



July 2026

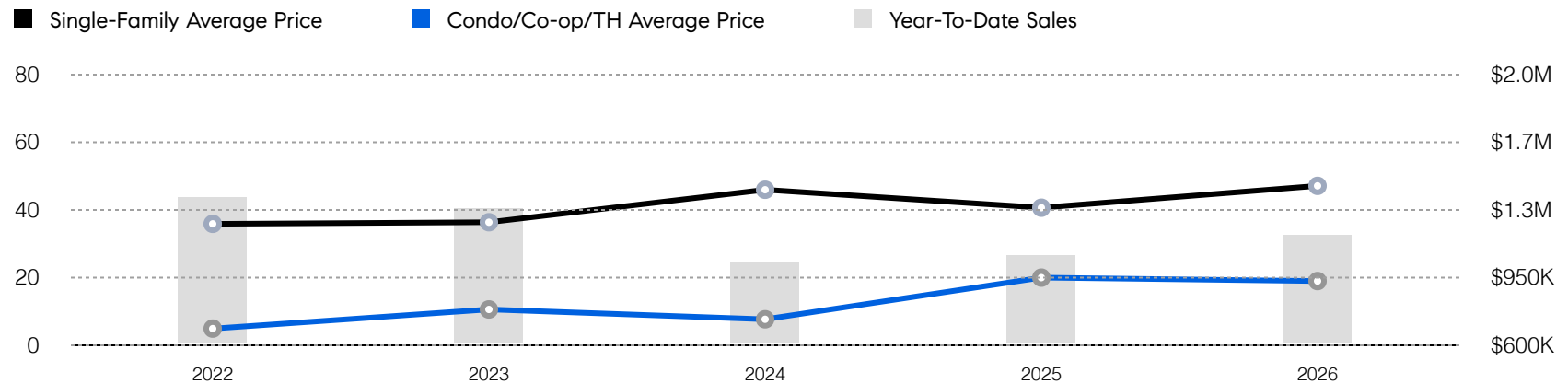
Mountain Lakes Market Report

COMPASS

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	35	29	-17.1%	9	5	-44.4%
	ACTIVE LISTINGS	7	13	85.7%	7	13	85.7%
	# OF SALES	21	24	14.3%	4	8	100.0%
	SALES VOLUME	\$27,542,610	\$34,190,302	24.1%	\$4,884,610	\$10,800,000	121.1%
	MEDIAN PRICE	\$1,300,000	\$1,425,000	9.6%	\$1,325,000	\$1,350,000	1.9%
	AVERAGE PRICE	\$1,311,553	\$1,424,596	8.6%	\$1,221,153	\$1,350,000	10.6%
	AVERAGE DOM	34	32	-5.9%	14	31	121.4%
	% OF ASKING PRICE	103.9%	107.2%	3.4%	105.8%	110.6%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	2	2	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	5	8	60.0%	1	3	200.0%
	SALES VOLUME	\$4,750,000	\$7,458,499	57.0%	\$850,000	\$2,621,000	208.4%
	MEDIAN PRICE	\$940,000	\$925,000	-1.6%	\$850,000	\$860,000	1.2%
	AVERAGE PRICE	\$950,000	\$932,312	-1.9%	\$850,000	\$873,667	2.8%
	AVERAGE DOM	5	33	560.0%	6	38	533.3%
	% OF ASKING PRICE	103.1%	99.0%	-4.1%	98.8%	97.9%	-0.9%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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