

An aerial photograph of a lush, forested landscape. In the center, a calm lake reflects the surrounding trees. The forest is dense with trees showing early autumn colors, including greens, yellows, and oranges. In the background, rolling hills and mountains are visible under a sky with soft, colorful clouds from a recent sunset or sunrise. Several houses are scattered throughout the forest, some with driveways and parking areas.

September 2026

Sussex County Market Report

COMPASS

Sussex County Overview

Year-To-Date Sales

1,671

3.3% Year-To-Date
0.9% Month-Over-Month

Year-To-Date Contracts

1,805

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

Single-Family
Average Sale Price

\$555K

8.7% Year-To-Date
-0.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$322K

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

Average Days On Market

40

2.6% Year-To-Date
-10.9% Month-Over-Month

Active Listings

773

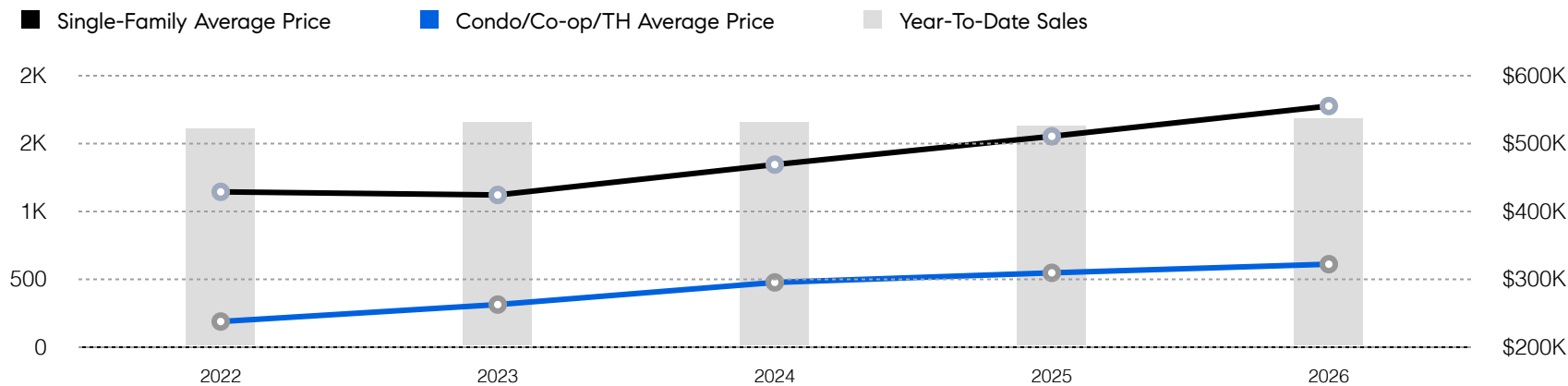
14.2% Year-Over-Year
4.9% Month-Over-Month



Sussex County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	1,420	1,471	3.6%	170	177	4.1%
	ACTIVE LISTINGS	536	626	16.8%	536	626	16.8%
	# OF SALES	1,326	1,348	1.7%	179	186	3.9%
	SALES VOLUME	\$677,236,076	\$748,592,088	10.5%	\$95,714,089	\$107,137,423	11.9%
	MEDIAN PRICE	\$451,750	\$485,000	7.4%	\$465,000	\$496,990	6.9%
	AVERAGE PRICE	\$510,736	\$555,335	8.7%	\$534,716	\$576,008	7.7%
	AVERAGE DOM	37	40	8.1%	34	34	0.0%
	% OF ASKING PRICE	103.2%	102.7%	-0.5%	102.5%	102.1%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	294	334	13.6%	32	37	15.6%
	ACTIVE LISTINGS	141	147	4.3%	141	147	4.3%
	# OF SALES	291	323	11.0%	37	42	13.5%
	SALES VOLUME	\$90,087,123	\$104,101,786	15.6%	\$12,331,248	\$14,892,300	20.8%
	MEDIAN PRICE	\$290,000	\$298,000	2.8%	\$315,000	\$317,000	0.6%
	AVERAGE PRICE	\$309,578	\$322,297	4.1%	\$333,277	\$354,579	6.4%
	AVERAGE DOM	45	46	2.2%	53	43	-18.9%
	% OF ASKING PRICE	99.8%	100.0%	0.2%	99.7%	102.1%	2.3%

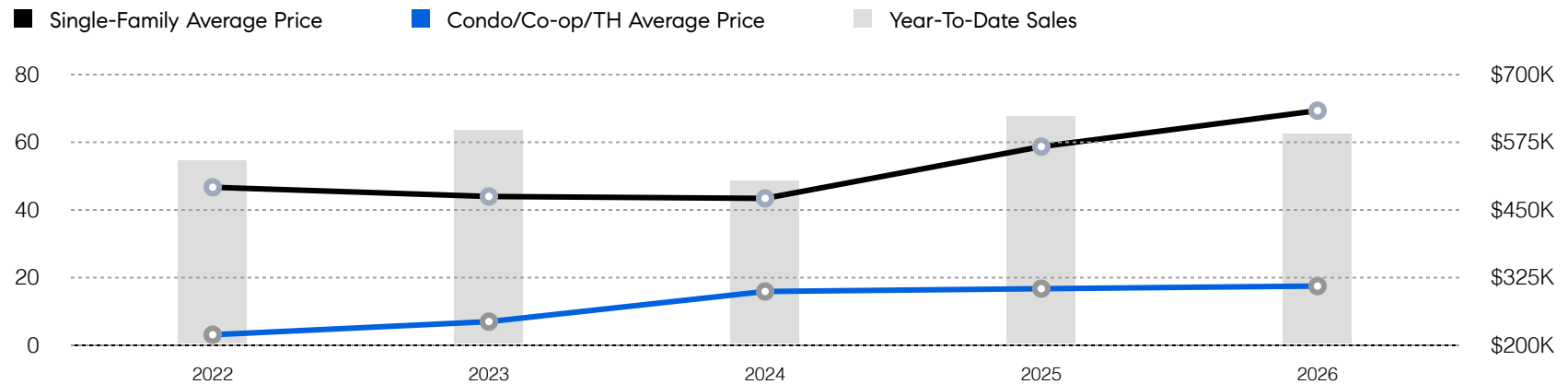
Historic Sales Trends



Andover Township

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	54	53	-1.9%	4	5	25.0%
	ACTIVE LISTINGS	26	20	-23.1%	26	20	-23.1%
	# OF SALES	56	53	-5.4%	9	7	-22.2%
	SALES VOLUME	\$31,751,800	\$33,570,004	5.7%	\$4,830,500	\$3,930,000	-18.6%
	MEDIAN PRICE	\$545,000	\$535,000	-1.8%	\$453,000	\$520,000	14.8%
	AVERAGE PRICE	\$566,996	\$633,396	11.7%	\$536,722	\$561,429	4.6%
	AVERAGE DOM	28	33	17.9%	27	20	-25.9%
	% OF ASKING PRICE	103.3%	103.7%	0.5%	103.9%	104.4%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	8	8	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	11	9	-18.2%	3	1	-66.7%
	SALES VOLUME	\$3,350,500	\$2,785,000	-16.9%	\$877,000	\$342,000	-61.0%
	MEDIAN PRICE	\$326,000	\$319,000	-2.1%	\$300,000	\$342,000	14.0%
	AVERAGE PRICE	\$304,591	\$309,444	1.6%	\$292,333	\$342,000	17.0%
	AVERAGE DOM	39	28	-28.2%	33	8	-75.8%
	% OF ASKING PRICE	102.5%	104.1%	1.6%	101.9%	103.7%	1.8%

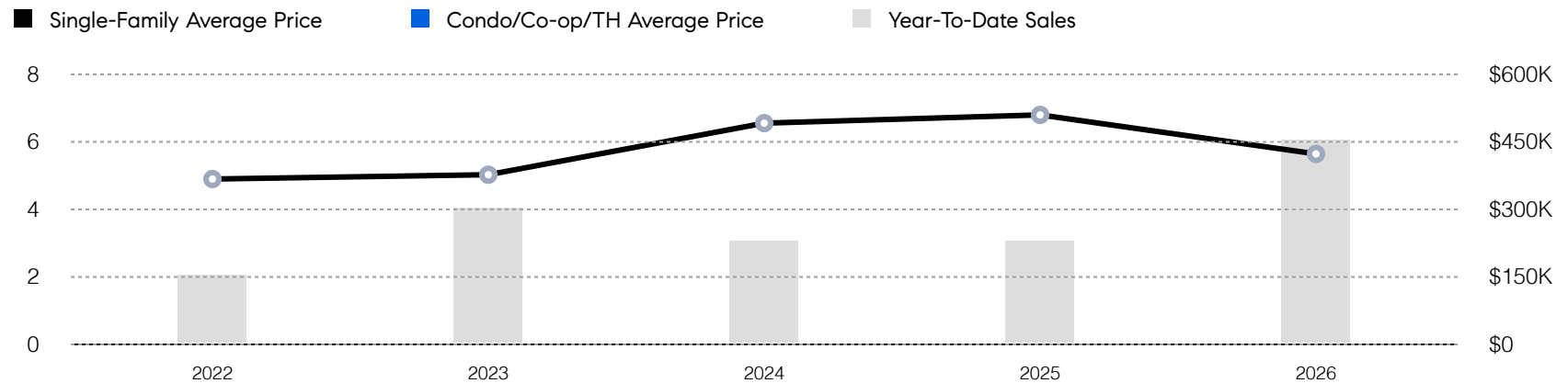
Historic Sales Trends



Andover Borough

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	5	7	40.0%	1	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	3	6	100.0%	0	1	0.0%
	SALES VOLUME	\$1,530,000	\$2,540,000	66.0%	-	\$415,000	-
	MEDIAN PRICE	\$430,000	\$375,000	-12.8%	-	\$415,000	-
	AVERAGE PRICE	\$510,000	\$423,333	-17.0%	-	\$415,000	-
	AVERAGE DOM	50	64	28.0%	-	131	-
	% OF ASKING PRICE	100.6%	105.0%	4.4%	-	100.0%	-
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	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

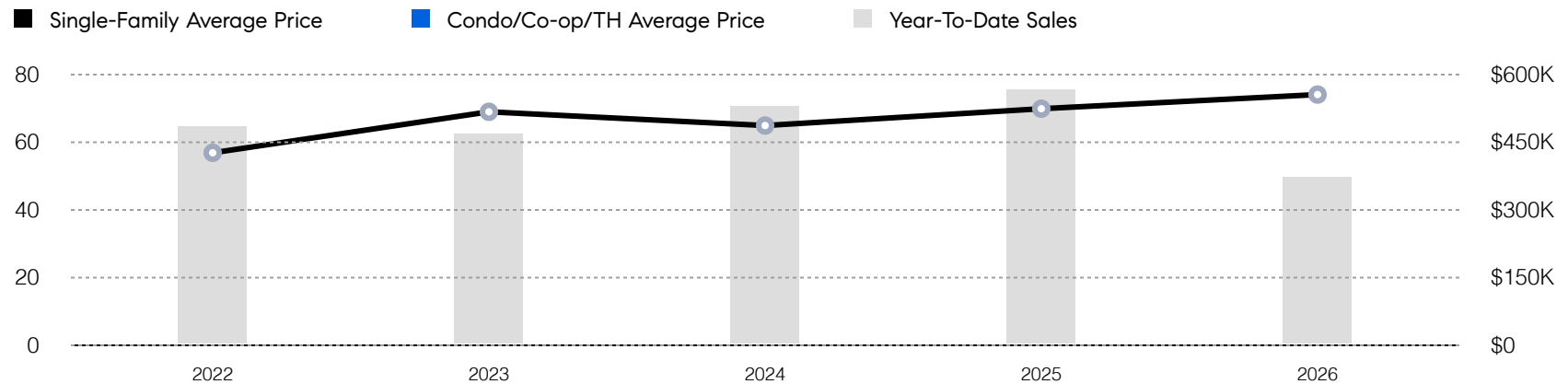
Historic Sales Trends



Byram

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	83	58	-30.1%	5	9	80.0%
	ACTIVE LISTINGS	15	23	53.3%	15	23	53.3%
	# OF SALES	75	49	-34.7%	7	4	-42.9%
	SALES VOLUME	\$39,326,216	\$27,230,212	-30.8%	\$3,043,000	\$2,298,900	-24.5%
	MEDIAN PRICE	\$510,000	\$530,000	3.9%	\$410,000	\$519,500	26.7%
	AVERAGE PRICE	\$524,350	\$555,719	6.0%	\$434,714	\$574,725	32.2%
	AVERAGE DOM	29	27	-6.9%	39	24	-38.5%
	% OF ASKING PRICE	106.2%	103.5%	-2.6%	104.6%	101.4%	-3.3%
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	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

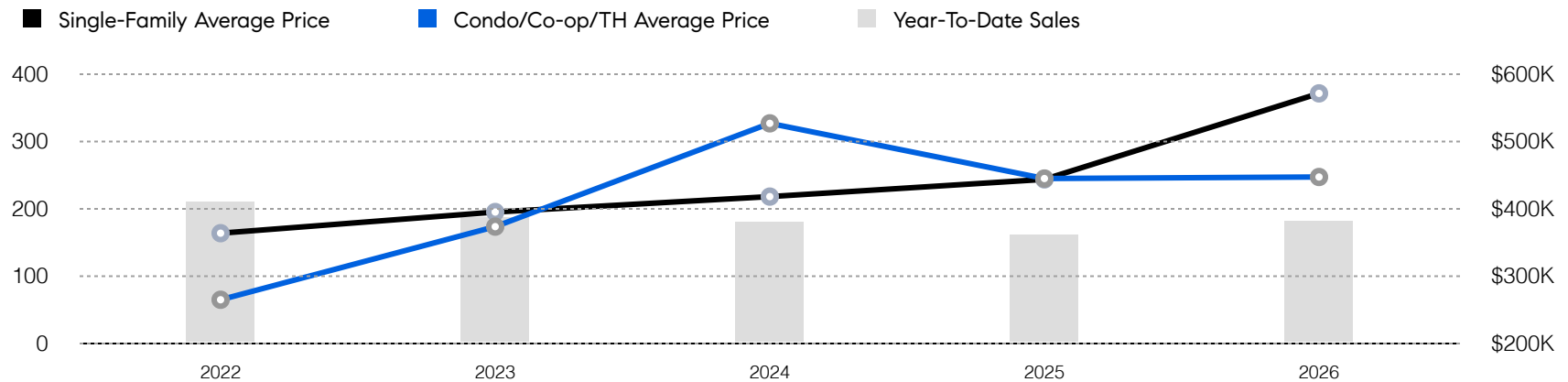
Historic Sales Trends



Hopatcong

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	166	195	17.5%	25	24	-4.0%
	ACTIVE LISTINGS	56	72	28.6%	56	72	28.6%
	# OF SALES	153	175	14.4%	25	21	-16.0%
	SALES VOLUME	\$67,900,698	\$100,015,150	47.3%	\$12,313,500	\$15,457,229	25.5%
	MEDIAN PRICE	\$421,500	\$480,000	13.9%	\$460,000	\$555,000	20.7%
	AVERAGE PRICE	\$443,795	\$571,515	28.8%	\$492,540	\$736,059	49.4%
	AVERAGE DOM	35	35	0.0%	34	38	11.8%
	% OF ASKING PRICE	104.2%	103.6%	-0.5%	103.1%	101.0%	-2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	2	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	6	4	-33.3%	0	0	0.0%
	SALES VOLUME	\$2,670,312	\$1,789,350	-33.0%	-	-	-
	MEDIAN PRICE	\$425,000	\$349,675	-17.7%	-	-	-
	AVERAGE PRICE	\$445,052	\$447,338	0.5%	-	-	-
	AVERAGE DOM	93	71	-23.7%	-	-	-
	% OF ASKING PRICE	100.4%	98.0%	-2.4%	-	-	-

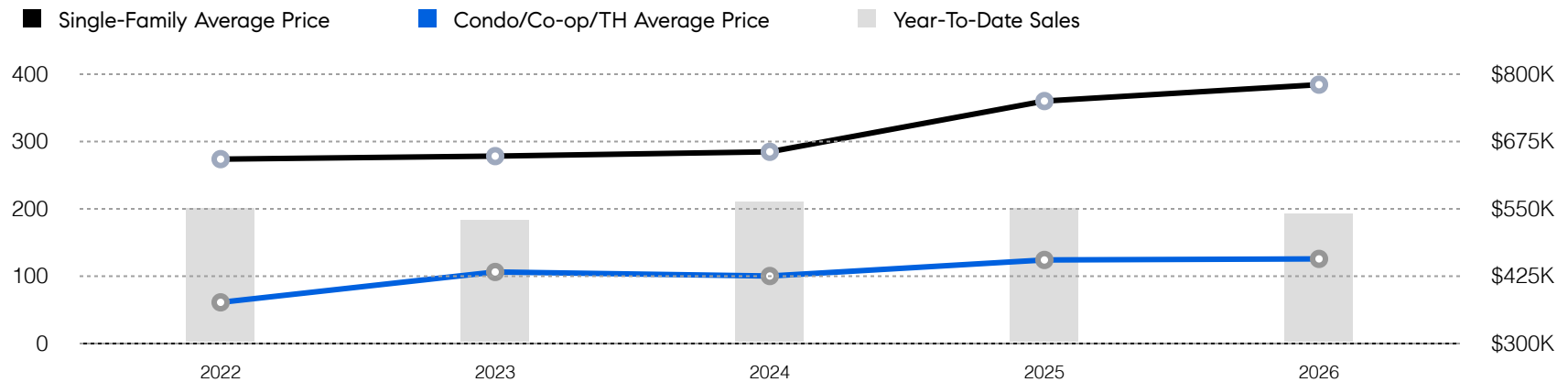
Historic Sales Trends



Sparta

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	196	176	-10.2%	22	18	-18.2%
	ACTIVE LISTINGS	70	80	14.3%	70	80	14.3%
	# OF SALES	188	170	-9.6%	27	23	-14.8%
	SALES VOLUME	\$141,024,919	\$132,699,263	-5.9%	\$20,996,400	\$18,273,500	-13.0%
	MEDIAN PRICE	\$675,000	\$645,250	-4.4%	\$660,000	\$660,000	-
	AVERAGE PRICE	\$750,133	\$780,584	4.1%	\$777,644	\$794,500	2.2%
	AVERAGE DOM	33	32	-3.0%	26	33	26.9%
	% OF ASKING PRICE	103.0%	103.5%	0.5%	98.8%	102.2%	3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	20	185.7%	0	2	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	10	20	100.0%	1	2	100.0%
	SALES VOLUME	\$4,551,500	\$9,142,349	100.9%	\$479,000	\$798,000	66.6%
	MEDIAN PRICE	\$470,000	\$473,750	0.8%	\$479,000	\$399,000	-16.7%
	AVERAGE PRICE	\$455,150	\$457,117	0.4%	\$479,000	\$399,000	-16.7%
	AVERAGE DOM	42	27	-35.7%	22	20	-9.1%
	% OF ASKING PRICE	98.9%	101.2%	2.3%	100.0%	100.5%	0.5%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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