

An aerial photograph of a lush, forested landscape. In the center, a calm lake reflects the surrounding trees and the sky. The forest is dense with trees showing vibrant autumn colors, including shades of green, yellow, orange, and red. In the background, rolling hills and mountains are visible under a sky with soft, colorful clouds, suggesting a sunset or sunrise. Several houses are scattered throughout the forest, some with visible roofs and driveways. A road or path is visible on the right side of the image.

June 2026

# Sussex County Market Report

COMPASS

# Sussex County Overview

Year-To-Date Sales

983

2.1% Year-To-Date  
29.1% Month-Over-Month

Year-To-Date Contracts

1,137

7.5% Year-To-Date  
27.5% Month-Over-Month

Single-Family  
Average Sale Price

\$528K

6.2% Year-To-Date  
2.7% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$309K

0.8% Year-To-Date  
11.6% Month-Over-Month

Average Days On Market

39

5.4% Year-To-Date  
16.7% Month-Over-Month

Active Listings

555

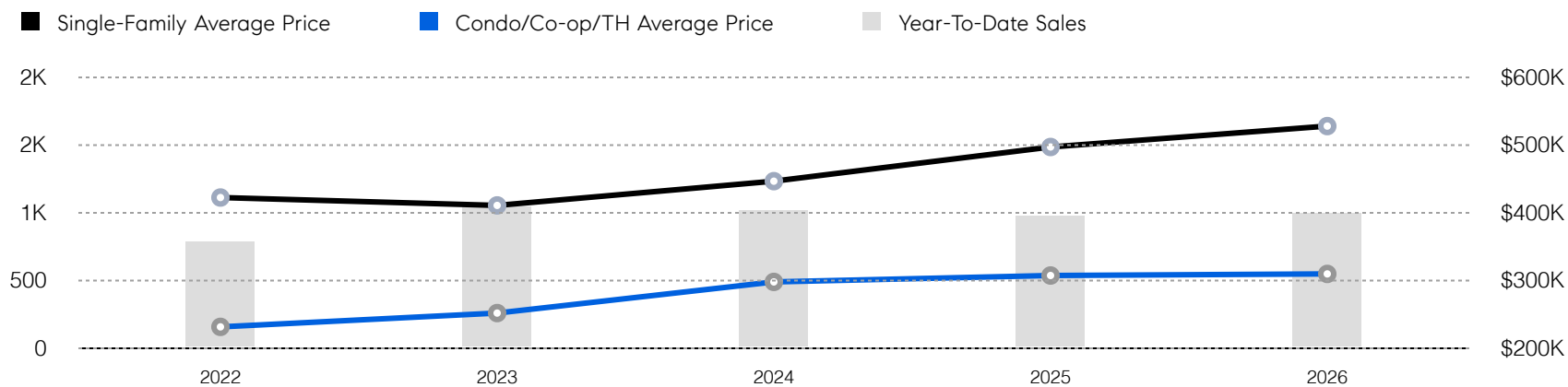
-18.6% Year-Over-Year  
-6.9% Month-Over-Month



# Sussex County Overview

|                |                   | YTD 2025      | YTD 2026      | % Change | Jun 2025     | Jun 2026      | % Change |
|----------------|-------------------|---------------|---------------|----------|--------------|---------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 875           | 924           | 5.6%     | 167          | 233           | 39.5%    |
|                | ACTIVE LISTINGS   | 542           | 440           | -18.8%   | 542          | 440           | -18.8%   |
|                | # OF SALES        | 784           | 773           | -1.4%    | 149          | 184           | 23.5%    |
|                | SALES VOLUME      | \$389,834,070 | \$408,236,334 | 4.7%     | \$80,658,012 | \$105,016,873 | 30.2%    |
|                | MEDIAN PRICE      | \$440,500     | \$470,000     | 6.7%     | \$480,000    | \$485,000     | 1.0%     |
|                | AVERAGE PRICE     | \$497,237     | \$528,119     | 6.2%     | \$541,329    | \$570,744     | 5.4%     |
|                | AVERAGE DOM       | 40            | 42            | 5.0%     | 27           | 30            | 11.1%    |
|                | % OF ASKING PRICE | 103.3%        | 102.7%        | -0.5%    | 104.6%       | 103.2%        | -1.4%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 183           | 213           | 16.4%    | 31           | 36            | 16.1%    |
|                | ACTIVE LISTINGS   | 140           | 115           | -17.9%   | 140          | 115           | -17.9%   |
|                | # OF SALES        | 179           | 210           | 17.3%    | 30           | 42            | 40.0%    |
|                | SALES VOLUME      | \$55,038,313  | \$65,063,485  | 18.2%    | \$9,864,000  | \$14,583,537  | 47.8%    |
|                | MEDIAN PRICE      | \$280,414     | \$289,500     | 3.2%     | \$322,500    | \$313,000     | -2.9%    |
|                | AVERAGE PRICE     | \$307,477     | \$309,826     | 0.8%     | \$328,800    | \$347,227     | 5.6%     |
|                | AVERAGE DOM       | 46            | 46            | 0.0%     | 35           | 29            | -17.1%   |
|                | % OF ASKING PRICE | 99.9%         | 99.9%         | -0.1%    | 100.4%       | 101.0%        | 0.6%     |

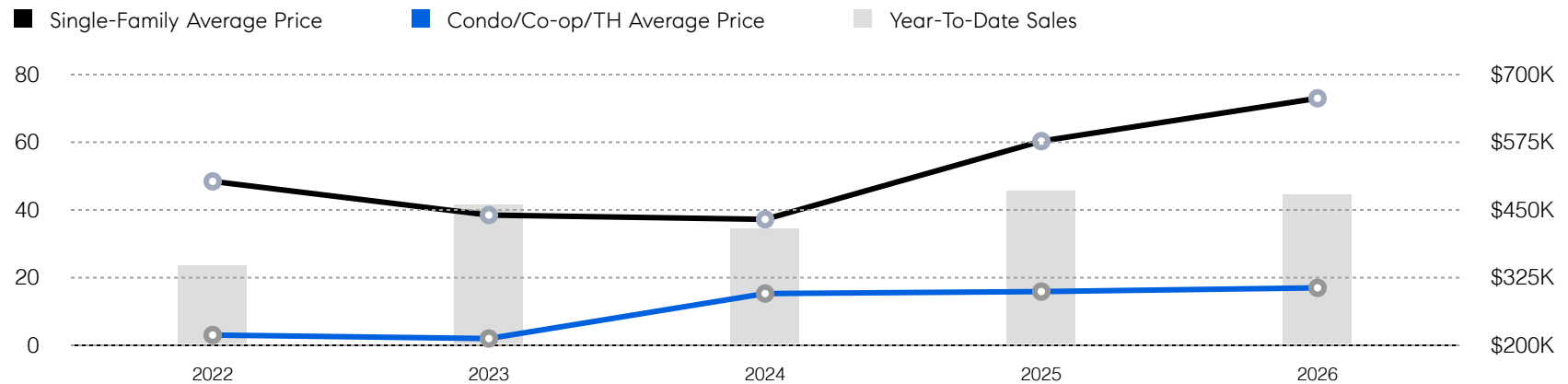
## Historic Sales Trends



# Andover Township

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 38           | 34           | -10.5%   | 4           | 4           | 0.0%     |
|                | ACTIVE LISTINGS   | 21           | 15           | -28.6%   | 21          | 15          | -28.6%   |
|                | # OF SALES        | 39           | 37           | -5.1%    | 8           | 4           | -50.0%   |
|                | SALES VOLUME      | \$22,506,300 | \$24,280,004 | 7.9%     | \$6,623,000 | \$3,194,000 | -51.8%   |
|                | MEDIAN PRICE      | \$548,000    | \$545,000    | -0.5%    | \$762,500   | \$567,000   | -25.6%   |
|                | AVERAGE PRICE     | \$577,085    | \$656,216    | 13.7%    | \$827,875   | \$798,500   | -3.5%    |
|                | AVERAGE DOM       | 29           | 35           | 20.7%    | 15          | 51          | 240.0%   |
|                | % OF ASKING PRICE | 103.5%       | 103.6%       | 0.2%     | 103.5%      | 98.7%       | -4.7%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 4            | 5            | 25.0%    | 2           | 1           | -50.0%   |
|                | ACTIVE LISTINGS   | 2            | 1            | -50.0%   | 2           | 1           | -50.0%   |
|                | # OF SALES        | 6            | 7            | 16.7%    | 1           | 0           | 0.0%     |
|                | SALES VOLUME      | \$1,795,500  | \$2,143,000  | 19.4%    | \$335,000   | -           | -        |
|                | MEDIAN PRICE      | \$322,500    | \$319,000    | -1.1%    | \$335,000   | -           | -        |
|                | AVERAGE PRICE     | \$299,250    | \$306,143    | 2.3%     | \$335,000   | -           | -        |
|                | AVERAGE DOM       | 46           | 28           | -39.1%   | 21          | -           | -        |
|                | % OF ASKING PRICE | 103.3%       | 105.0%       | 1.7%     | 103.1%      | -           | -        |

## Historic Sales Trends

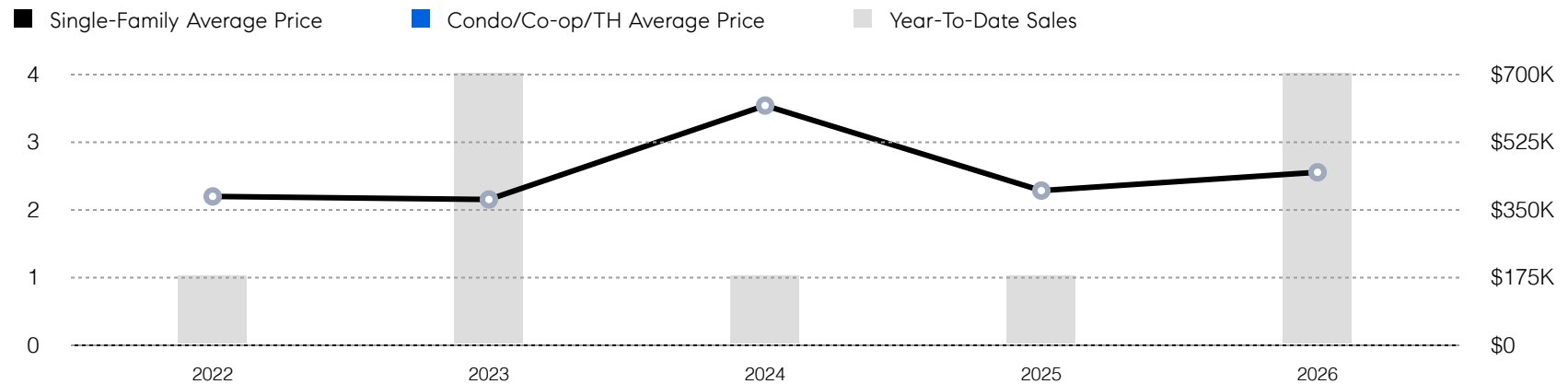


\* Line graphs may be hidden due to limited sales data

# Andover Borough

|                |                   | YTD 2025  | YTD 2026    | % Change | Jun 2025 | Jun 2026  | % Change |
|----------------|-------------------|-----------|-------------|----------|----------|-----------|----------|
| Single-Family  | CONTRACTS SIGNED  | 2         | 3           | 50.0%    | 1        | 0         | 0.0%     |
|                | ACTIVE LISTINGS   | 2         | 3           | 50.0%    | 2        | 3         | 50.0%    |
|                | # OF SALES        | 1         | 4           | 300.0%   | 0        | 1         | 0.0%     |
|                | SALES VOLUME      | \$400,000 | \$1,790,000 | 347.5%   | -        | \$310,000 | -        |
|                | MEDIAN PRICE      | \$400,000 | \$380,000   | -5.0%    | -        | \$310,000 | -        |
|                | AVERAGE PRICE     | \$400,000 | \$447,500   | 11.9%    | -        | \$310,000 | -        |
|                | AVERAGE DOM       | 79        | 48          | -39.2%   | -        | 9         | -        |
|                | % OF ASKING PRICE | 100.0%    | 104.6%      | 4.6%     | -        | 103.7%    | -        |
| 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

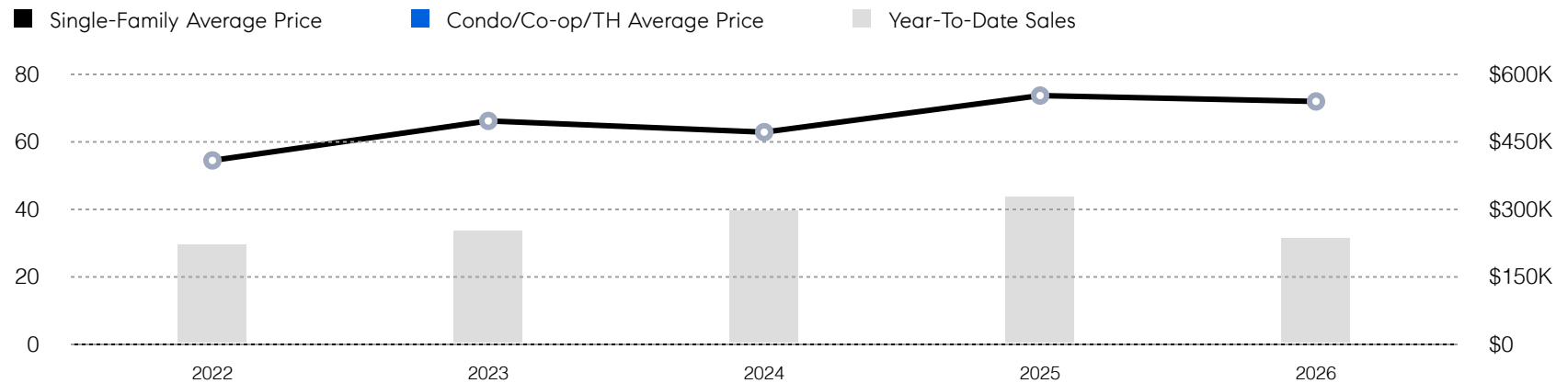


\* Line graphs may be hidden due to limited sales data

# Byram

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026    | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 57           | 35           | -38.6%   | 9           | 5           | -44.4%   |
|                | ACTIVE LISTINGS   | 24           | 12           | -50.0%   | 24          | 12          | -50.0%   |
|                | # OF SALES        | 43           | 31           | -27.9%   | 9           | 12          | 33.3%    |
|                | SALES VOLUME      | \$23,774,815 | \$16,736,311 | -29.6%   | \$4,715,415 | \$7,174,811 | 52.2%    |
|                | MEDIAN PRICE      | \$529,000    | \$515,000    | -2.6%    | \$520,000   | \$602,500   | 15.9%    |
|                | AVERAGE PRICE     | \$552,903    | \$539,881    | -2.4%    | \$523,935   | \$597,901   | 14.1%    |
|                | AVERAGE DOM       | 23           | 24           | 4.3%     | 23          | 13          | -43.5%   |
|                | % OF ASKING PRICE | 106.8%       | 104.3%       | -2.5%    | 107.1%      | 107.8%      | 0.6%     |
| 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

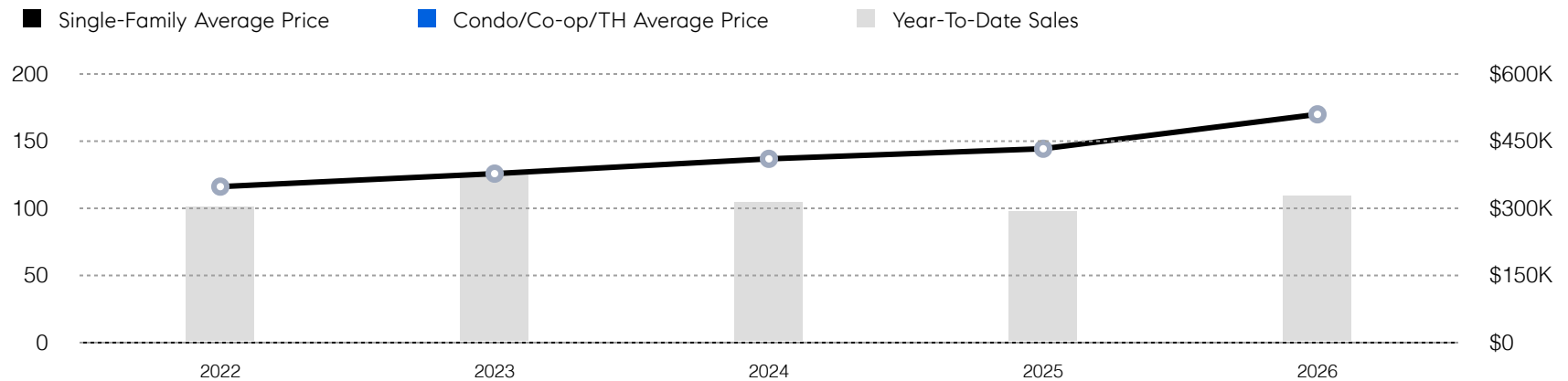


\* Line graphs may be hidden due to limited sales data

# Hopatcong

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025    | Jun 2026     | % Change |
|----------------|-------------------|--------------|--------------|----------|-------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 98           | 128          | 30.6%    | 16          | 32           | 100.0%   |
|                | ACTIVE LISTINGS   | 50           | 53           | 6.0%     | 50          | 53           | 6.0%     |
|                | # OF SALES        | 92           | 107          | 16.3%    | 16          | 29           | 81.3%    |
|                | SALES VOLUME      | \$39,842,848 | \$54,562,018 | 36.9%    | \$7,100,900 | \$14,803,163 | 108.5%   |
|                | MEDIAN PRICE      | \$420,000    | \$465,000    | 10.7%    | \$377,500   | \$441,000    | 16.8%    |
|                | AVERAGE PRICE     | \$433,074    | \$509,925    | 17.7%    | \$443,806   | \$510,454    | 15.0%    |
|                | AVERAGE DOM       | 35           | 38           | 8.6%     | 19          | 29           | 52.6%    |
|                | % OF ASKING PRICE | 105.2%       | 103.4%       | -1.9%    | 105.7%      | 102.1%       | -3.6%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 3            | 1            | -66.7%   | 0           | 1            | 0.0%     |
|                | ACTIVE LISTINGS   | 5            | 2            | -60.0%   | 5           | 2            | -60.0%   |
|                | # OF SALES        | 4            | 1            | -75.0%   | 1           | 0            | 0.0%     |
|                | SALES VOLUME      | \$1,783,000  | \$360,000    | -79.8%   | \$685,000   | -            | -        |
|                | MEDIAN PRICE      | \$425,000    | \$360,000    | -15.3%   | \$685,000   | -            | -        |
|                | AVERAGE PRICE     | \$445,750    | \$360,000    | -19.2%   | \$685,000   | -            | -        |
|                | AVERAGE DOM       | 42           | 110          | 161.9%   | 22          | -            | -        |
|                | % OF ASKING PRICE | 99.0%        | 95.0%        | -4.0%    | 100.0%      | -            | -        |

## Historic Sales Trends

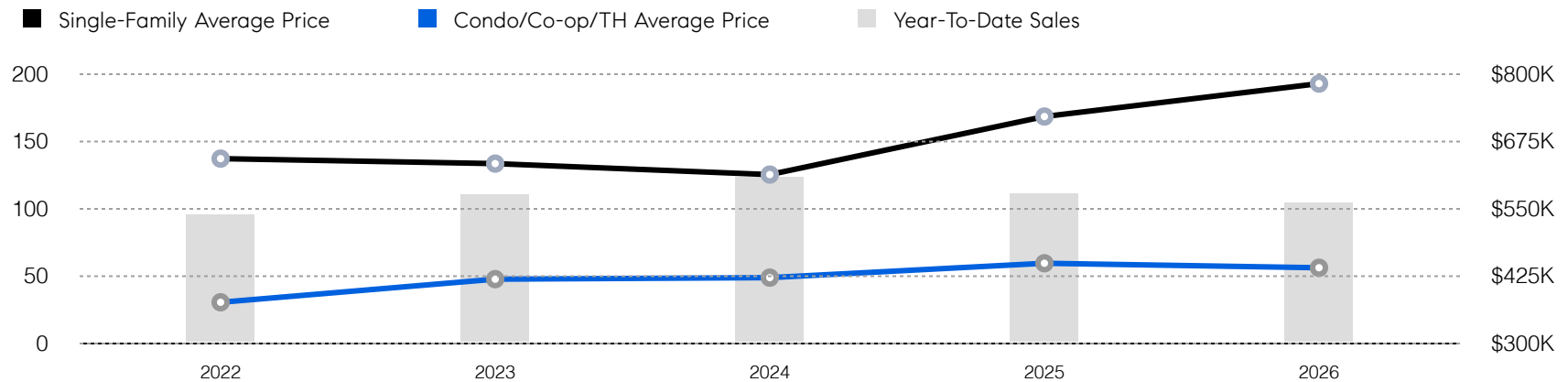


\* Line graphs may be hidden due to limited sales data

# Sparta

|                |                   | YTD 2025     | YTD 2026     | % Change | Jun 2025     | Jun 2026     | % Change |
|----------------|-------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family  | CONTRACTS SIGNED  | 122          | 117          | -4.1%    | 31           | 36           | 16.1%    |
|                | ACTIVE LISTINGS   | 72           | 54           | -25.0%   | 72           | 54           | -25.0%   |
|                | # OF SALES        | 104          | 91           | -12.5%   | 21           | 29           | 38.1%    |
|                | SALES VOLUME      | \$75,027,519 | \$71,212,763 | -5.1%    | \$15,634,400 | \$25,507,553 | 63.2%    |
|                | MEDIAN PRICE      | \$640,500    | \$627,690    | -2.0%    | \$700,000    | \$725,000    | 3.6%     |
|                | AVERAGE PRICE     | \$721,418    | \$782,558    | 8.5%     | \$744,495    | \$879,571    | 18.1%    |
|                | AVERAGE DOM       | 36           | 30           | -16.7%   | 24           | 24           | 0.0%     |
|                | % OF ASKING PRICE | 103.9%       | 103.3%       | -0.6%    | 104.4%       | 104.1%       | -0.3%    |
| Condo/Co-op/TH | CONTRACTS SIGNED  | 4            | 15           | 275.0%   | 1            | 5            | 400.0%   |
|                | ACTIVE LISTINGS   | 5            | 4            | -20.0%   | 5            | 4            | -20.0%   |
|                | # OF SALES        | 6            | 12           | 100.0%   | 1            | 4            | 300.0%   |
|                | SALES VOLUME      | \$2,694,000  | \$5,287,949  | 96.3%    | \$450,000    | \$1,706,000  | 279.1%   |
|                | MEDIAN PRICE      | \$469,500    | \$422,500    | -10.0%   | \$450,000    | \$410,000    | -8.9%    |
|                | AVERAGE PRICE     | \$449,000    | \$440,662    | -1.9%    | \$450,000    | \$426,500    | -5.2%    |
|                | AVERAGE DOM       | 45           | 25           | -44.4%   | 31           | 17           | -45.2%   |
|                | % OF ASKING PRICE | 98.7%        | 101.3%       | 2.5%     | 92.8%        | 100.8%       | 8.0%     |

## Historic Sales Trends



\* Line graphs may be hidden due to limited sales data



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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