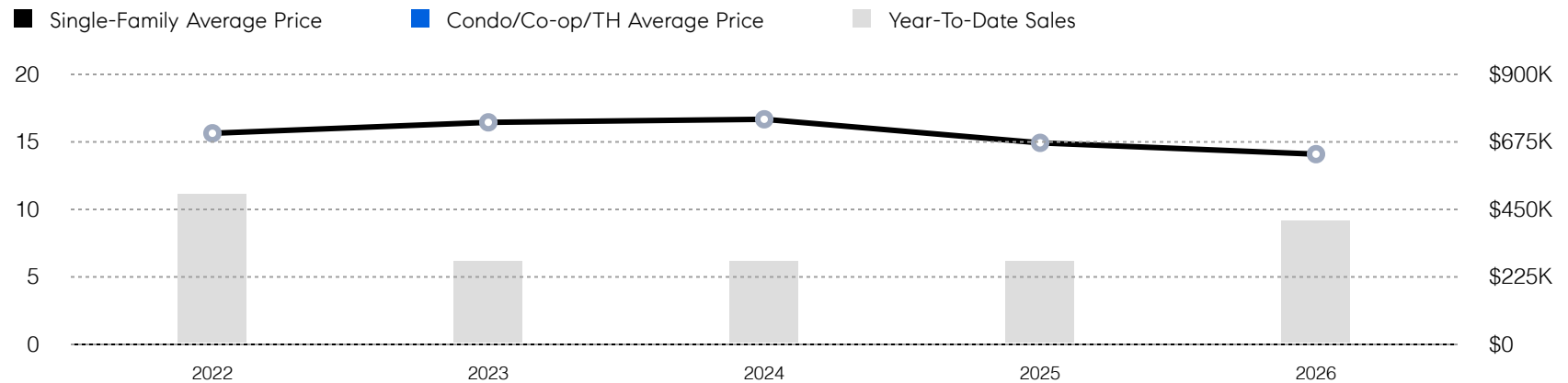
Historic Sales Trends



Chester Borough

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	8	11	37.5%	5	8	60.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	6	8	33.3%	2	5	150.0%
	SALES VOLUME	\$4,031,000	\$5,073,400	25.9%	\$1,301,000	\$3,413,400	162.4%
	MEDIAN PRICE	\$650,500	\$740,000	13.8%	\$650,500	\$900,000	38.4%
	AVERAGE PRICE	\$671,833	\$634,175	-5.6%	\$650,500	\$682,680	4.9%
	AVERAGE DOM	43	24	-44.2%	49	26	-46.9%
	% OF ASKING PRICE	124.3%	103.0%	-21.3%	158.6%	103.2%	-55.4%
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%	-	-	-	-

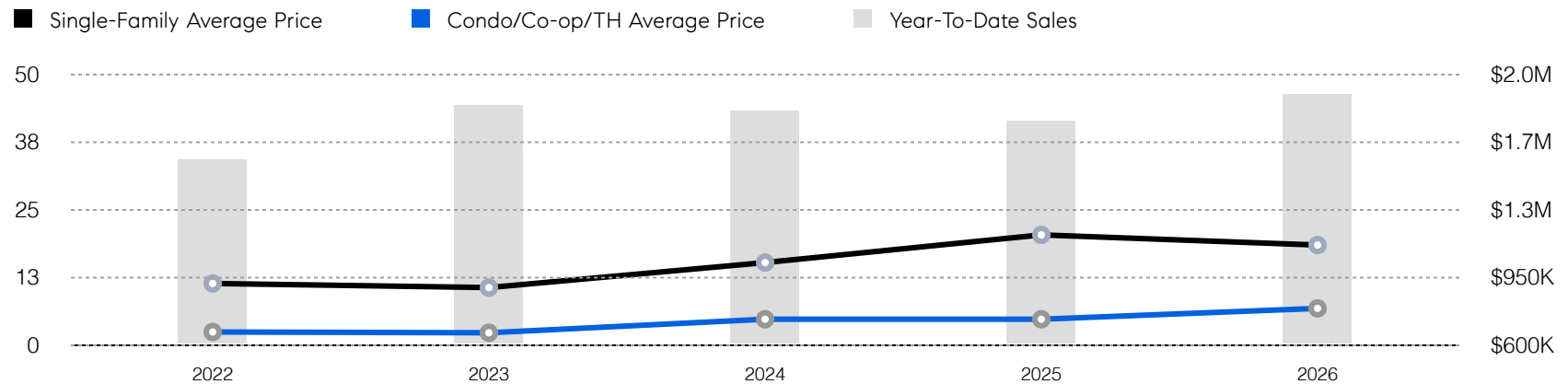
Historic Sales Trends



Chester Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	32	67	109.4%	20	54	170.0%
	ACTIVE LISTINGS	29	31	6.9%	29	31	6.9%
	# OF SALES	39	44	12.8%	17	34	100.0%
	SALES VOLUME	\$45,671,500	\$49,218,898	7.8%	\$17,862,500	\$40,100,898	124.5%
	MEDIAN PRICE	\$968,500	\$1,099,500	13.5%	\$968,500	\$1,200,000	23.9%
	AVERAGE PRICE	\$1,171,064	\$1,118,611	-4.5%	\$1,050,735	\$1,179,438	12.2%
	AVERAGE DOM	46	29	-37.0%	38	26	-31.6%
	% OF ASKING PRICE	102.4%	103.6%	1.2%	105.2%	103.9%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	1	3	200.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	2	0.0%	1	2	100.0%
	SALES VOLUME	\$1,470,000	\$1,582,000	7.6%	\$825,000	\$1,582,000	91.8%
	MEDIAN PRICE	\$735,000	\$791,000	7.6%	\$825,000	\$791,000	-4.1%
	AVERAGE PRICE	\$735,000	\$791,000	7.6%	\$825,000	\$791,000	-4.1%
	AVERAGE DOM	16	12	-25.0%	0	12	-
	% OF ASKING PRICE	94.8%	112.1%	17.3%	100.0%	112.1%	12.1%

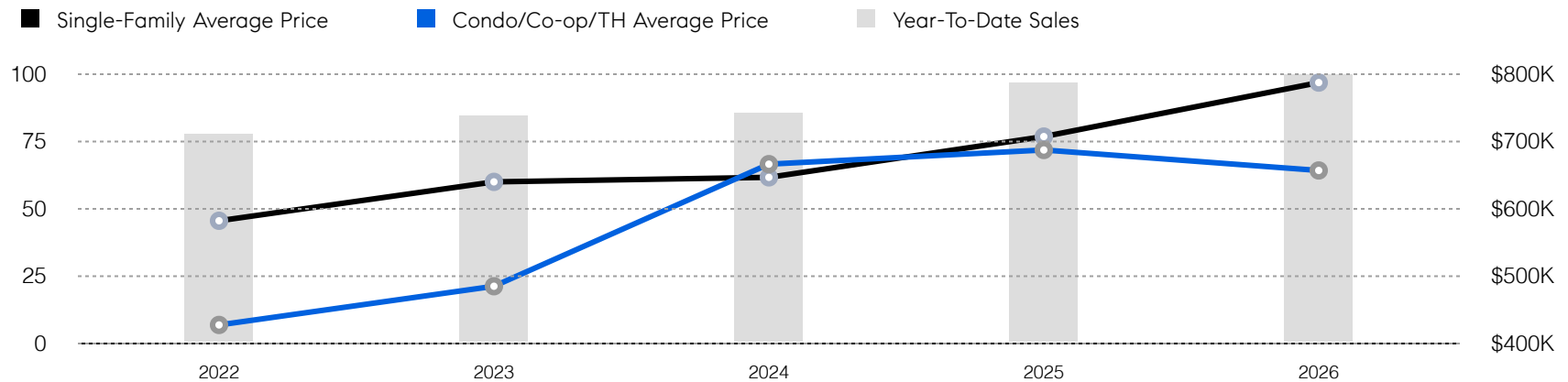
Historic Sales Trends



Denville

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	67	76	13.4%	40	49	22.5%
	ACTIVE LISTINGS	29	26	-10.3%	29	26	-10.3%
	# OF SALES	64	68	6.3%	38	37	-2.6%
	SALES VOLUME	\$45,272,137	\$53,553,150	18.3%	\$28,399,887	\$30,284,200	6.6%
	MEDIAN PRICE	\$620,750	\$680,000	9.5%	\$627,500	\$699,800	11.5%
	AVERAGE PRICE	\$707,377	\$787,546	11.3%	\$747,365	\$818,492	9.5%
	AVERAGE DOM	27	25	-7.4%	28	21	-25.0%
	% OF ASKING PRICE	106.7%	104.6%	-2.0%	109.4%	104.9%	-4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	30	33	10.0%	8	19	137.5%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	32	31	-3.1%	12	18	50.0%
	SALES VOLUME	\$21,998,688	\$20,367,542	-7.4%	\$8,392,436	\$11,241,710	34.0%
	MEDIAN PRICE	\$725,000	\$720,000	-0.7%	\$799,590	\$548,000	-31.5%
	AVERAGE PRICE	\$687,459	\$657,017	-4.4%	\$699,370	\$624,539	-10.7%
	AVERAGE DOM	48	32	-33.3%	55	24	-56.4%
	% OF ASKING PRICE	101.9%	102.1%	0.2%	100.3%	103.6%	3.3%

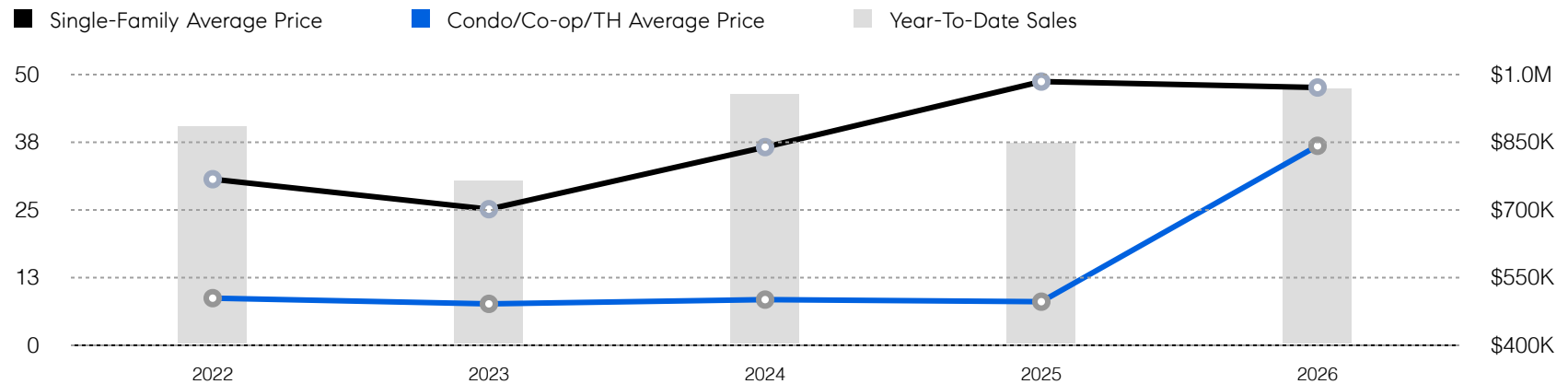
Historic Sales Trends



East Hanover

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	33	37	12.1%	21	23	9.5%
	ACTIVE LISTINGS	14	13	-7.1%	14	13	-7.1%
	# OF SALES	32	32	0.0%	15	17	13.3%
	SALES VOLUME	\$31,504,898	\$31,083,998	-1.3%	\$14,986,900	\$17,114,999	14.2%
	MEDIAN PRICE	\$999,950	\$902,500	-9.7%	\$999,900	\$905,000	-9.5%
	AVERAGE PRICE	\$984,528	\$971,375	-1.3%	\$999,127	\$1,006,765	0.8%
	AVERAGE DOM	21	31	47.6%	16	33	106.3%
	% OF ASKING PRICE	104.8%	105.7%	0.9%	107.9%	107.4%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	9	22	144.4%	5	12	140.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	5	15	200.0%	1	5	400.0%
	SALES VOLUME	\$2,483,506	\$12,632,420	408.7%	\$361,000	\$4,020,085	1,013.6%
	MEDIAN PRICE	\$510,000	\$986,505	93.4%	\$361,000	\$882,590	144.5%
	AVERAGE PRICE	\$496,701	\$842,161	69.6%	\$361,000	\$804,017	122.7%
	AVERAGE DOM	16	18	12.5%	11	20	81.8%
	% OF ASKING PRICE	108.5%	102.1%	-6.4%	106.5%	101.1%	-5.3%

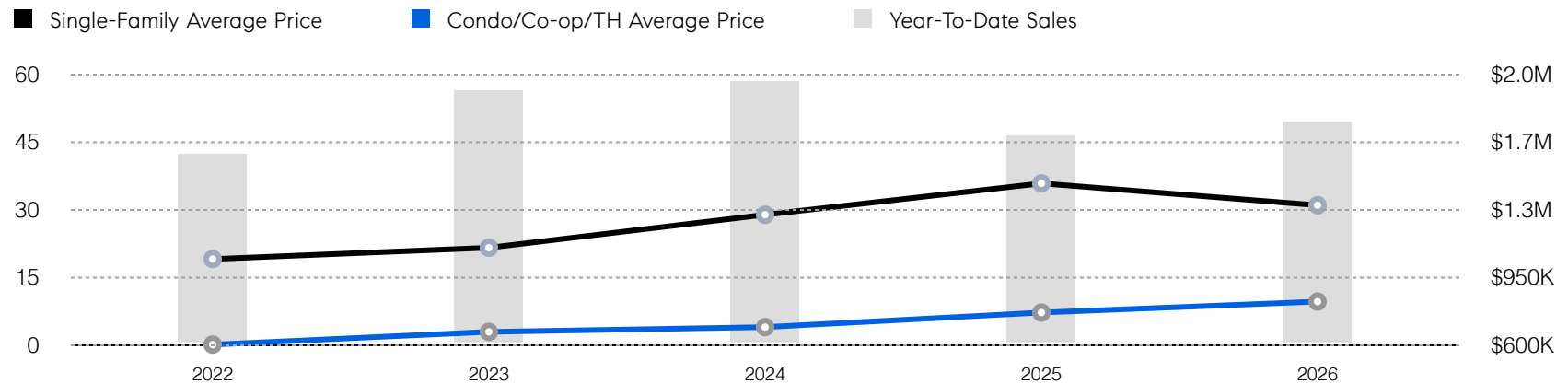
Historic Sales Trends



Florham Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	40	43	7.5%	27	27	0.0%
	ACTIVE LISTINGS	12	18	50.0%	12	18	50.0%
	# OF SALES	35	35	0.0%	21	16	-23.8%
	SALES VOLUME	\$50,307,987	\$46,353,499	-7.9%	\$29,603,993	\$22,624,000	-23.6%
	MEDIAN PRICE	\$1,280,000	\$1,190,000	-7.0%	\$1,280,000	\$1,100,000	-14.1%
	AVERAGE PRICE	\$1,437,371	\$1,324,386	-7.9%	\$1,409,714	\$1,414,000	0.3%
	AVERAGE DOM	36	31	-13.9%	32	24	-25.0%
	% OF ASKING PRICE	106.8%	101.7%	-5.1%	108.7%	105.0%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	18	17	-5.6%	12	12	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	11	14	27.3%	8	9	12.5%
	SALES VOLUME	\$8,463,673	\$11,565,000	36.6%	\$6,471,773	\$7,189,000	11.1%
	MEDIAN PRICE	\$706,500	\$779,500	10.3%	\$683,250	\$799,000	16.9%
	AVERAGE PRICE	\$769,425	\$826,071	7.4%	\$808,972	\$798,778	-1.3%
	AVERAGE DOM	23	21	-8.7%	23	16	-30.4%
	% OF ASKING PRICE	100.9%	106.0%	5.1%	101.5%	106.5%	5.0%

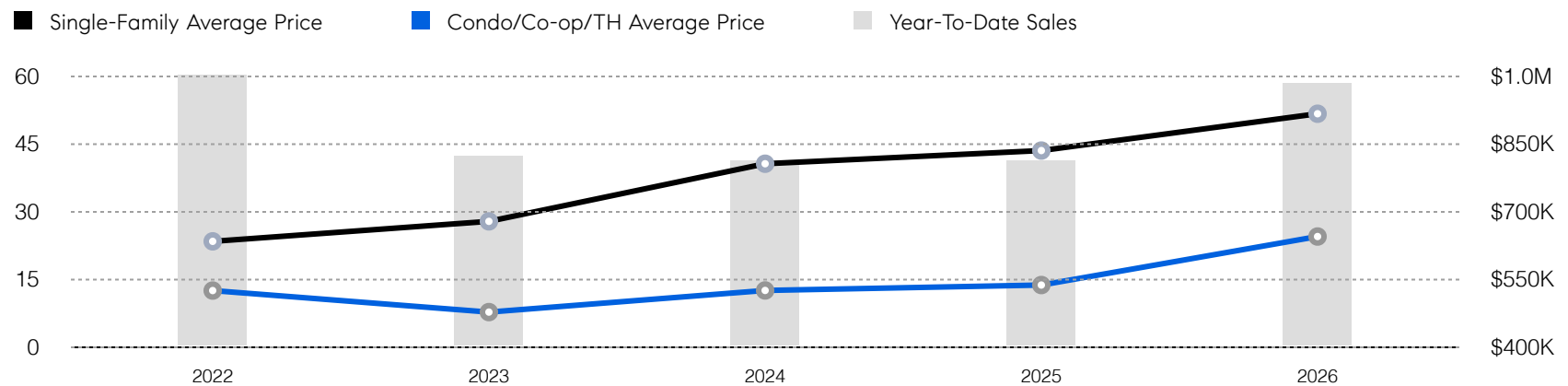
Historic Sales Trends



Hanover

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	36	46	27.8%	22	26	18.2%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	34	40	17.6%	22	28	27.3%
	SALES VOLUME	\$28,418,300	\$36,696,889	29.1%	\$18,902,400	\$25,277,009	33.7%
	MEDIAN PRICE	\$833,950	\$832,930	-0.1%	\$851,500	\$812,500	-4.6%
	AVERAGE PRICE	\$835,832	\$917,422	9.8%	\$859,200	\$902,750	5.1%
	AVERAGE DOM	23	24	4.3%	14	24	71.4%
	% OF ASKING PRICE	106.7%	107.1%	0.4%	108.3%	106.9%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	14	21	50.0%	6	16	166.7%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	7	18	157.1%	4	13	225.0%
	SALES VOLUME	\$3,765,500	\$11,617,340	208.5%	\$2,120,500	\$8,470,650	299.5%
	MEDIAN PRICE	\$555,000	\$584,950	5.4%	\$561,250	\$570,000	1.6%
	AVERAGE PRICE	\$537,929	\$645,408	20.0%	\$530,125	\$651,588	22.9%
	AVERAGE DOM	28	23	-17.9%	27	27	0.0%
	% OF ASKING PRICE	106.3%	104.0%	-2.3%	106.5%	104.0%	-2.5%

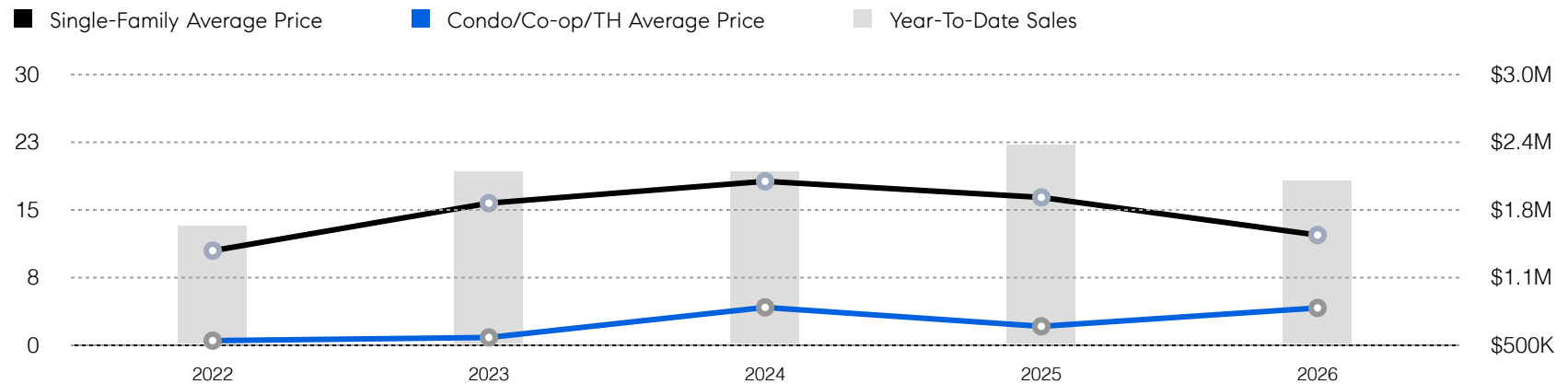
Historic Sales Trends



Harding

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	21	18	-14.3%	14	15	7.1%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	19	15	-21.1%	13	10	-23.1%
	SALES VOLUME	\$35,450,500	\$22,772,000	-35.8%	\$26,400,000	\$14,538,000	-44.9%
	MEDIAN PRICE	\$1,676,000	\$1,445,000	-13.8%	\$1,400,000	\$1,477,500	5.5%
	AVERAGE PRICE	\$1,865,816	\$1,518,133	-18.6%	\$2,030,769	\$1,453,800	-28.4%
	AVERAGE DOM	32	38	18.8%	24	32	33.3%
	% OF ASKING PRICE	103.0%	173.8%	70.8%	104.6%	208.3%	103.8%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	2	3	50.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	3	0.0%	2	2	0.0%
	SALES VOLUME	\$2,026,000	\$2,535,000	25.1%	\$1,364,000	\$1,710,000	25.4%
	MEDIAN PRICE	\$662,000	\$825,000	24.6%	\$682,000	\$855,000	25.4%
	AVERAGE PRICE	\$675,333	\$845,000	25.1%	\$682,000	\$855,000	25.4%
	AVERAGE DOM	25	29	16.0%	25	11	-56.0%
	% OF ASKING PRICE	102.9%	106.2%	3.3%	102.5%	110.8%	8.2%

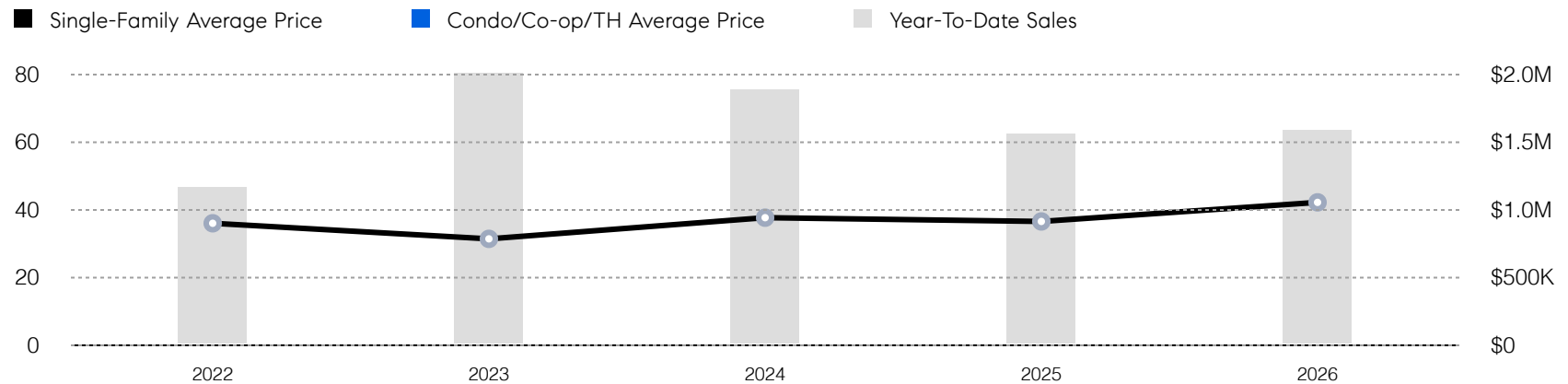
Historic Sales Trends



Kinnelon

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	79	74	-6.3%	53	42	-20.8%
	ACTIVE LISTINGS	41	35	-14.6%	41	35	-14.6%
	# OF SALES	59	61	3.4%	34	33	-2.9%
	SALES VOLUME	\$53,987,352	\$64,419,788	19.3%	\$32,781,702	\$33,215,818	1.3%
	MEDIAN PRICE	\$850,000	\$999,000	17.5%	\$908,000	\$975,000	7.4%
	AVERAGE PRICE	\$915,040	\$1,056,062	15.4%	\$964,168	\$1,006,540	4.4%
	AVERAGE DOM	50	46	-8.0%	26	43	65.4%
	% OF ASKING PRICE	101.5%	100.5%	-1.0%	103.4%	102.7%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	5	1	-80.0%	5	1	-80.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	3	2	-33.3%	3	1	-66.7%
	SALES VOLUME	\$1,062,000	\$698,000	-34.3%	\$1,062,000	\$338,000	-68.2%
	MEDIAN PRICE	\$330,000	\$349,000	5.8%	\$330,000	\$338,000	2.4%
	AVERAGE PRICE	\$354,000	\$349,000	-1.4%	\$354,000	\$338,000	-4.5%
	AVERAGE DOM	15	37	146.7%	15	34	126.7%
	% OF ASKING PRICE	103.4%	99.9%	-3.6%	103.4%	96.8%	-6.6%

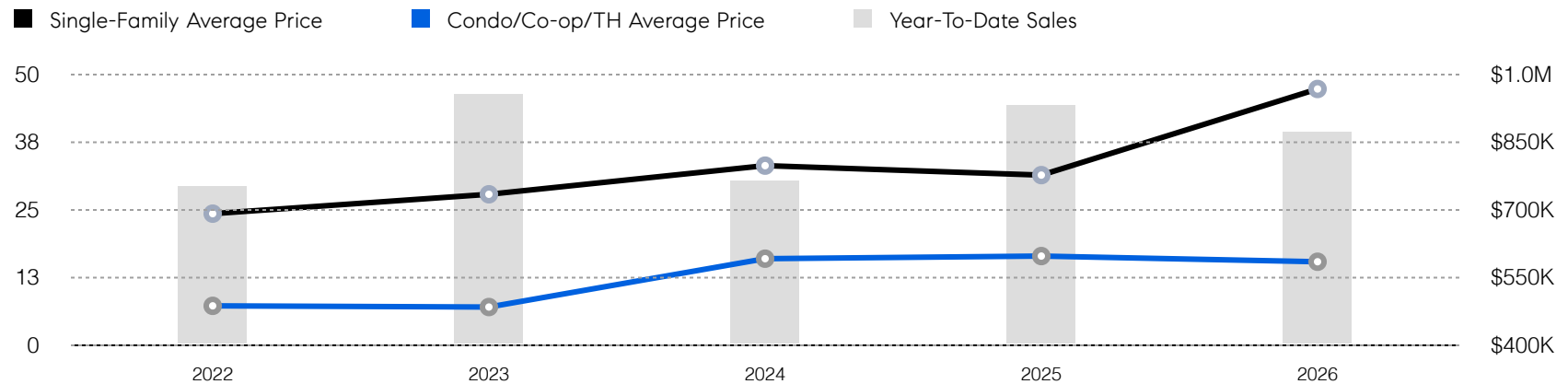
Historic Sales Trends



Long Hill

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	51	42	-17.6%	32	32	0.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	39	30	-23.1%	28	21	-25.0%
	SALES VOLUME	\$30,312,000	\$29,043,451	-4.2%	\$22,454,000	\$20,197,500	-10.0%
	MEDIAN PRICE	\$755,000	\$925,000	22.5%	\$775,000	\$930,000	20.0%
	AVERAGE PRICE	\$777,231	\$968,115	24.6%	\$801,929	\$961,786	19.9%
	AVERAGE DOM	31	19	-38.7%	22	19	-13.6%
	% OF ASKING PRICE	103.8%	106.3%	2.5%	105.0%	106.4%	1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	4	5	25.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	5	9	80.0%	4	8	100.0%
	SALES VOLUME	\$2,989,000	\$5,267,000	76.2%	\$2,334,000	\$4,818,000	106.4%
	MEDIAN PRICE	\$599,000	\$676,000	12.9%	\$587,000	\$680,500	15.9%
	AVERAGE PRICE	\$597,800	\$585,222	-2.1%	\$583,500	\$602,250	3.2%
	AVERAGE DOM	28	36	28.6%	29	36	24.1%
	% OF ASKING PRICE	97.5%	104.2%	6.7%	96.9%	104.7%	7.9%

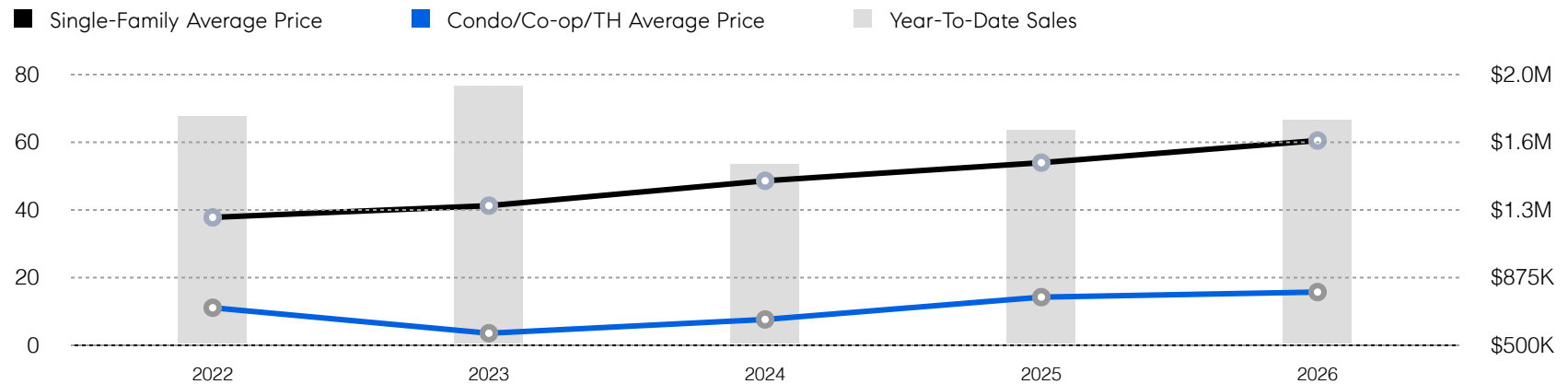
Historic Sales Trends



Madison

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	59	65	10.2%	43	35	-18.6%
	ACTIVE LISTINGS	16	13	-18.7%	16	13	-18.7%
	# OF SALES	53	60	13.2%	31	35	12.9%
	SALES VOLUME	\$80,130,033	\$98,078,834	22.4%	\$44,642,330	\$65,411,234	46.5%
	MEDIAN PRICE	\$1,450,000	\$1,450,012	0.0%	\$1,387,000	\$1,716,000	23.7%
	AVERAGE PRICE	\$1,511,887	\$1,634,647	8.1%	\$1,440,075	\$1,868,892	29.8%
	AVERAGE DOM	30	27	-10.0%	20	29	45.0%
	% OF ASKING PRICE	109.2%	110.2%	1.0%	110.4%	112.6%	2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	5	6	20.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	10	6	-40.0%	3	5	66.7%
	SALES VOLUME	\$7,670,230	\$4,770,000	-37.8%	\$2,497,240	\$3,920,000	57.0%
	MEDIAN PRICE	\$817,500	\$840,000	2.8%	\$825,000	\$830,000	0.6%
	AVERAGE PRICE	\$767,023	\$795,000	3.6%	\$832,413	\$784,000	-5.8%
	AVERAGE DOM	21	12	-42.9%	13	11	-15.4%
	% OF ASKING PRICE	102.1%	105.0%	2.9%	101.2%	105.6%	4.4%

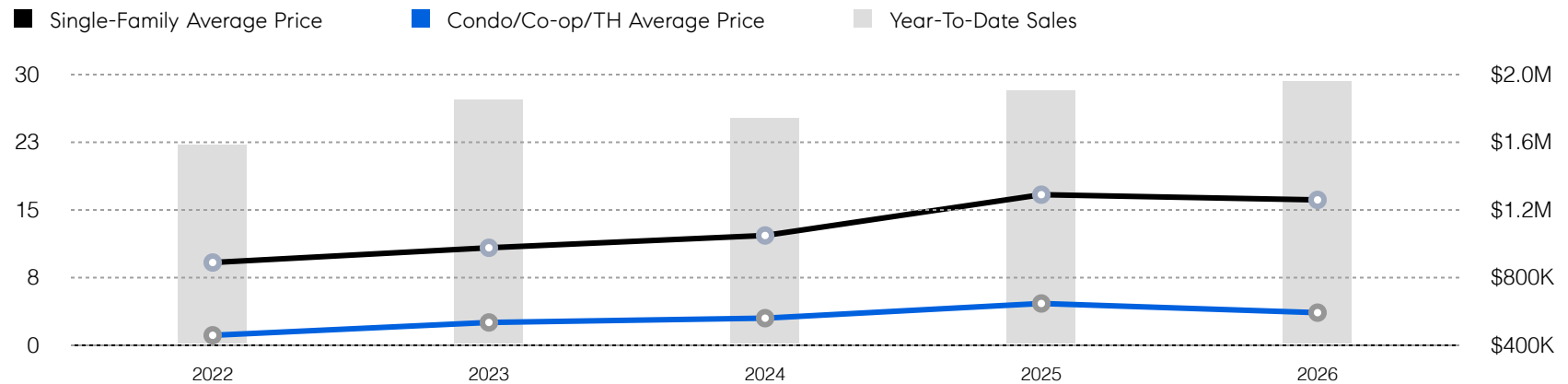
Historic Sales Trends



Mendham Borough

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	24	29	20.8%	14	16	14.3%
	ACTIVE LISTINGS	14	11	-21.4%	14	11	-21.4%
	# OF SALES	20	24	20.0%	12	19	58.3%
	SALES VOLUME	\$25,805,000	\$30,227,500	17.1%	\$15,365,000	\$23,352,500	52.0%
	MEDIAN PRICE	\$1,012,500	\$1,148,000	13.4%	\$864,500	\$1,177,000	36.1%
	AVERAGE PRICE	\$1,290,250	\$1,259,479	-2.4%	\$1,280,417	\$1,229,079	-4.0%
	AVERAGE DOM	39	18	-53.8%	19	15	-21.1%
	% OF ASKING PRICE	103.5%	108.0%	4.5%	103.5%	109.1%	5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	8	0.0%	4	6	50.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	8	5	-37.5%	5	4	-20.0%
	SALES VOLUME	\$5,178,333	\$2,965,000	-42.7%	\$3,161,000	\$2,240,000	-29.1%
	MEDIAN PRICE	\$615,500	\$600,000	-2.5%	\$611,000	\$577,500	-5.5%
	AVERAGE PRICE	\$647,292	\$593,000	-8.4%	\$632,200	\$560,000	-11.4%
	AVERAGE DOM	26	36	38.5%	24	16	-33.3%
	% OF ASKING PRICE	101.5%	102.9%	1.4%	100.3%	103.9%	3.6%

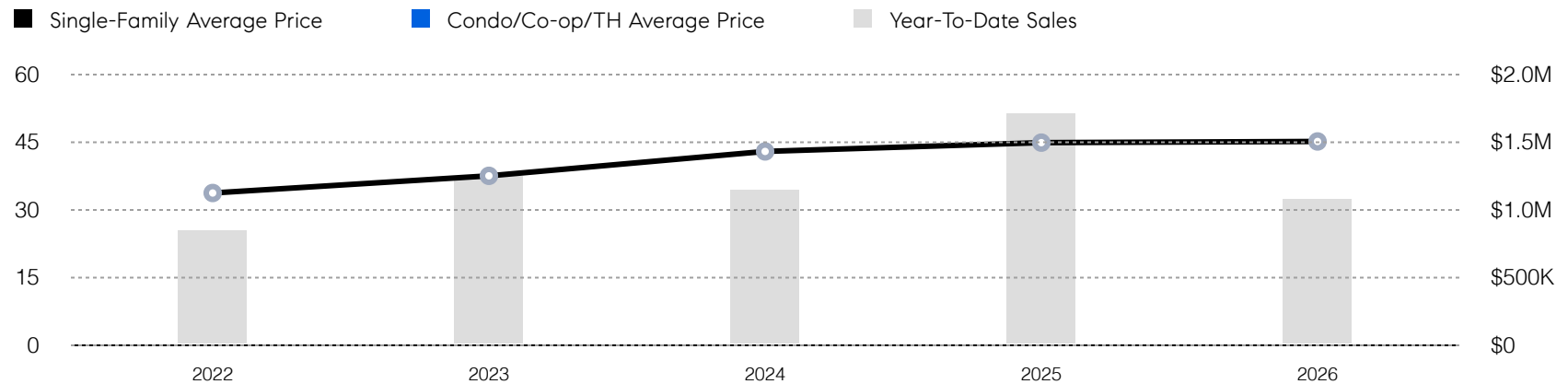
Historic Sales Trends



Mendham Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	46	40	-13.0%	26	24	-7.7%
	ACTIVE LISTINGS	19	21	10.5%	19	21	10.5%
	# OF SALES	40	32	-20.0%	27	22	-18.5%
	SALES VOLUME	\$59,892,500	\$48,192,500	-19.5%	\$41,940,500	\$37,619,000	-10.3%
	MEDIAN PRICE	\$1,417,000	\$1,350,500	-4.7%	\$1,426,000	\$1,434,500	0.6%
	AVERAGE PRICE	\$1,497,313	\$1,506,016	0.6%	\$1,553,352	\$1,709,955	10.1%
	AVERAGE DOM	36	40	11.1%	31	40	29.0%
	% OF ASKING PRICE	102.9%	103.5%	0.7%	105.0%	102.2%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	6	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	9	3	-66.7%	9	3	-66.7%
	# OF SALES	11	0	0.0%	5	0	0.0%
	SALES VOLUME	\$13,342,974	-	-	\$5,291,995	-	-
	MEDIAN PRICE	\$1,269,000	-	-	\$1,250,000	-	-
	AVERAGE PRICE	\$1,212,998	-	-	\$1,058,399	-	-
	AVERAGE DOM	61	-	-	78	-	-
	% OF ASKING PRICE	95.6%	-	-	96.5%	-	-

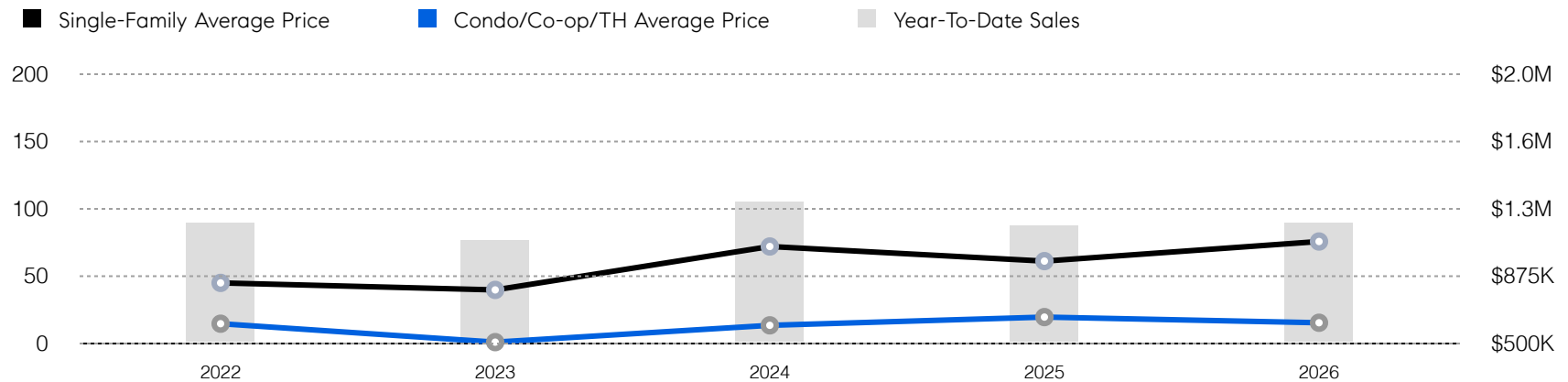
Historic Sales Trends



Montville

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	80	85	6.3%	45	64	42.2%
	ACTIVE LISTINGS	36	28	-22.2%	36	28	-22.2%
	# OF SALES	61	58	-4.9%	37	41	10.8%
	SALES VOLUME	\$58,495,213	\$61,953,309	5.9%	\$38,193,116	\$43,869,811	14.9%
	MEDIAN PRICE	\$880,500	\$951,000	8.0%	\$910,000	\$990,000	8.8%
	AVERAGE PRICE	\$958,938	\$1,068,161	11.4%	\$1,032,246	\$1,069,995	3.7%
	AVERAGE DOM	29	27	-6.9%	20	27	35.0%
	% OF ASKING PRICE	106.4%	104.7%	-1.7%	108.9%	105.6%	-3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	27	40	48.1%	13	23	76.9%
	ACTIVE LISTINGS	2	11	450.0%	2	11	450.0%
	# OF SALES	25	30	20.0%	14	14	0.0%
	SALES VOLUME	\$16,181,000	\$18,470,800	14.2%	\$9,620,500	\$9,208,400	-4.3%
	MEDIAN PRICE	\$665,000	\$619,500	-6.8%	\$719,000	\$655,000	-8.9%
	AVERAGE PRICE	\$647,240	\$615,693	-4.9%	\$687,179	\$657,743	-4.3%
	AVERAGE DOM	17	23	35.3%	23	18	-21.7%
	% OF ASKING PRICE	105.2%	101.8%	-3.4%	105.5%	104.1%	-1.4%

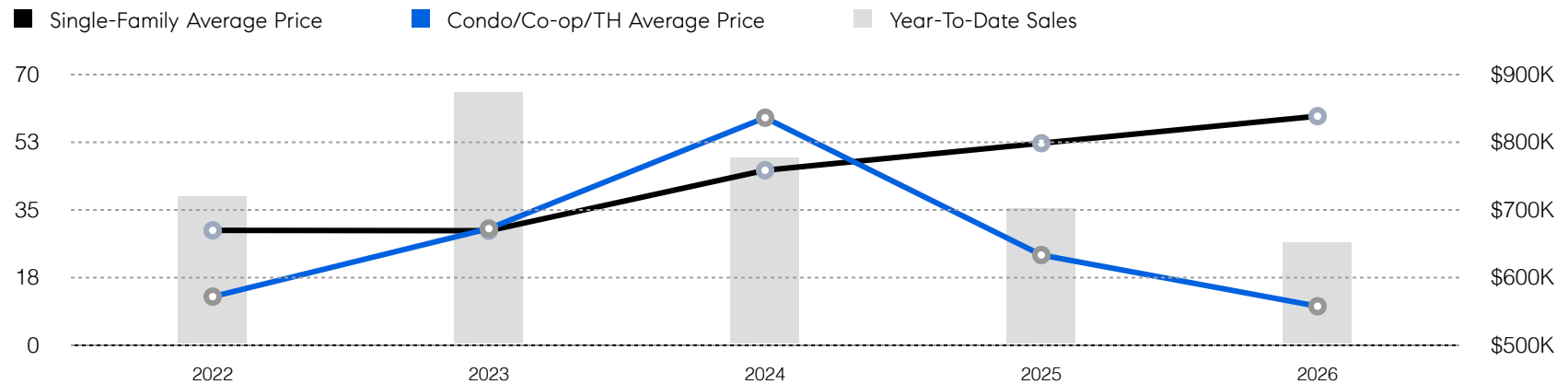
Historic Sales Trends



Morris Plains

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	26	21	-19.2%	16	14	-12.5%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	24	18	-25.0%	12	14	16.7%
	SALES VOLUME	\$19,167,250	\$15,094,500	-21.2%	\$10,443,500	\$11,464,500	9.8%
	MEDIAN PRICE	\$795,000	\$850,500	7.0%	\$858,000	\$850,500	-0.9%
	AVERAGE PRICE	\$798,635	\$838,583	5.0%	\$870,292	\$818,893	-5.9%
	AVERAGE DOM	26	18	-30.8%	17	16	-5.9%
	% OF ASKING PRICE	105.2%	107.2%	2.0%	109.6%	108.5%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	11	12	9.1%	7	9	28.6%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	11	8	-27.3%	8	5	-37.5%
	SALES VOLUME	\$6,968,000	\$4,462,008	-36.0%	\$4,856,000	\$2,892,500	-40.4%
	MEDIAN PRICE	\$720,000	\$532,750	-26.0%	\$575,000	\$465,500	-19.0%
	AVERAGE PRICE	\$633,455	\$557,751	-12.0%	\$607,000	\$578,500	-4.7%
	AVERAGE DOM	42	31	-26.2%	47	10	-78.7%
	% OF ASKING PRICE	100.7%	105.3%	4.6%	101.1%	109.3%	8.2%

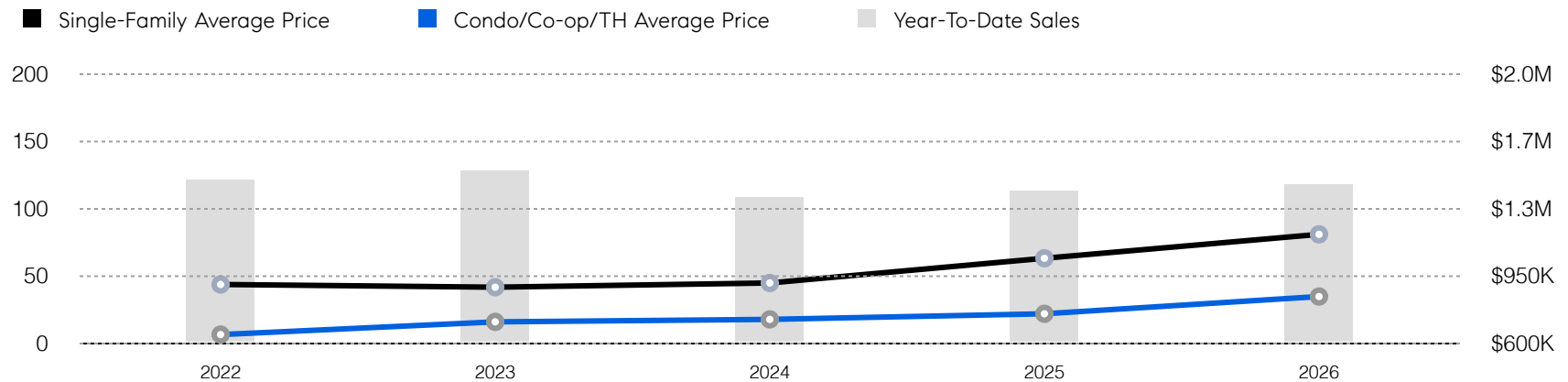
Historic Sales Trends



Morris Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	88	105	19.3%	50	73	46.0%
	ACTIVE LISTINGS	21	35	66.7%	21	35	66.7%
	# OF SALES	68	78	14.7%	47	48	2.1%
	SALES VOLUME	\$70,937,911	\$91,070,215	28.4%	\$48,512,606	\$56,425,699	16.3%
	MEDIAN PRICE	\$940,000	\$1,110,340	18.1%	\$975,000	\$1,125,340	15.4%
	AVERAGE PRICE	\$1,043,205	\$1,167,567	11.9%	\$1,032,183	\$1,175,535	13.9%
	AVERAGE DOM	19	18	-5.3%	18	15	-16.7%
	% OF ASKING PRICE	110.3%	108.4%	-1.9%	111.8%	110.4%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	48	44	-8.3%	27	24	-11.1%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	44	39	-11.4%	31	25	-19.4%
	SALES VOLUME	\$33,201,000	\$32,925,200	-0.8%	\$24,179,000	\$24,270,700	0.4%
	MEDIAN PRICE	\$652,500	\$690,000	5.7%	\$750,000	\$800,000	6.7%
	AVERAGE PRICE	\$754,568	\$844,236	11.9%	\$779,968	\$970,828	24.5%
	AVERAGE DOM	27	26	-3.7%	26	15	-42.3%
	% OF ASKING PRICE	102.2%	103.5%	1.3%	102.1%	104.3%	2.2%

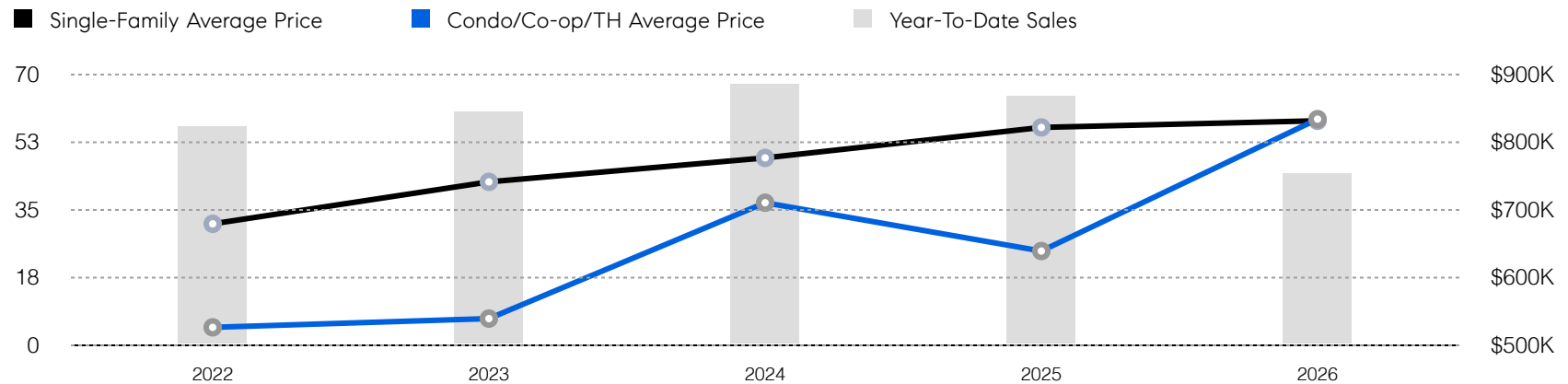
Historic Sales Trends



Morristown

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	39	30	-23.1%	21	22	4.8%
	ACTIVE LISTINGS	11	6	-45.5%	11	6	-45.5%
	# OF SALES	34	20	-41.2%	18	15	-16.7%
	SALES VOLUME	\$27,945,898	\$16,635,070	-40.5%	\$14,851,399	\$12,338,070	-16.9%
	MEDIAN PRICE	\$722,000	\$842,500	16.7%	\$752,500	\$835,000	11.0%
	AVERAGE PRICE	\$821,938	\$831,754	1.2%	\$825,078	\$822,538	-0.3%
	AVERAGE DOM	31	21	-32.3%	20	17	-15.0%
	% OF ASKING PRICE	104.8%	105.4%	0.7%	106.5%	106.5%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	24	26	8.3%	17	14	-17.6%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	30	24	-20.0%	15	11	-26.7%
	SALES VOLUME	\$19,178,708	\$20,020,530	4.4%	\$8,281,126	\$8,359,500	0.9%
	MEDIAN PRICE	\$643,000	\$647,500	0.7%	\$440,000	\$555,000	26.1%
	AVERAGE PRICE	\$639,290	\$834,189	30.5%	\$552,075	\$759,955	37.7%
	AVERAGE DOM	32	36	12.5%	31	22	-29.0%
	% OF ASKING PRICE	101.4%	102.8%	1.4%	101.7%	103.5%	1.8%

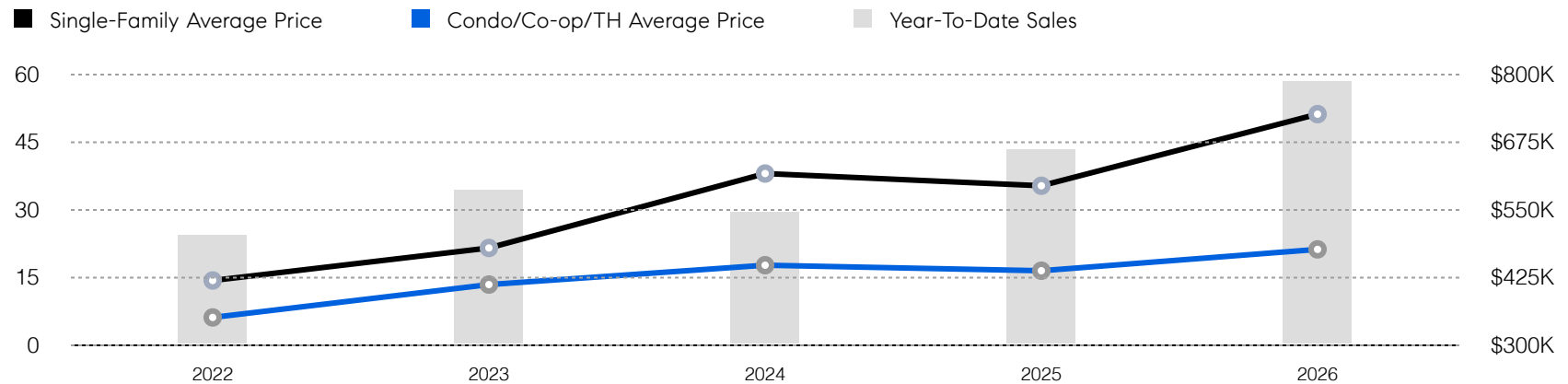
Historic Sales Trends



Mount Arlington

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	20	32	60.0%	11	22	100.0%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	18	31	72.2%	12	17	41.7%
	SALES VOLUME	\$10,704,500	\$22,535,042	110.5%	\$7,133,000	\$15,821,542	121.8%
	MEDIAN PRICE	\$524,000	\$550,000	5.0%	\$512,000	\$610,000	19.1%
	AVERAGE PRICE	\$594,694	\$726,937	22.2%	\$594,417	\$930,679	56.6%
	AVERAGE DOM	32	44	37.5%	27	36	33.3%
	% OF ASKING PRICE	106.3%	100.1%	-6.2%	109.0%	101.4%	-7.6%
Condo/Co-op/TH	CONTRACTS SIGNED	28	38	35.7%	13	18	38.5%
	ACTIVE LISTINGS	11	8	-27.3%	11	8	-27.3%
	# OF SALES	25	27	8.0%	13	19	46.2%
	SALES VOLUME	\$10,943,900	\$12,884,018	17.7%	\$5,594,000	\$9,053,018	61.8%
	MEDIAN PRICE	\$460,000	\$475,000	3.3%	\$460,000	\$475,000	3.3%
	AVERAGE PRICE	\$437,756	\$477,186	9.0%	\$430,308	\$476,475	10.7%
	AVERAGE DOM	24	20	-16.7%	17	22	29.4%
	% OF ASKING PRICE	103.4%	102.7%	-0.8%	103.6%	103.0%	-0.7%

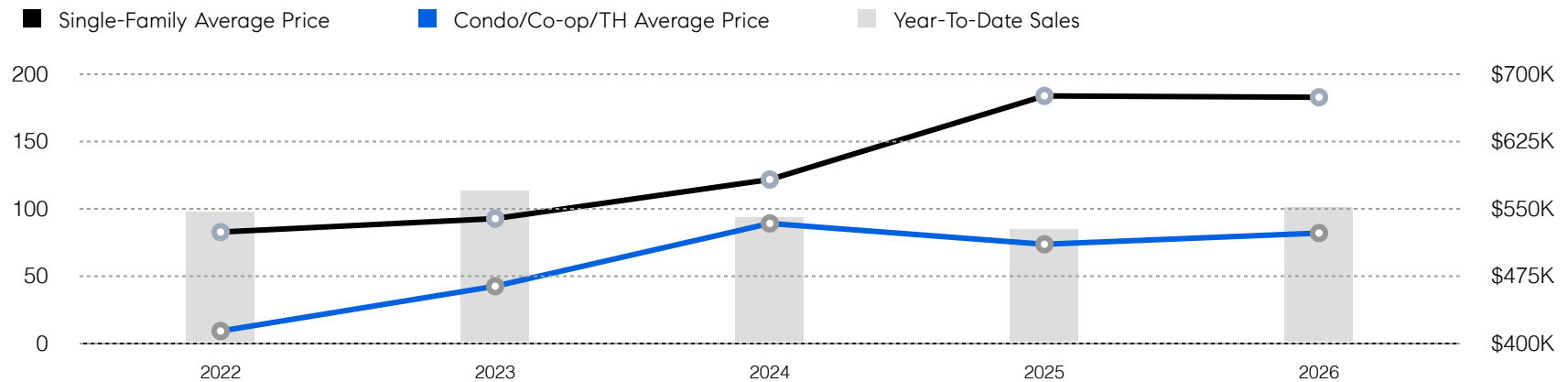
Historic Sales Trends



Mount Olive

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	86	100	16.3%	56	61	8.9%
	ACTIVE LISTINGS	43	32	-25.6%	43	32	-25.6%
	# OF SALES	74	85	14.9%	38	46	21.1%
	SALES VOLUME	\$50,009,839	\$57,317,016	14.6%	\$26,321,849	\$30,881,817	17.3%
	MEDIAN PRICE	\$635,000	\$625,000	-1.6%	\$635,000	\$625,000	-1.6%
	AVERAGE PRICE	\$675,809	\$674,318	-0.2%	\$692,680	\$671,344	-3.1%
	AVERAGE DOM	29	25	-13.8%	23	19	-17.4%
	% OF ASKING PRICE	103.2%	105.3%	2.1%	103.6%	107.1%	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	13	14	7.7%	7	8	14.3%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	9	15	66.7%	3	7	133.3%
	SALES VOLUME	\$4,595,000	\$7,845,380	70.7%	\$1,585,000	\$4,006,200	152.8%
	MEDIAN PRICE	\$520,000	\$550,000	5.8%	\$590,000	\$580,000	-1.7%
	AVERAGE PRICE	\$510,556	\$523,025	2.4%	\$528,333	\$572,314	8.3%
	AVERAGE DOM	18	45	150.0%	13	62	376.9%
	% OF ASKING PRICE	102.9%	100.4%	-2.5%	103.6%	98.1%	-5.5%

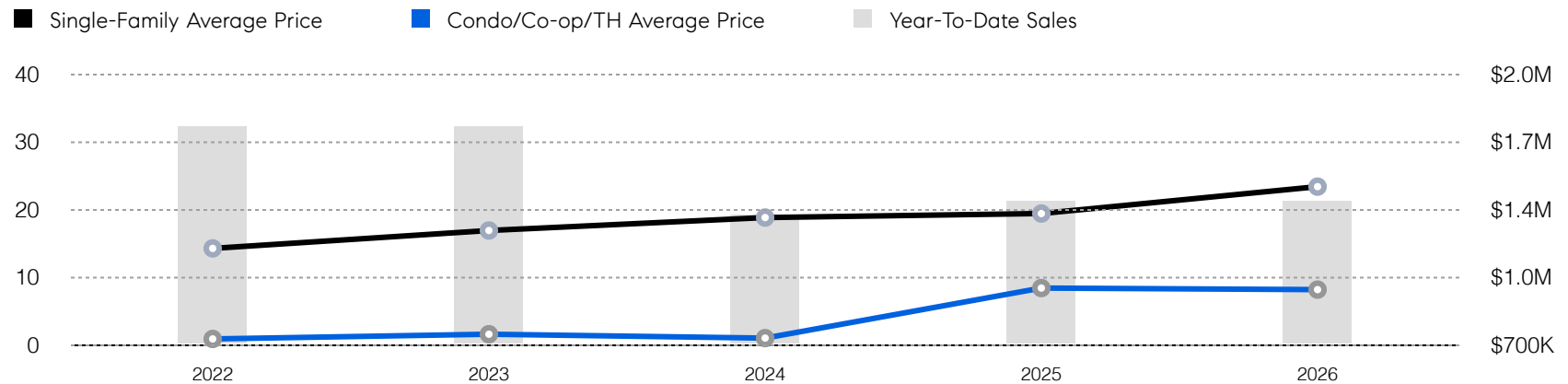
Historic Sales Trends



Mountain Lakes

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	26	24	-7.7%	18	18	0.0%
	ACTIVE LISTINGS	9	13	44.4%	9	13	44.4%
	# OF SALES	17	16	-5.9%	10	10	0.0%
	SALES VOLUME	\$22,658,000	\$23,390,302	3.2%	\$13,848,000	\$17,119,999	23.6%
	MEDIAN PRICE	\$1,300,000	\$1,499,500	15.3%	\$1,307,500	\$1,890,000	44.6%
	AVERAGE PRICE	\$1,332,824	\$1,461,894	9.7%	\$1,384,800	\$1,712,000	23.6%
	AVERAGE DOM	39	33	-15.4%	21	16	-23.8%
	% OF ASKING PRICE	103.4%	105.6%	2.2%	107.9%	107.4%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	1	6	500.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	4	5	25.0%	2	4	100.0%
	SALES VOLUME	\$3,900,000	\$4,837,499	24.0%	\$1,860,000	\$3,837,500	106.3%
	MEDIAN PRICE	\$967,500	\$925,000	-4.4%	\$930,000	\$925,000	-0.5%
	AVERAGE PRICE	\$975,000	\$967,500	-0.8%	\$930,000	\$959,375	3.2%
	AVERAGE DOM	5	30	500.0%	7	34	385.7%
	% OF ASKING PRICE	104.1%	99.6%	-4.5%	105.2%	99.2%	-5.9%

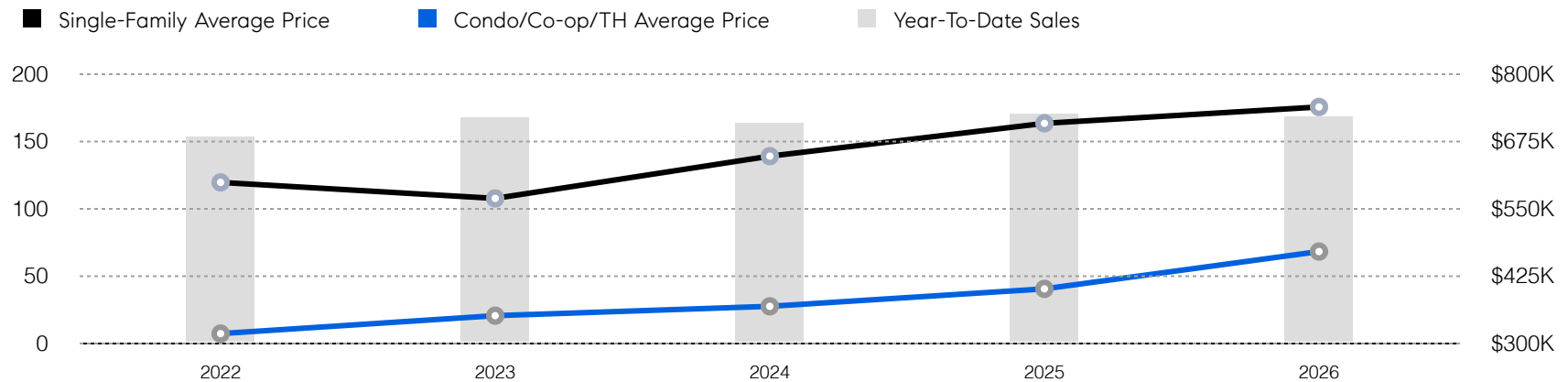
Historic Sales Trends



Parsippany

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	134	136	1.5%	86	86	0.0%
	ACTIVE LISTINGS	47	53	12.8%	47	53	12.8%
	# OF SALES	125	120	-4.0%	67	72	7.5%
	SALES VOLUME	\$88,596,557	\$88,701,179	0.1%	\$50,850,294	\$55,707,857	9.6%
	MEDIAN PRICE	\$695,000	\$743,500	7.0%	\$740,000	\$765,000	3.4%
	AVERAGE PRICE	\$708,772	\$739,176	4.3%	\$758,960	\$773,720	1.9%
	AVERAGE DOM	31	25	-19.4%	24	21	-12.5%
	% OF ASKING PRICE	106.0%	105.3%	-0.7%	107.2%	105.8%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	52	52	0.0%	29	32	10.3%
	ACTIVE LISTINGS	16	30	87.5%	16	30	87.5%
	# OF SALES	44	47	6.8%	25	23	-8.0%
	SALES VOLUME	\$17,665,106	\$22,124,771	25.2%	\$11,265,506	\$10,412,822	-7.6%
	MEDIAN PRICE	\$280,000	\$575,000	105.4%	\$305,000	\$317,000	3.9%
	AVERAGE PRICE	\$401,480	\$470,740	17.3%	\$450,620	\$452,731	0.5%
	AVERAGE DOM	28	36	28.6%	22	28	27.3%
	% OF ASKING PRICE	102.2%	100.6%	-1.6%	102.3%	100.7%	-1.6%

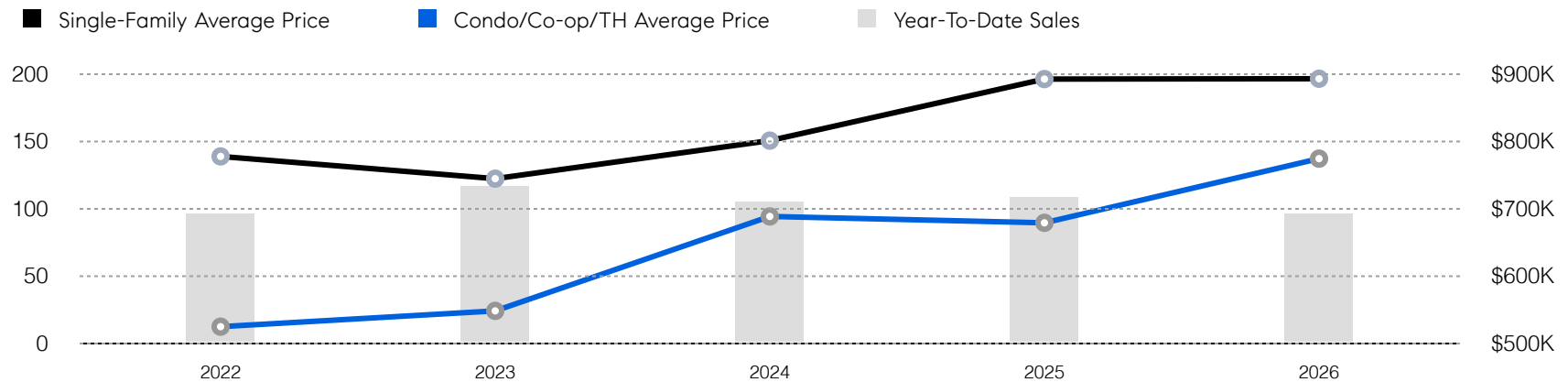
Historic Sales Trends



Randolph

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	108	112	3.7%	62	73	17.7%
	ACTIVE LISTINGS	18	26	44.4%	18	26	44.4%
	# OF SALES	86	79	-8.1%	58	56	-3.4%
	SALES VOLUME	\$76,777,248	\$70,567,672	-8.1%	\$54,321,598	\$50,372,772	-7.3%
	MEDIAN PRICE	\$828,500	\$865,000	4.4%	\$908,500	\$862,500	-5.1%
	AVERAGE PRICE	\$892,759	\$893,262	0.1%	\$936,579	\$899,514	-4.0%
	AVERAGE DOM	26	26	0.0%	25	24	-4.0%
	% OF ASKING PRICE	107.0%	104.8%	-2.2%	108.0%	105.1%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	28	22	-21.4%	19	16	-15.8%
	ACTIVE LISTINGS	13	13	0.0%	13	13	0.0%
	# OF SALES	21	16	-23.8%	11	13	18.2%
	SALES VOLUME	\$14,264,424	\$12,393,407	-13.1%	\$7,839,424	\$10,170,536	29.7%
	MEDIAN PRICE	\$680,000	\$829,500	22.0%	\$687,000	\$810,000	17.9%
	AVERAGE PRICE	\$679,258	\$774,588	14.0%	\$712,675	\$782,349	9.8%
	AVERAGE DOM	36	33	-8.3%	44	30	-31.8%
	% OF ASKING PRICE	102.5%	101.0%	-1.5%	101.6%	101.6%	0.0%

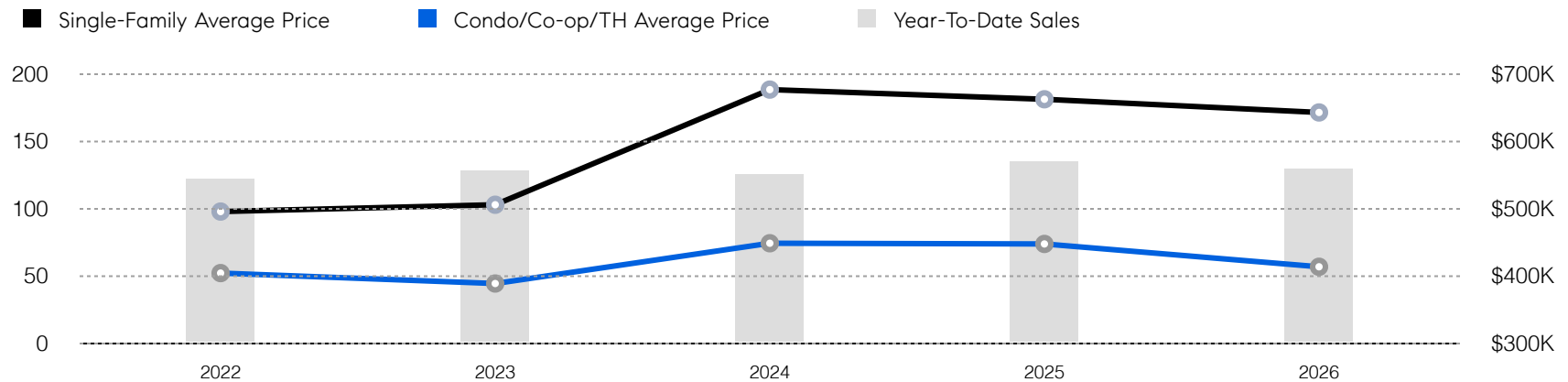
Historic Sales Trends



Rockaway

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	98	94	-4.1%	52	69	32.7%
	ACTIVE LISTINGS	41	26	-36.6%	41	26	-36.6%
	# OF SALES	89	80	-10.1%	48	51	6.3%
	SALES VOLUME	\$58,986,232	\$51,455,000	-12.8%	\$34,073,335	\$33,639,000	-1.3%
	MEDIAN PRICE	\$590,000	\$592,500	0.4%	\$625,500	\$625,000	-0.1%
	AVERAGE PRICE	\$662,767	\$643,188	-3.0%	\$709,861	\$659,588	-7.1%
	AVERAGE DOM	29	31	6.9%	26	20	-23.1%
	% OF ASKING PRICE	107.0%	104.4%	-2.7%	107.5%	106.5%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	53	54	1.9%	29	33	13.8%
	ACTIVE LISTINGS	21	25	19.0%	21	25	19.0%
	# OF SALES	45	48	6.7%	22	28	27.3%
	SALES VOLUME	\$20,155,115	\$19,870,851	-1.4%	\$9,813,715	\$11,424,051	16.4%
	MEDIAN PRICE	\$450,000	\$410,000	-8.9%	\$467,500	\$383,800	-17.9%
	AVERAGE PRICE	\$447,891	\$413,976	-7.6%	\$446,078	\$408,002	-8.5%
	AVERAGE DOM	42	62	47.6%	35	50	42.9%
	% OF ASKING PRICE	100.1%	100.1%	0.0%	100.2%	100.1%	0.0%

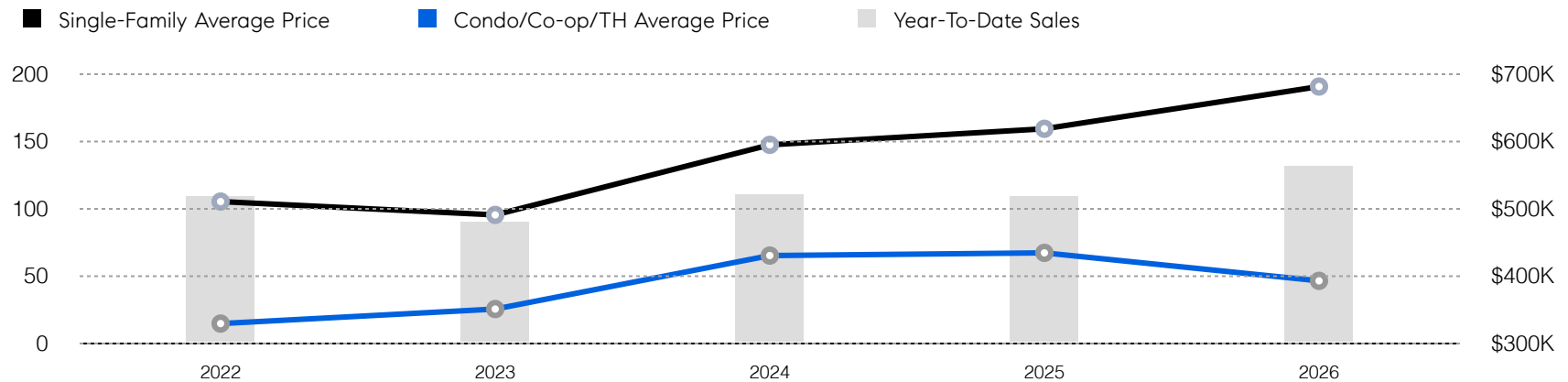
Historic Sales Trends



Roxbury

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	101	145	43.6%	58	98	69.0%
	ACTIVE LISTINGS	41	27	-34.1%	41	27	-34.1%
	# OF SALES	85	109	28.2%	47	72	53.2%
	SALES VOLUME	\$52,608,540	\$74,299,204	41.2%	\$29,355,415	\$51,436,904	75.2%
	MEDIAN PRICE	\$610,500	\$665,000	8.9%	\$618,000	\$717,500	16.1%
	AVERAGE PRICE	\$618,924	\$681,644	10.1%	\$624,583	\$714,401	14.4%
	AVERAGE DOM	23	23	0.0%	25	22	-12.0%
	% OF ASKING PRICE	106.4%	105.3%	-1.1%	106.7%	106.1%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	27	25	-7.4%	13	16	23.1%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	23	21	-8.7%	16	12	-25.0%
	SALES VOLUME	\$9,997,115	\$8,255,000	-17.4%	\$7,131,500	\$4,602,000	-35.5%
	MEDIAN PRICE	\$401,231	\$395,000	-1.6%	\$450,000	\$382,500	-15.0%
	AVERAGE PRICE	\$434,657	\$393,095	-9.6%	\$445,719	\$383,500	-14.0%
	AVERAGE DOM	17	36	111.8%	15	27	80.0%
	% OF ASKING PRICE	105.7%	101.3%	-4.4%	104.6%	101.3%	-3.2%

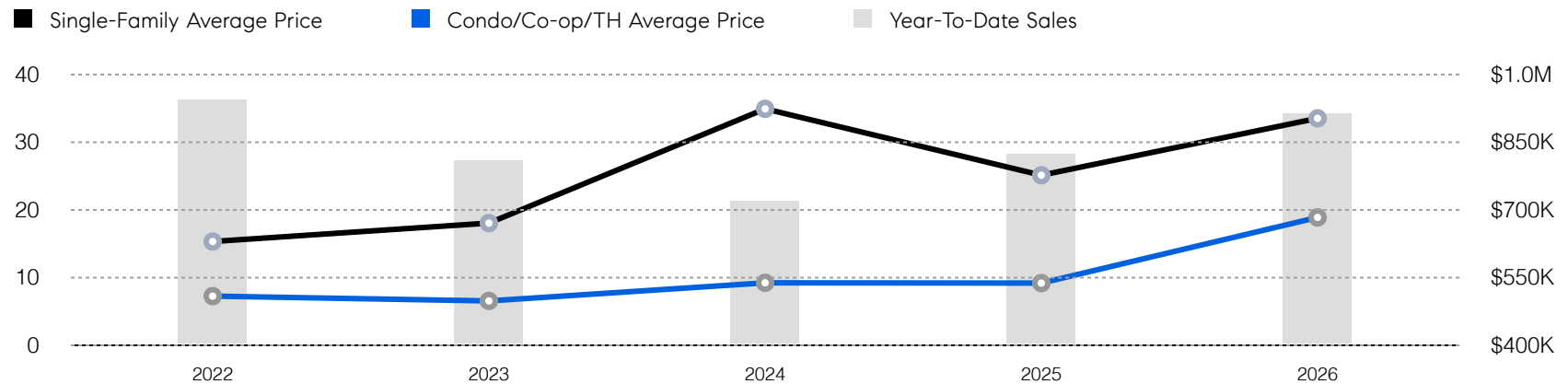
Historic Sales Trends



Whippany

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	23	23	0.0%	13	13	0.0%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	21	21	0.0%	14	13	-7.1%
	SALES VOLUME	\$16,316,200	\$18,963,900	16.2%	\$11,046,300	\$11,110,900	0.6%
	MEDIAN PRICE	\$709,900	\$830,000	16.9%	\$833,950	\$800,000	-4.1%
	AVERAGE PRICE	\$776,962	\$903,043	16.2%	\$789,021	\$854,685	8.3%
	AVERAGE DOM	23	22	-4.3%	15	20	33.3%
	% OF ASKING PRICE	106.1%	105.5%	-0.6%	107.4%	104.4%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	14	17	21.4%	6	12	100.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	7	13	85.7%	4	9	125.0%
	SALES VOLUME	\$3,765,500	\$8,885,440	136.0%	\$2,120,500	\$6,208,750	192.8%
	MEDIAN PRICE	\$555,000	\$645,000	16.2%	\$561,250	\$570,000	1.6%
	AVERAGE PRICE	\$537,929	\$683,495	27.1%	\$530,125	\$689,861	30.1%
	AVERAGE DOM	28	23	-17.9%	27	29	7.4%
	% OF ASKING PRICE	106.3%	104.2%	-2.1%	106.5%	104.3%	-2.2%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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