



Year In Review 2025

# Morris County Market Report

COMPASS

# Morris County Overview

Year-To-Date Sales

3,861

0.8% Year-To-Date  
13.1% Month-Over-Month

Year-To-Date Contracts

3,862

-0.7% Year-To-Date  
-11.5% Month-Over-Month

Single-Family  
Average Sale Price

\$963K

5.7% Year-To-Date  
0.3% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$606K

0.8% Year-To-Date  
-2.3% Month-Over-Month

Average Days On Market

29

3.6% Year-To-Date  
0.0% Month-Over-Month

Active Listings

317

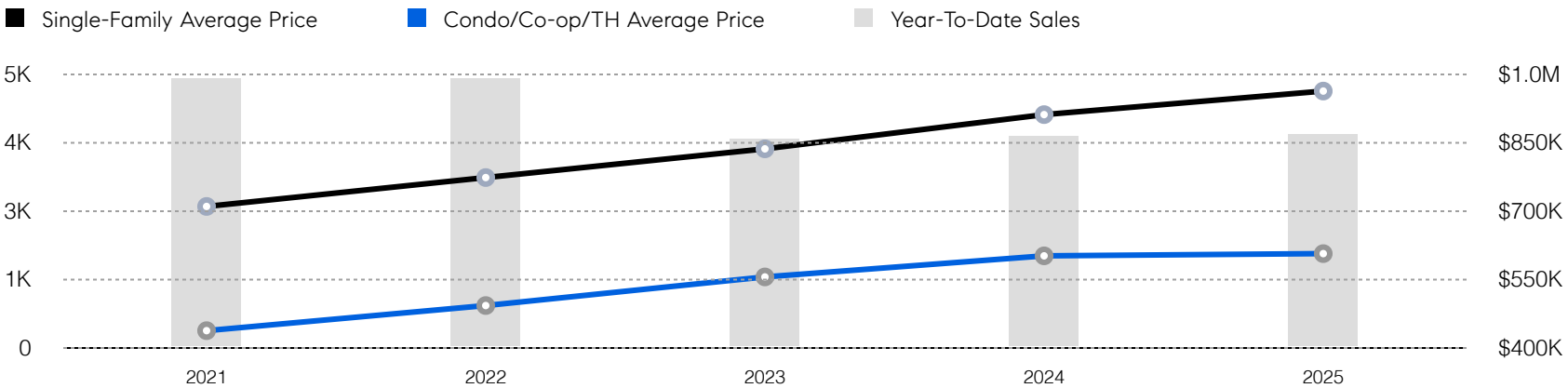
-22.7% Year-Over-Year  
-33.4% Month-Over-Month



# Morris County Overview

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	3,009	2,951	-1.9%	157	169	7.6%
	ACTIVE LISTINGS	333	237	-28.8%	333	237	-28.8%
	# OF SALES	2,972	2,936	-1.2%	264	255	-3.4%
	SALES VOLUME	\$2,710,098,932	\$2,828,897,563	4.4%	\$253,908,477	\$240,936,343	-5.1%
	MEDIAN PRICE	\$770,000	\$805,000	4.5%	\$783,500	\$790,000	0.8%
	AVERAGE PRICE	\$911,877	\$963,521	5.7%	\$961,775	\$944,848	-1.8%
	AVERAGE DOM	27	29	7.4%	33	33	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	880	911	3.5%	62	54	-12.9%
	ACTIVE LISTINGS	77	80	3.9%	77	80	3.9%
	# OF SALES	860	925	7.6%	70	90	28.6%
	SALES VOLUME	\$517,810,880	\$561,469,691	8.4%	\$40,951,410	\$50,621,495	23.6%
	MEDIAN PRICE	\$552,000	\$570,000	3.3%	\$547,500	\$506,500	-7.5%
	AVERAGE PRICE	\$602,106	\$606,994	0.8%	\$585,020	\$562,461	-3.9%
	AVERAGE DOM	26	31	19.2%	33	34	3.0%

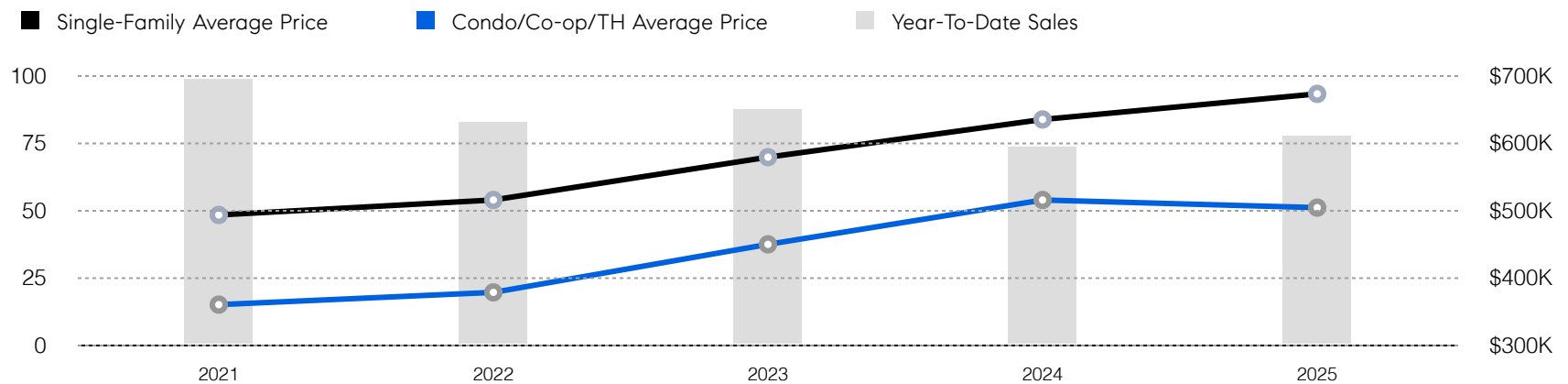
## Historic Sales Trends



# Boonton

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	68	74	8.8%	5	5	0.0%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	68	74	8.8%	4	3	-25.0%
	SALES VOLUME	\$43,217,000	\$49,846,274	15.3%	\$2,547,500	\$1,790,000	-29.7%
	MEDIAN PRICE	\$625,000	\$640,000	2.4%	\$640,000	\$535,000	-16.4%
	AVERAGE PRICE	\$635,544	\$673,598	6.0%	\$636,875	\$596,667	-6.3%
	AVERAGE DOM	24	30	25.0%	14	39	178.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	5	3	-40.0%	1	0	0.0%
	SALES VOLUME	\$2,580,000	\$1,514,000	-41.3%	\$415,000	-	-
	MEDIAN PRICE	\$540,000	\$535,000	-0.9%	\$415,000	-	-
	AVERAGE PRICE	\$516,000	\$504,667	-2.2%	\$415,000	-	-
	AVERAGE DOM	22	18	-18.2%	14	-	-

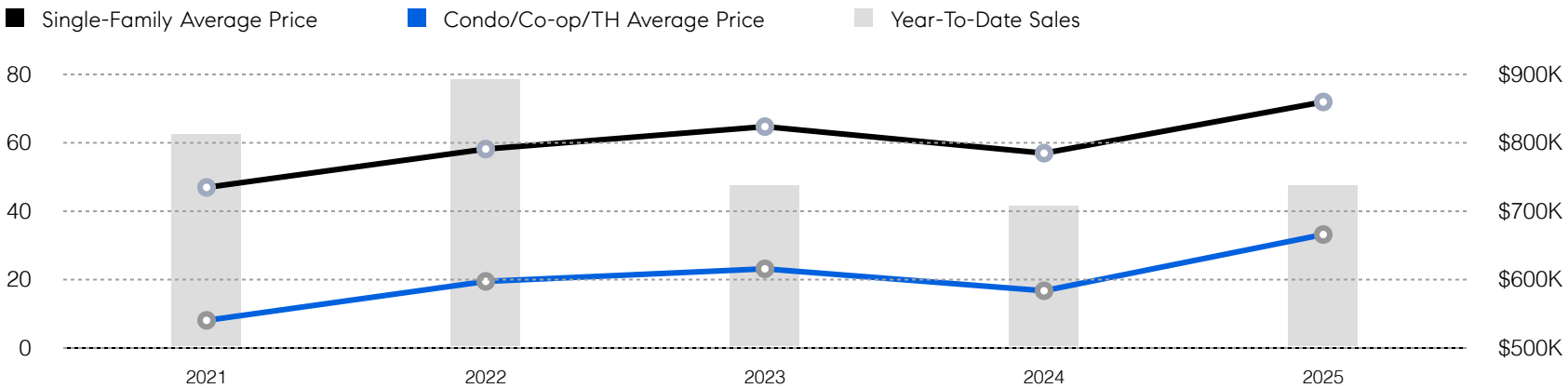
## Historic Sales Trends



# Boonton Township

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	38	45	18.4%	1	4	300.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	38	42	10.5%	5	5	0.0%
	SALES VOLUME	\$29,824,721	\$36,111,799	21.1%	\$4,304,221	\$5,249,269	22.0%
	MEDIAN PRICE	\$700,000	\$760,000	8.6%	\$700,000	\$981,100	40.2%
	AVERAGE PRICE	\$784,861	\$859,805	9.5%	\$860,844	\$1,049,854	22.0%
	AVERAGE DOM	27	29	7.4%	28	30	7.1%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	5	66.7%	0	0	0.0%
	SALES VOLUME	\$1,751,000	\$3,329,500	90.1%	-	-	-
	MEDIAN PRICE	\$601,000	\$665,000	10.6%	-	-	-
	AVERAGE PRICE	\$583,667	\$665,900	14.1%	-	-	-
	AVERAGE DOM	23	16	-30.4%	-	-	-

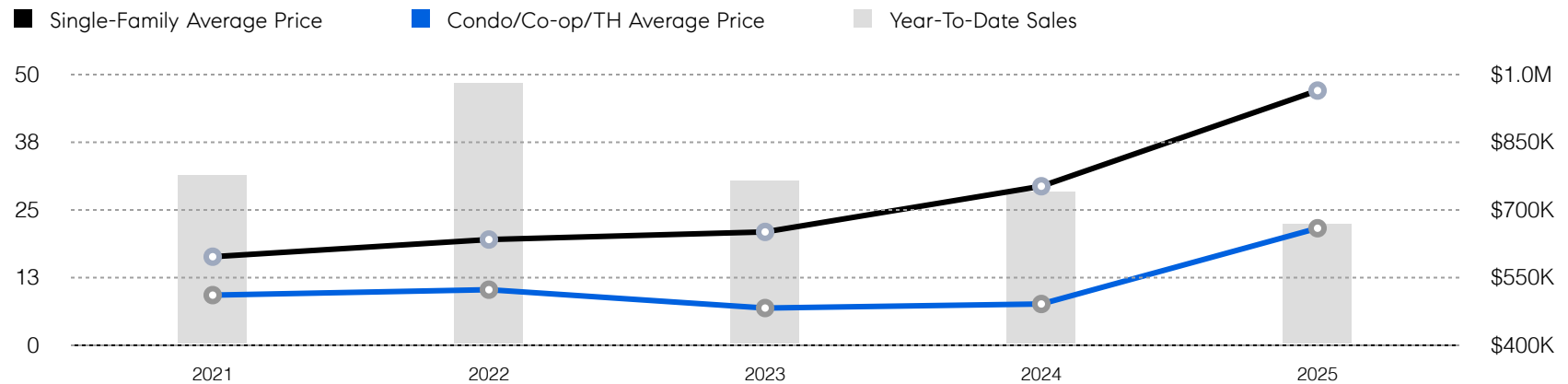
Historic Sales Trends



# Cedar Knolls

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	17	16	-5.9%	1	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	19	15	-21.1%	3	3	0.0%
	SALES VOLUME	\$14,298,622	\$14,468,600	1.2%	\$2,350,000	\$2,270,500	-3.4%
	MEDIAN PRICE	\$700,000	\$950,000	35.7%	\$810,000	\$725,000	-10.5%
	AVERAGE PRICE	\$752,559	\$964,573	28.2%	\$783,333	\$756,833	-3.4%
	AVERAGE DOM	35	17	-51.4%	60	20	-66.7%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	9	7	-22.2%	1	3	200.0%
	SALES VOLUME	\$4,424,500	\$4,616,500	4.3%	\$466,000	\$1,624,500	248.6%
	MEDIAN PRICE	\$455,000	\$640,000	40.7%	\$466,000	\$499,500	7.2%
	AVERAGE PRICE	\$491,611	\$659,500	34.2%	\$466,000	\$541,500	16.2%
	AVERAGE DOM	16	43	168.8%	9	30	233.3%

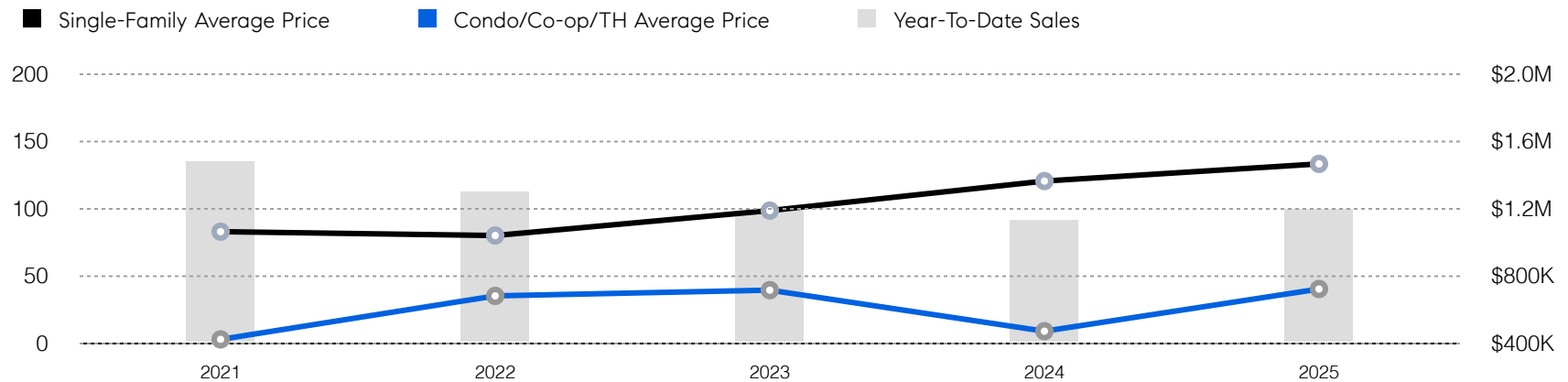
## Historic Sales Trends



# Chatham Borough

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	81	90	11.1%	5	2	-60.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	82	93	13.4%	6	10	66.7%
	SALES VOLUME	\$111,937,301	\$136,448,423	21.9%	\$10,086,000	\$15,370,800	52.4%
	MEDIAN PRICE	\$1,205,000	\$1,380,800	14.6%	\$1,450,000	\$1,505,000	3.8%
	AVERAGE PRICE	\$1,365,089	\$1,467,187	7.5%	\$1,681,000	\$1,537,080	-8.6%
	AVERAGE DOM	16	19	18.8%	13	31	138.5%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%	0	2	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	8	5	-37.5%	0	1	0.0%
	SALES VOLUME	\$3,785,999	\$3,619,000	-4.4%	-	\$450,000	-
	MEDIAN PRICE	\$388,500	\$780,000	100.8%	-	\$450,000	-
	AVERAGE PRICE	\$473,250	\$723,800	52.9%	-	\$450,000	-
	AVERAGE DOM	36	37	2.8%	-	20	-

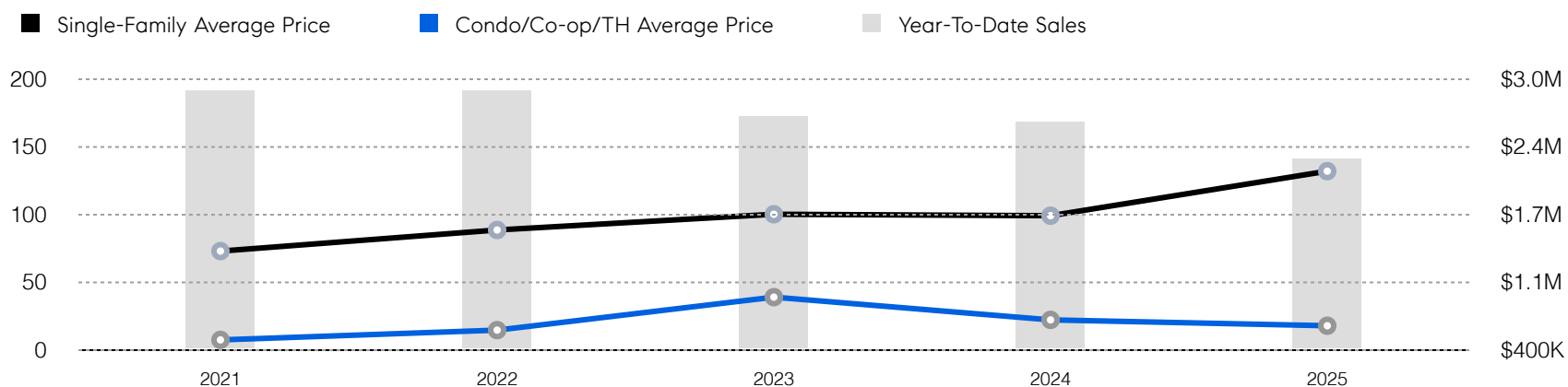
## Historic Sales Trends



# Chatham Township

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	118	93	-21.2%	6	5	-16.7%
	ACTIVE LISTINGS	13	6	-53.8%	13	6	-53.8%
	# OF SALES	118	96	-18.6%	13	6	-53.8%
	SALES VOLUME	\$199,449,935	\$203,305,579	1.9%	\$20,179,111	\$14,291,550	-29.2%
	MEDIAN PRICE	\$1,538,500	\$1,990,200	29.4%	\$1,320,000	\$2,289,500	73.4%
	AVERAGE PRICE	\$1,690,254	\$2,117,766	25.3%	\$1,552,239	\$2,381,925	53.5%
	AVERAGE DOM	27	38	40.7%	41	32	-22.0%
Condo/Co-op/TH	CONTRACTS SIGNED	49	43	-12.2%	2	1	-50.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	49	44	-10.2%	2	4	100.0%
	SALES VOLUME	\$33,826,906	\$27,907,769	-17.5%	\$789,000	\$1,821,200	130.8%
	MEDIAN PRICE	\$524,550	\$475,000	-9.4%	\$394,500	\$427,000	8.2%
	AVERAGE PRICE	\$690,345	\$634,267	-8.1%	\$394,500	\$455,300	15.4%
	AVERAGE DOM	17	27	58.8%	43	37	-14.0%

## Historic Sales Trends

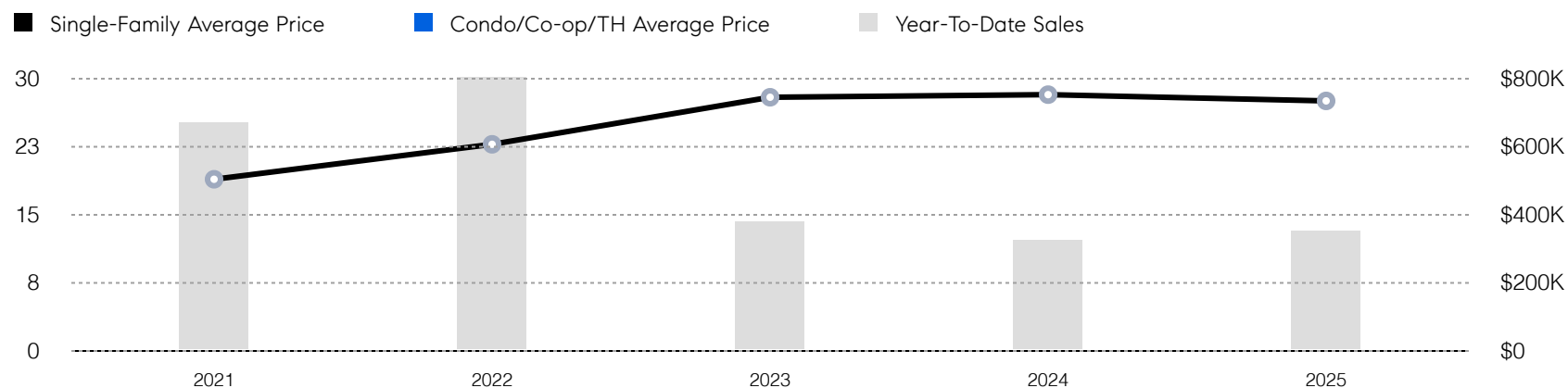




# Chester Borough

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	10	13	30.0%	1	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	10	13	30.0%	2	0	0.0%
	SALES VOLUME	\$7,531,500	\$9,552,000	26.8%	\$1,392,000	-	-
	MEDIAN PRICE	\$736,000	\$830,000	12.8%	\$696,000	-	-
	AVERAGE PRICE	\$753,150	\$734,769	-2.4%	\$696,000	-	-
	AVERAGE DOM	29	33	13.8%	35	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,501,000	-	-	-	-	-
	MEDIAN PRICE	\$750,500	-	-	-	-	-
	AVERAGE PRICE	\$750,500	-	-	-	-	-
	AVERAGE DOM	13	-	-	-	-	-

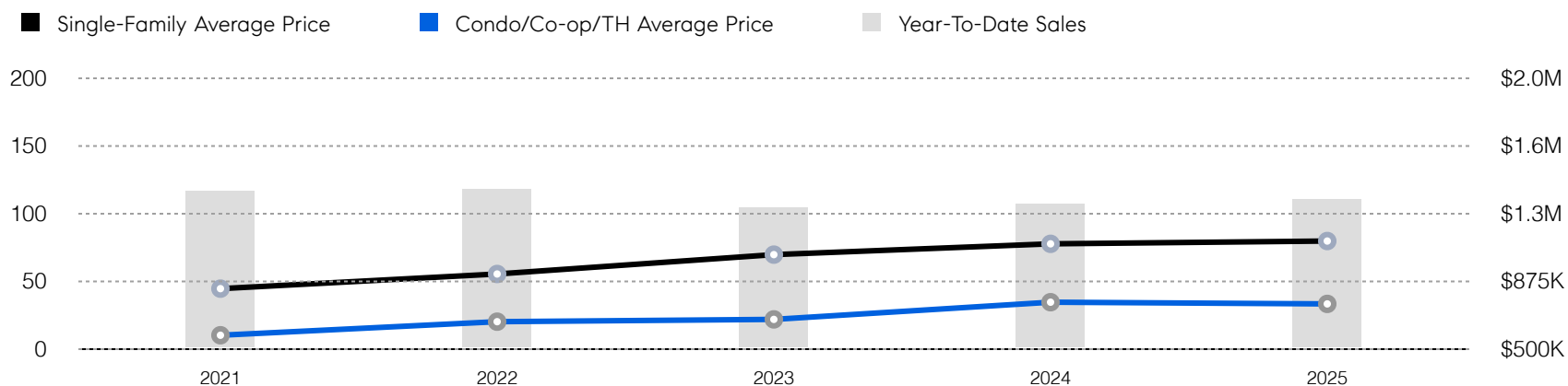
## Historic Sales Trends



# Chester Township

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	107	92	-14.0%	4	3	-25.0%
	ACTIVE LISTINGS	20	7	-65.0%	20	7	-65.0%
	# OF SALES	103	103	0.0%	10	10	0.0%
	SALES VOLUME	\$111,577,409	\$113,171,423	1.4%	\$9,899,500	\$11,207,000	13.2%
	MEDIAN PRICE	\$970,000	\$980,000	1.0%	\$832,000	\$1,195,000	43.6%
	AVERAGE PRICE	\$1,083,276	\$1,098,752	1.4%	\$989,950	\$1,120,700	13.2%
	AVERAGE DOM	28	41	46.4%	25	44	76.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	6	100.0%	0	1	0.0%
	SALES VOLUME	\$2,280,000	\$4,503,650	97.5%	-	\$819,000	-
	MEDIAN PRICE	\$750,000	\$759,000	1.2%	-	\$819,000	-
	AVERAGE PRICE	\$760,000	\$750,608	-1.2%	-	\$819,000	-
	AVERAGE DOM	11	20	81.8%	-	16	-

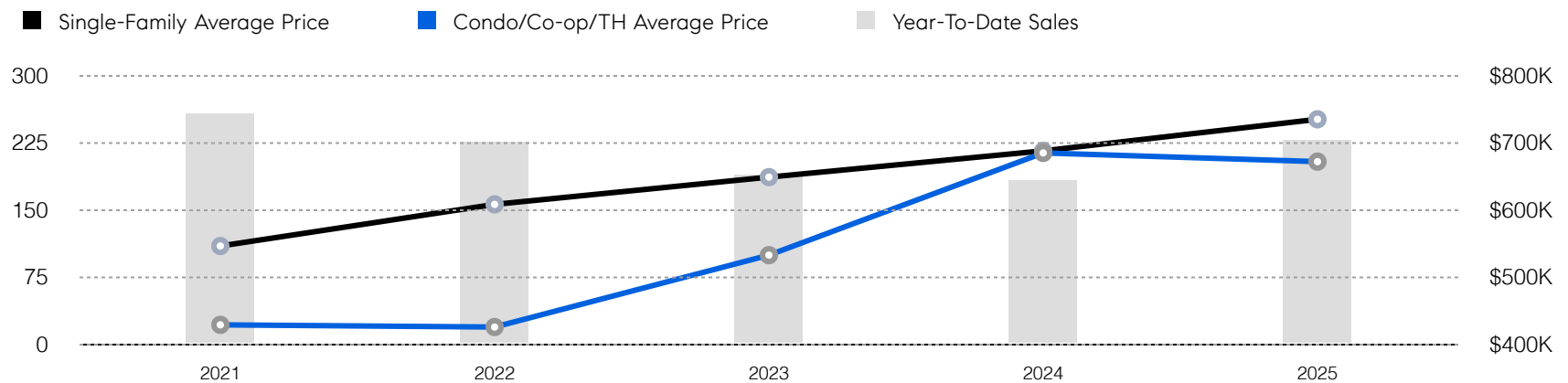
## Historic Sales Trends



# Denville

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	125	163	30.4%	6	13	116.7%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	124	161	29.8%	5	20	300.0%
	SALES VOLUME	\$85,361,887	\$118,394,440	38.7%	\$3,498,000	\$15,030,500	329.7%
	MEDIAN PRICE	\$630,000	\$675,000	7.1%	\$775,000	\$697,500	-10.0%
	AVERAGE PRICE	\$688,402	\$735,369	6.8%	\$699,600	\$751,525	7.4%
	AVERAGE DOM	27	26	-3.7%	31	28	-9.7%
Condo/Co-op/TH	CONTRACTS SIGNED	66	59	-10.6%	5	3	-40.0%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	57	65	14.0%	3	8	166.7%
	SALES VOLUME	\$39,061,826	\$43,703,955	11.9%	\$1,937,500	\$4,881,685	152.0%
	MEDIAN PRICE	\$705,000	\$715,000	1.4%	\$610,000	\$630,745	3.4%
	AVERAGE PRICE	\$685,295	\$672,369	-1.9%	\$645,833	\$610,211	-5.5%
	AVERAGE DOM	35	44	25.7%	42	45	7.1%

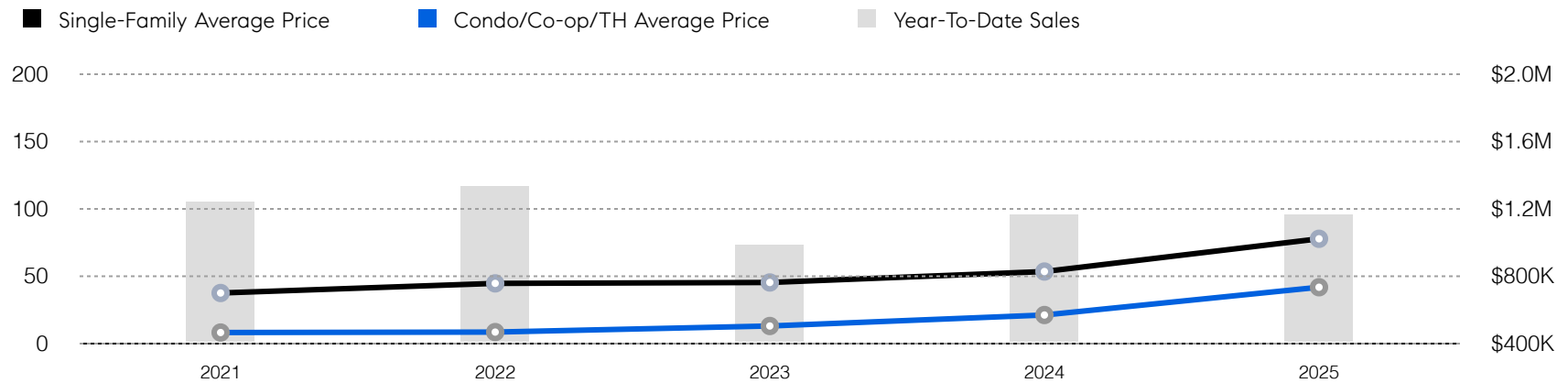
## Historic Sales Trends



# East Hanover

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	79	75	-5.1%	5	5	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	74	74	0.0%	3	6	100.0%
	SALES VOLUME	\$61,269,224	\$75,665,722	23.5%	\$2,355,000	\$5,983,000	154.1%
	MEDIAN PRICE	\$800,000	\$999,950	25.0%	\$820,000	\$860,000	4.9%
	AVERAGE PRICE	\$827,962	\$1,022,510	23.5%	\$785,000	\$997,167	27.0%
	AVERAGE DOM	25	22	-12.0%	21	24	14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	21	23	9.5%	2	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	20	20	0.0%	4	1	-75.0%
	SALES VOLUME	\$11,395,236	\$14,695,066	29.0%	\$2,400,593	\$983,505	-59.0%
	MEDIAN PRICE	\$550,500	\$718,223	30.5%	\$593,500	\$983,505	65.7%
	AVERAGE PRICE	\$569,762	\$734,753	29.0%	\$600,148	\$983,505	63.9%
	AVERAGE DOM	25	16	-36.0%	29	15	-48.3%

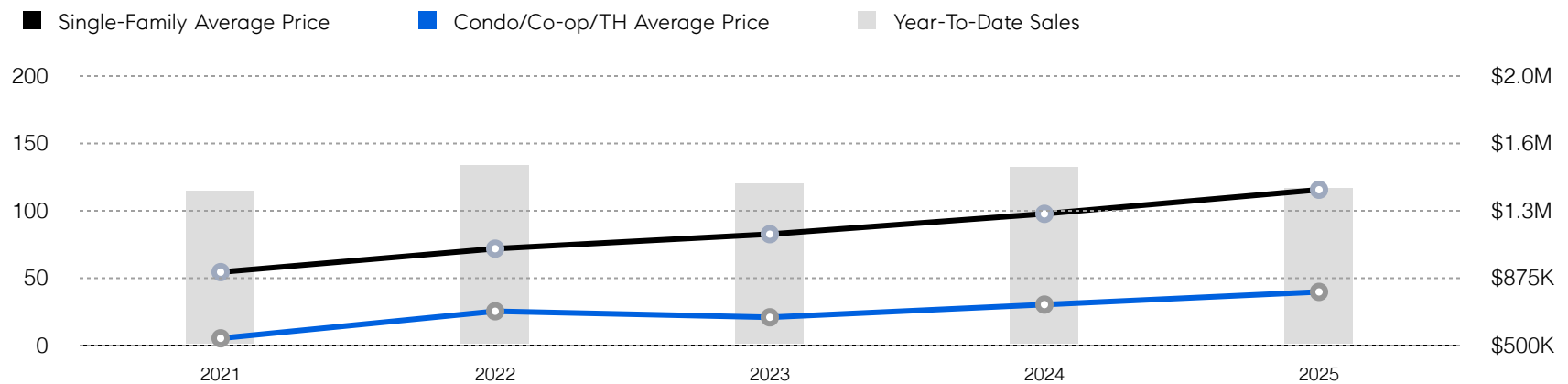
## Historic Sales Trends



# Florham Park

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	90	84	-6.7%	6	9	50.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	90	78	-13.3%	13	6	-53.8%
	SALES VOLUME	\$110,972,649	\$106,661,996	-3.9%	\$18,907,399	\$8,450,009	-55.3%
	MEDIAN PRICE	\$1,125,000	\$1,227,500	9.1%	\$1,225,000	\$1,277,505	4.3%
	AVERAGE PRICE	\$1,233,029	\$1,367,461	10.9%	\$1,454,415	\$1,408,335	-3.2%
	AVERAGE DOM	29	29	0.0%	30	14	-53.3%
Condo/Co-op/TH	CONTRACTS SIGNED	39	39	0.0%	3	3	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	41	37	-9.8%	4	3	-25.0%
	SALES VOLUME	\$29,842,799	\$29,543,542	-1.0%	\$2,662,250	\$2,069,000	-22.3%
	MEDIAN PRICE	\$670,000	\$715,000	6.7%	\$533,625	\$610,000	14.3%
	AVERAGE PRICE	\$727,873	\$798,474	9.7%	\$665,563	\$689,667	3.6%
	AVERAGE DOM	34	22	-35.3%	48	44	-8.3%

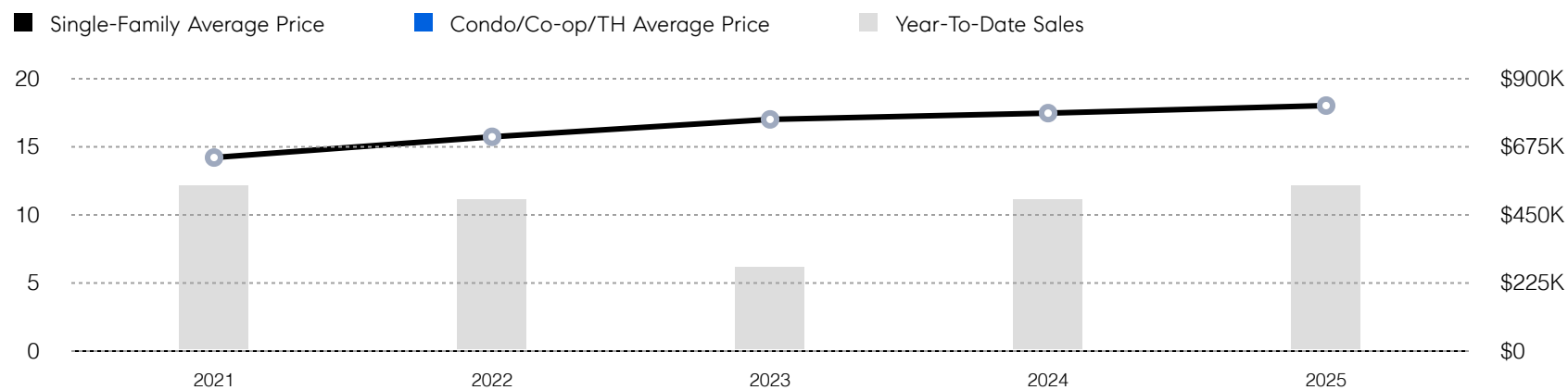
## Historic Sales Trends



# Hanover

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	12	11	-8.3%	2	1	-50.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	11	12	9.1%	1	1	0.0%
	SALES VOLUME	\$8,649,814	\$9,735,614	12.6%	\$713,900	\$850,614	19.2%
	MEDIAN PRICE	\$756,000	\$850,000	12.4%	\$713,900	\$850,614	19.2%
	AVERAGE PRICE	\$786,347	\$811,301	3.2%	\$713,900	\$850,614	19.2%
	AVERAGE DOM	21	21	0.0%	10	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	-	-	-	-	-	-

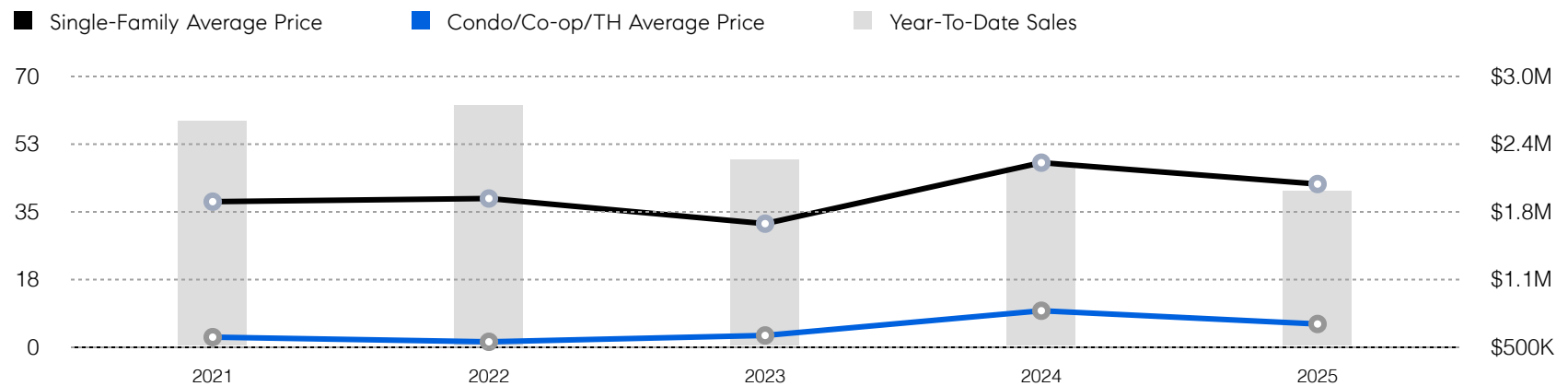
## Historic Sales Trends



# Harding

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	42	35	-16.7%	3	0	0.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	44	34	-22.7%	5	1	-80.0%
	SALES VOLUME	\$96,985,634	\$68,233,900	-29.6%	\$10,253,999	\$1,999,400	-80.5%
	MEDIAN PRICE	\$2,100,000	\$1,819,250	-13.4%	\$2,255,000	\$1,999,400	-11.3%
	AVERAGE PRICE	\$2,204,219	\$2,006,879	-9.0%	\$2,050,800	\$1,999,400	-2.5%
	AVERAGE DOM	45	34	-24.4%	82	14	-82.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	6	200.0%	0	1	0.0%
	SALES VOLUME	\$1,675,000	\$4,291,000	156.2%	-	\$830,000	-
	MEDIAN PRICE	\$837,500	\$693,500	-17.2%	-	\$830,000	-
	AVERAGE PRICE	\$837,500	\$715,167	-14.6%	-	\$830,000	-
	AVERAGE DOM	45	20	-55.6%	-	12	-

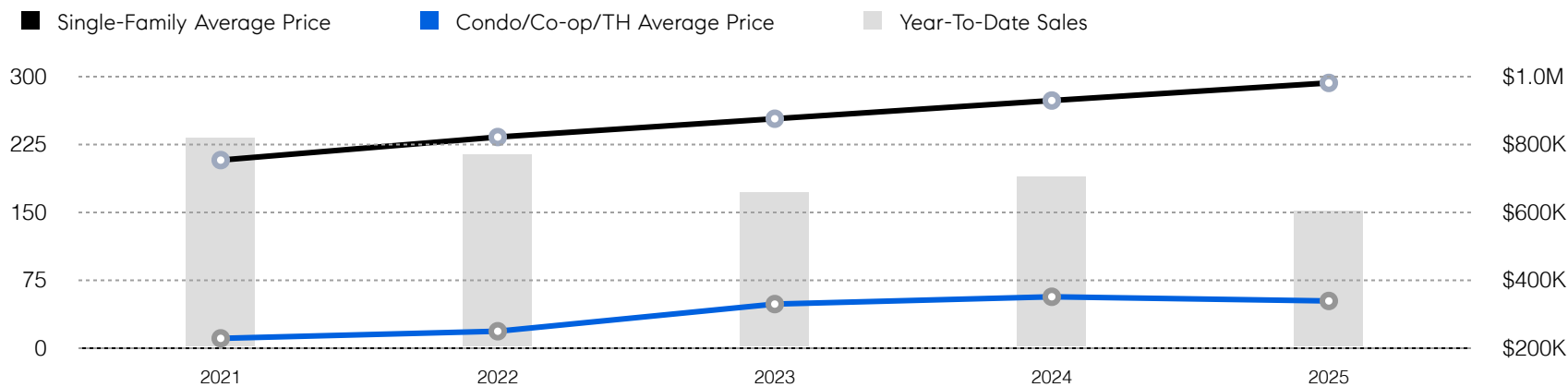
## Historic Sales Trends



# Kinnelon

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	183	149	-18.6%	8	14	75.0%
	ACTIVE LISTINGS	35	20	-42.9%	35	20	-42.9%
	# OF SALES	185	139	-24.9%	18	9	-50.0%
	SALES VOLUME	\$171,987,867	\$136,434,873	-20.7%	\$18,343,300	\$9,093,000	-50.4%
	MEDIAN PRICE	\$810,000	\$900,000	11.1%	\$965,000	\$999,000	3.5%
	AVERAGE PRICE	\$929,664	\$981,546	5.6%	\$1,019,072	\$1,010,333	-0.9%
	AVERAGE DOM	40	42	5.0%	35	48	37.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	11	450.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	10	400.0%	0	1	0.0%
	SALES VOLUME	\$703,000	\$3,392,000	382.5%	-	\$340,000	-
	MEDIAN PRICE	\$351,500	\$330,000	-6.1%	-	\$340,000	-
	AVERAGE PRICE	\$351,500	\$339,200	-3.5%	-	\$340,000	-
	AVERAGE DOM	7	44	528.6%	-	10	-

## Historic Sales Trends

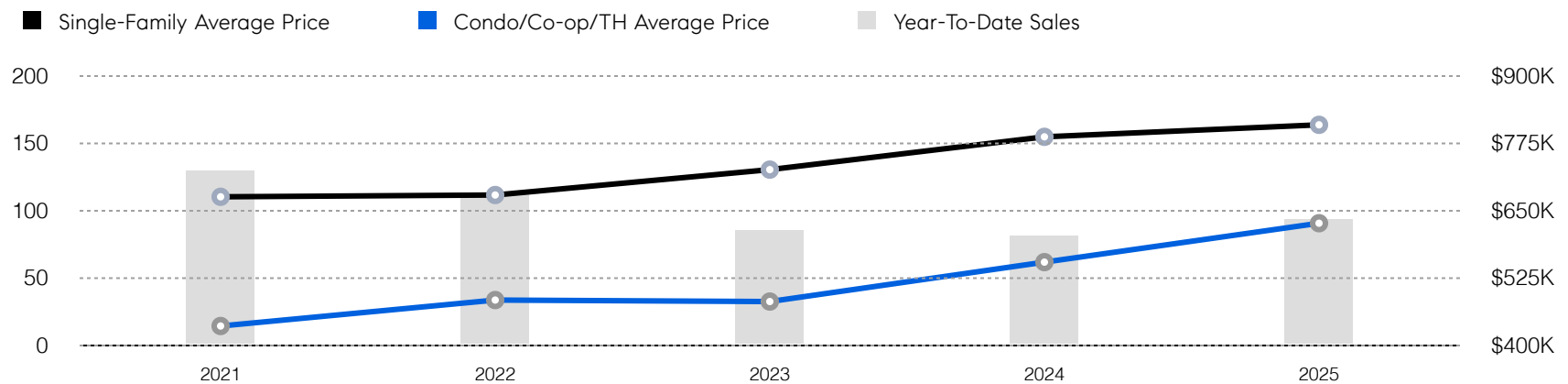




# Long Hill

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	71	77	8.5%	1	0	0.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	73	78	6.8%	5	2	-60.0%
	SALES VOLUME	\$57,467,396	\$63,143,000	9.9%	\$3,148,500	\$1,829,000	-41.9%
	MEDIAN PRICE	\$775,000	\$783,000	1.0%	\$510,500	\$914,500	79.1%
	AVERAGE PRICE	\$787,225	\$809,526	2.8%	\$629,700	\$914,500	45.2%
	AVERAGE DOM	29	28	-3.4%	49	38	-22.4%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	7	14	100.0%	2	1	-50.0%
	SALES VOLUME	\$3,883,000	\$8,776,999	126.0%	\$981,000	\$875,000	-10.8%
	MEDIAN PRICE	\$575,000	\$612,500	6.5%	\$490,500	\$875,000	78.4%
	AVERAGE PRICE	\$554,714	\$626,929	13.0%	\$490,500	\$875,000	78.4%
	AVERAGE DOM	22	29	31.8%	36	19	-47.2%

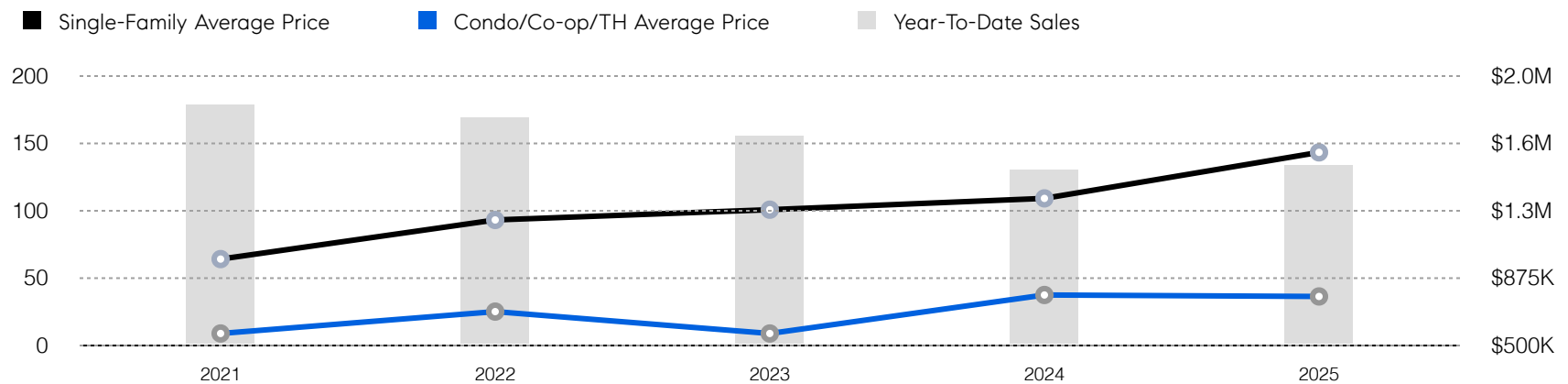
## Historic Sales Trends



# Madison

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	118	107	-9.3%	7	3	-57.1%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	113	109	-3.5%	10	5	-50.0%
	SALES VOLUME	\$149,052,562	\$171,703,936	15.2%	\$19,628,950	\$5,385,999	-72.6%
	MEDIAN PRICE	\$1,119,000	\$1,450,000	29.6%	\$1,952,500	\$1,100,000	-43.7%
	AVERAGE PRICE	\$1,319,049	\$1,575,265	19.4%	\$1,962,895	\$1,077,200	-45.1%
	AVERAGE DOM	31	26	-16.1%	32	17	-46.9%
Condo/Co-op/TH	CONTRACTS SIGNED	18	20	11.1%	5	1	-80.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	16	23	43.8%	1	3	200.0%
	SALES VOLUME	\$12,500,000	\$17,780,230	42.2%	\$875,000	\$2,825,000	222.9%
	MEDIAN PRICE	\$750,500	\$810,000	7.9%	\$875,000	\$985,000	12.6%
	AVERAGE PRICE	\$781,250	\$773,053	-1.0%	\$875,000	\$941,667	7.6%
	AVERAGE DOM	20	17	-15.0%	0	5	-

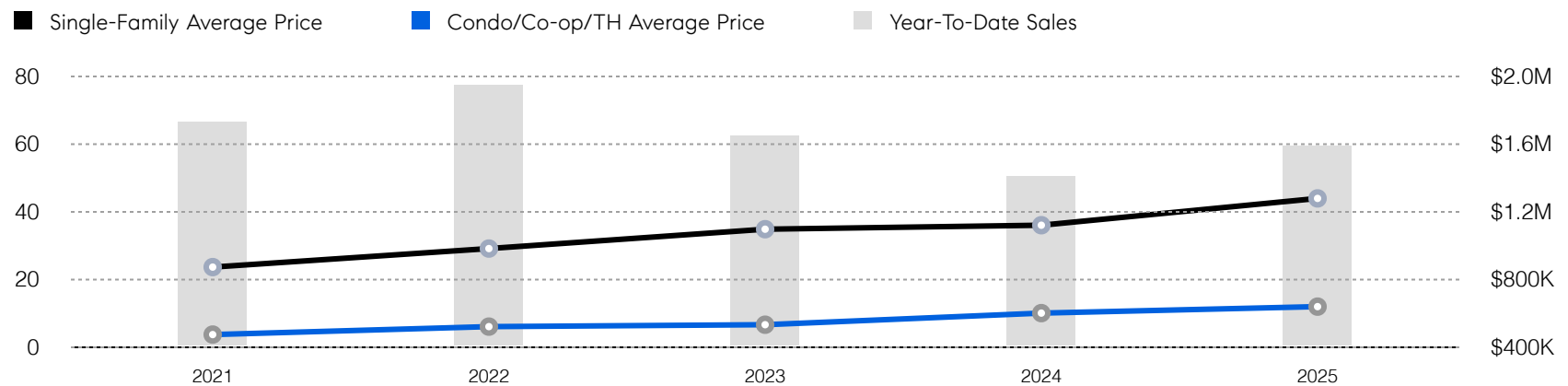
## Historic Sales Trends



# Mendham Borough

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	41	43	4.9%	3	2	-33.3%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	41	44	7.3%	5	2	-60.0%
	SALES VOLUME	\$45,971,175	\$56,303,000	22.5%	\$7,770,825	\$1,855,000	-76.1%
	MEDIAN PRICE	\$925,000	\$992,500	7.3%	\$1,300,000	\$927,500	-28.7%
	AVERAGE PRICE	\$1,121,248	\$1,279,614	14.1%	\$1,554,165	\$927,500	-40.3%
	AVERAGE DOM	37	36	-2.7%	66	13	-80.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	1	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	9	15	66.7%	0	2	0.0%
	SALES VOLUME	\$5,418,000	\$9,604,333	77.3%	-	\$980,000	-
	MEDIAN PRICE	\$618,000	\$620,000	0.3%	-	\$490,000	-
	AVERAGE PRICE	\$602,000	\$640,289	6.4%	-	\$490,000	-
	AVERAGE DOM	10	25	150.0%	-	30	-

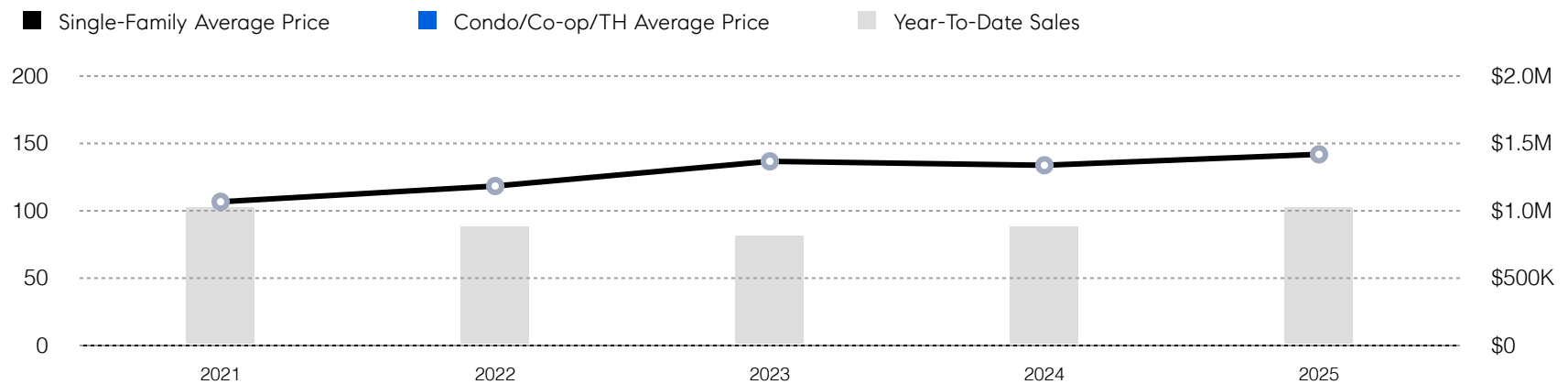
## Historic Sales Trends



# Mendham Township

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	74	81	9.5%	2	4	100.0%
	ACTIVE LISTINGS	18	14	-22.2%	18	14	-22.2%
	# OF SALES	73	81	11.0%	6	10	66.7%
	SALES VOLUME	\$97,664,060	\$114,944,501	17.7%	\$7,300,000	\$12,884,000	76.5%
	MEDIAN PRICE	\$1,250,000	\$1,400,000	12.0%	\$1,197,500	\$1,274,500	6.4%
	AVERAGE PRICE	\$1,337,864	\$1,419,068	6.1%	\$1,216,667	\$1,288,400	5.9%
	AVERAGE DOM	35	40	14.3%	34	54	58.8%
Condo/Co-op/TH	CONTRACTS SIGNED	22	12	-45.5%	4	0	0.0%
	ACTIVE LISTINGS	9	0	0.0%	9	0	0.0%
	# OF SALES	14	20	42.9%	1	0	0.0%
	SALES VOLUME	\$18,457,033	\$23,277,964	26.1%	\$1,400,000	-	-
	MEDIAN PRICE	\$1,305,000	\$1,250,000	-4.2%	\$1,400,000	-	-
	AVERAGE PRICE	\$1,318,360	\$1,163,898	-11.7%	\$1,400,000	-	-
	AVERAGE DOM	98	122	24.5%	21	-	-

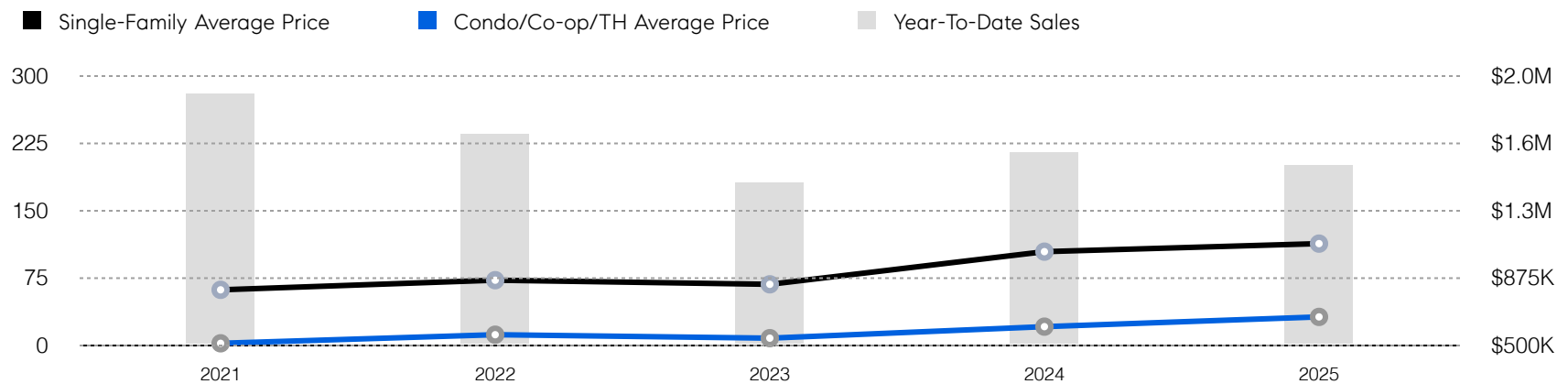
## Historic Sales Trends



# Montville

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	158	153	-3.2%	5	8	60.0%
	ACTIVE LISTINGS	25	15	-40.0%	25	15	-40.0%
	# OF SALES	162	152	-6.2%	17	17	0.0%
	SALES VOLUME	\$165,637,031	\$162,212,570	-2.1%	\$17,418,000	\$20,581,577	18.2%
	MEDIAN PRICE	\$935,000	\$905,000	-3.2%	\$759,000	\$999,000	31.6%
	AVERAGE PRICE	\$1,022,451	\$1,067,188	4.4%	\$1,024,588	\$1,210,681	18.2%
	AVERAGE DOM	29	30	3.4%	30	42	40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	49	47	-4.1%	1	5	400.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	51	46	-9.8%	2	6	200.0%
	SALES VOLUME	\$30,852,727	\$30,325,110	-1.7%	\$1,294,000	\$3,960,000	206.0%
	MEDIAN PRICE	\$635,000	\$700,500	10.3%	\$647,000	\$705,000	9.0%
	AVERAGE PRICE	\$604,955	\$659,242	9.0%	\$647,000	\$660,000	2.0%
	AVERAGE DOM	22	19	-13.6%	12	18	50.0%

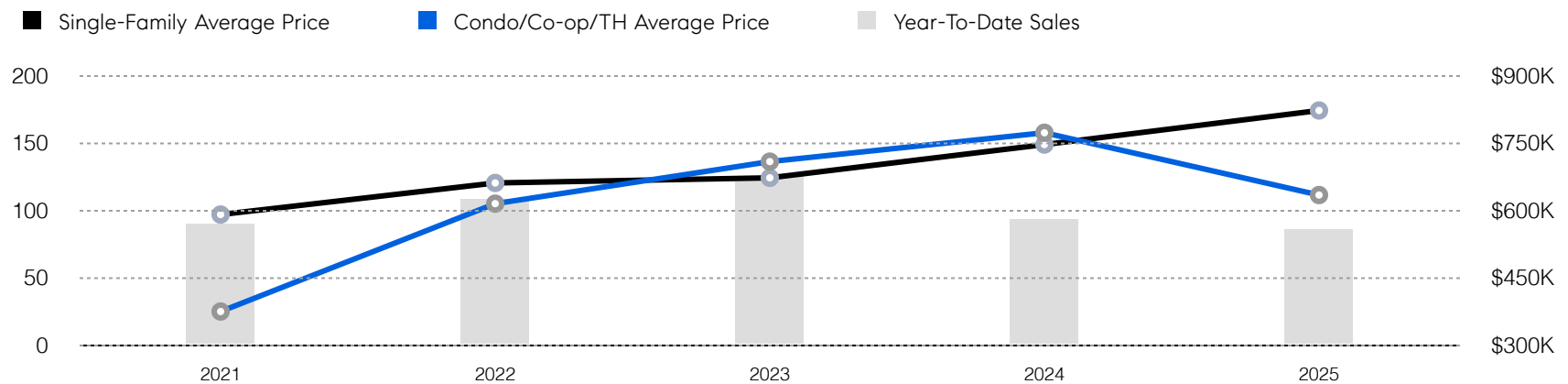
## Historic Sales Trends



# Morris Plains

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	50	54	8.0%	3	2	-33.3%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	48	57	18.8%	1	7	600.0%
	SALES VOLUME	\$35,877,733	\$46,930,650	30.8%	\$840,000	\$6,539,900	678.6%
	MEDIAN PRICE	\$720,500	\$825,000	14.5%	\$840,000	\$950,000	13.1%
	AVERAGE PRICE	\$747,453	\$823,345	10.2%	\$840,000	\$934,271	11.2%
	AVERAGE DOM	27	21	-22.2%	15	17	13.3%
Condo/Co-op/TH	CONTRACTS SIGNED	36	28	-22.2%	1	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	44	28	-36.4%	3	7	133.3%
	SALES VOLUME	\$34,046,619	\$17,781,999	-47.8%	\$1,601,000	\$4,196,000	162.1%
	MEDIAN PRICE	\$830,000	\$725,000	-12.7%	\$560,000	\$735,000	31.3%
	AVERAGE PRICE	\$773,787	\$635,071	-17.9%	\$533,667	\$599,429	12.3%
	AVERAGE DOM	22	27	22.7%	32	22	-31.2%

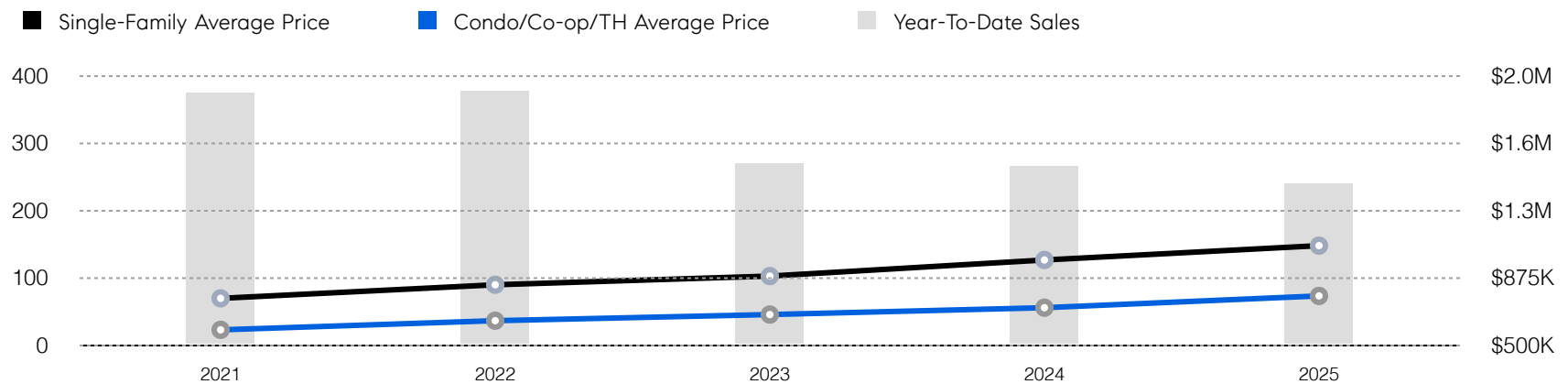
## Historic Sales Trends



# Morris Township

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	172	175	1.7%	8	11	37.5%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	178	162	-9.0%	15	13	-13.3%
	SALES VOLUME	\$173,746,355	\$171,053,921	-1.5%	\$13,883,650	\$14,221,000	2.4%
	MEDIAN PRICE	\$885,000	\$956,500	8.1%	\$825,000	\$880,000	6.7%
	AVERAGE PRICE	\$976,103	\$1,055,888	8.2%	\$925,577	\$1,093,923	18.2%
	AVERAGE DOM	21	22	4.8%	29	34	17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	84	75	-10.7%	7	2	-71.4%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	85	76	-10.6%	14	5	-64.3%
	SALES VOLUME	\$60,385,055	\$58,978,999	-2.3%	\$9,179,500	\$3,035,000	-66.9%
	MEDIAN PRICE	\$650,000	\$750,000	15.4%	\$611,000	\$750,000	22.7%
	AVERAGE PRICE	\$710,412	\$776,039	9.2%	\$655,679	\$607,000	-7.4%
	AVERAGE DOM	23	26	13.0%	29	37	27.6%

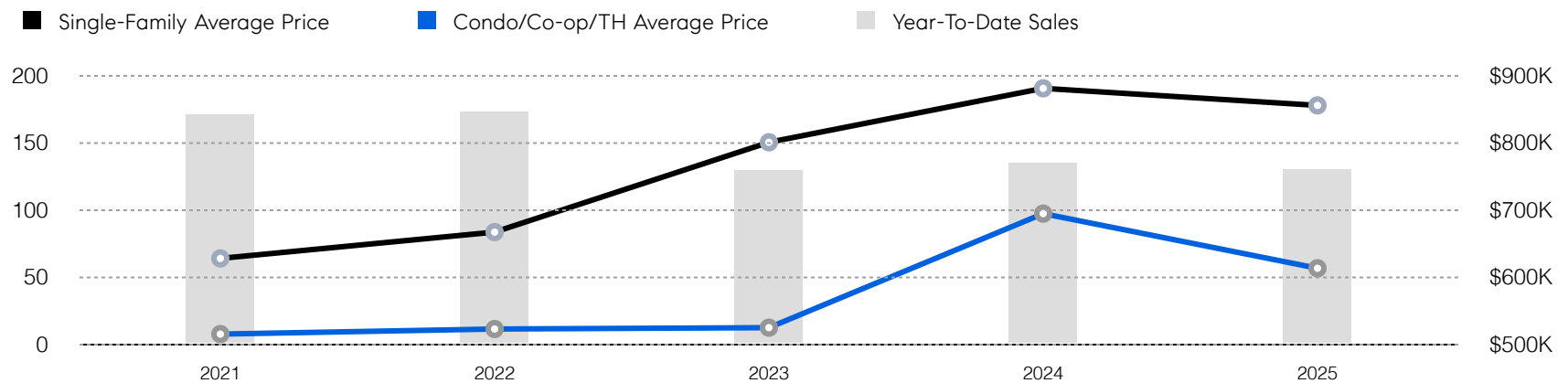
## Historic Sales Trends



# Morristown

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	69	62	-10.1%	2	1	-50.0%
	ACTIVE LISTINGS	14	3	-78.6%	14	3	-78.6%
	# OF SALES	64	66	3.1%	6	6	0.0%
	SALES VOLUME	\$56,412,596	\$56,499,023	0.2%	\$5,247,125	\$7,193,625	37.1%
	MEDIAN PRICE	\$750,000	\$730,000	-2.7%	\$801,500	\$1,169,313	45.9%
	AVERAGE PRICE	\$881,447	\$856,046	-2.9%	\$874,521	\$1,198,938	37.1%
	AVERAGE DOM	26	25	-3.8%	36	24	-33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	76	56	-26.3%	8	5	-37.5%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	70	63	-10.0%	5	3	-40.0%
	SALES VOLUME	\$48,647,829	\$38,659,708	-20.5%	\$3,830,277	\$1,208,000	-68.5%
	MEDIAN PRICE	\$547,500	\$525,000	-4.1%	\$765,000	\$380,000	-50.3%
	AVERAGE PRICE	\$694,969	\$613,646	-11.7%	\$766,055	\$402,667	-47.4%
	AVERAGE DOM	23	28	21.7%	36	21	-41.7%

## Historic Sales Trends

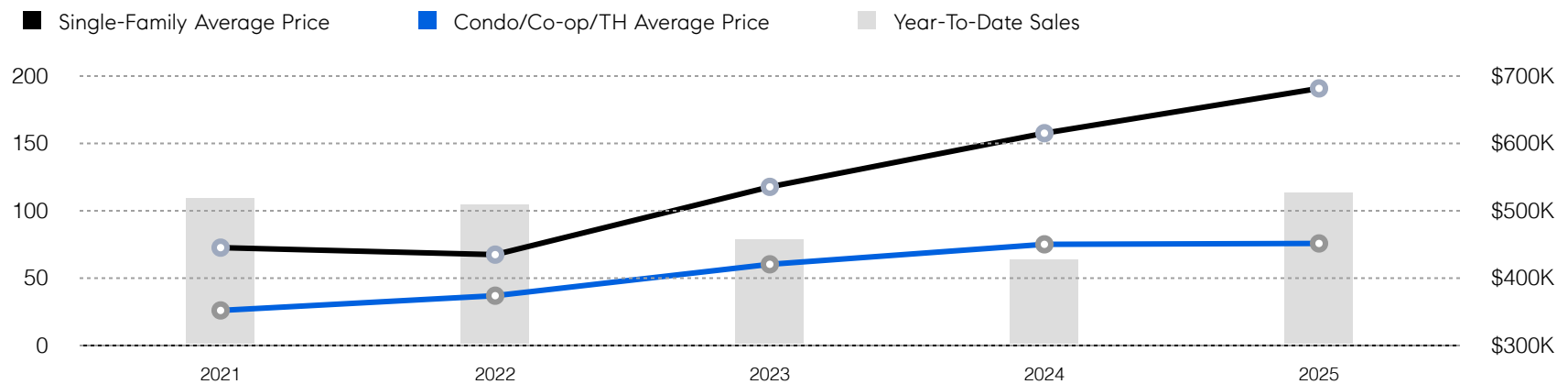




# Mount Arlington

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	23	60	160.9%	1	6	500.0%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	23	51	121.7%	4	1	-75.0%
	SALES VOLUME	\$14,149,799	\$34,766,354	145.7%	\$2,639,999	\$550,000	-79.2%
	MEDIAN PRICE	\$600,000	\$599,000	-0.2%	\$707,500	\$550,000	-22.3%
	AVERAGE PRICE	\$615,209	\$681,693	10.8%	\$660,000	\$550,000	-16.7%
	AVERAGE DOM	41	42	2.4%	139	28	-79.9%
Condo/Co-op/TH	CONTRACTS SIGNED	42	58	38.1%	3	3	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	39	61	56.4%	3	7	133.3%
	SALES VOLUME	\$17,558,400	\$27,542,463	56.9%	\$1,858,500	\$2,837,888	52.7%
	MEDIAN PRICE	\$440,000	\$457,000	3.9%	\$581,000	\$457,000	-21.3%
	AVERAGE PRICE	\$450,215	\$451,516	0.3%	\$619,500	\$405,413	-34.6%
	AVERAGE DOM	18	24	33.3%	28	37	32.1%

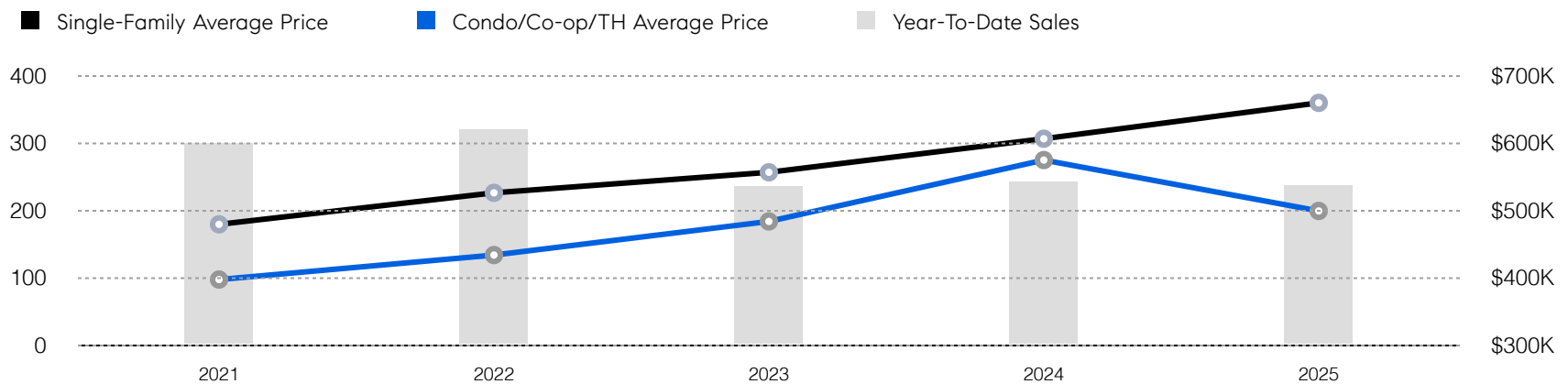
## Historic Sales Trends



# Mount Olive

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	215	209	-2.8%	10	18	80.0%
	ACTIVE LISTINGS	21	18	-14.3%	21	18	-14.3%
	# OF SALES	211	207	-1.9%	15	25	66.7%
	SALES VOLUME	\$128,070,138	\$136,672,975	6.7%	\$9,542,250	\$14,284,000	49.7%
	MEDIAN PRICE	\$592,500	\$620,000	4.6%	\$585,000	\$595,000	1.7%
	AVERAGE PRICE	\$606,967	\$660,256	8.8%	\$636,150	\$571,360	-10.2%
	AVERAGE DOM	23	30	30.4%	28	35	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	28	30	7.1%	1	1	0.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	29	28	-3.4%	2	0	0.0%
	SALES VOLUME	\$16,683,507	\$13,992,999	-16.1%	\$1,002,000	-	-
	MEDIAN PRICE	\$560,000	\$515,000	-8.0%	\$501,000	-	-
	AVERAGE PRICE	\$575,293	\$499,750	-13.1%	\$501,000	-	-
	AVERAGE DOM	24	27	12.5%	39	-	-

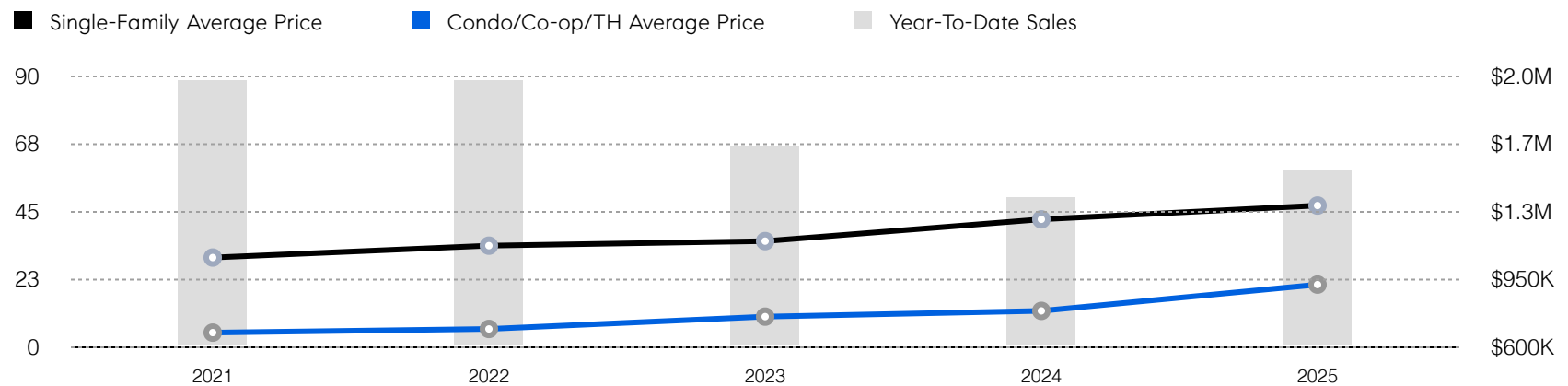
## Historic Sales Trends



# Mountain Lakes

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	41	48	17.1%	1	1	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	39	49	25.6%	1	4	300.0%
	SALES VOLUME	\$49,198,277	\$65,305,609	32.7%	\$705,000	\$6,157,000	773.3%
	MEDIAN PRICE	\$1,250,000	\$1,315,000	5.2%	\$705,000	\$1,264,000	79.3%
	AVERAGE PRICE	\$1,261,494	\$1,332,768	5.6%	\$705,000	\$1,539,250	118.3%
	AVERAGE DOM	27	29	7.4%	11	32	190.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	9	-18.2%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	10	9	-10.0%	1	1	0.0%
	SALES VOLUME	\$7,883,250	\$8,317,888	5.5%	\$960,000	\$958,888	-0.1%
	MEDIAN PRICE	\$807,000	\$940,000	16.5%	\$960,000	\$958,888	-0.1%
	AVERAGE PRICE	\$788,325	\$924,210	17.2%	\$960,000	\$958,888	-0.1%
	AVERAGE DOM	15	14	-6.7%	19	68	257.9%

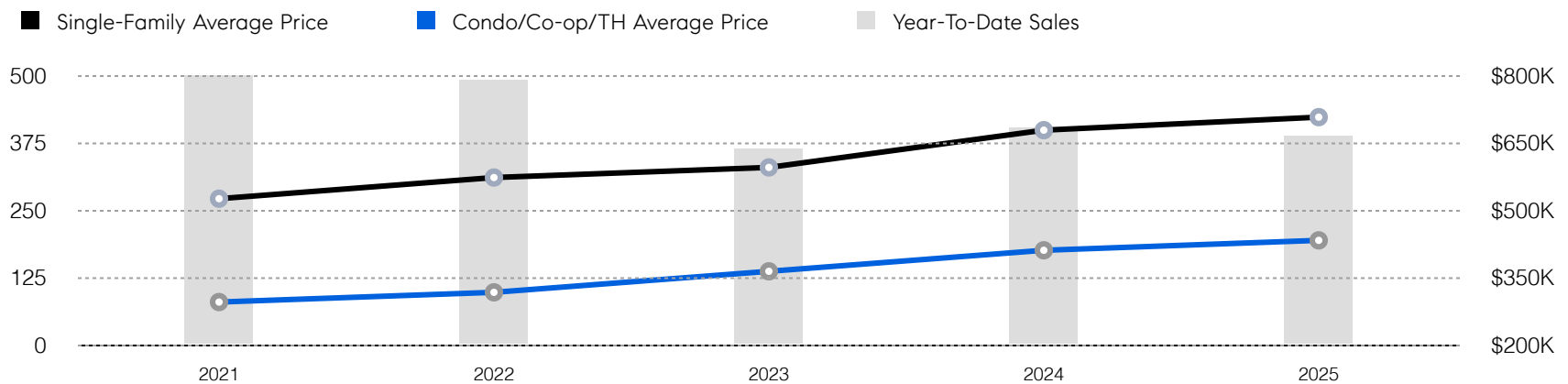
## Historic Sales Trends



# Parsippany

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	318	283	-11.0%	28	17	-39.3%
	ACTIVE LISTINGS	32	14	-56.2%	32	14	-56.2%
	# OF SALES	306	287	-6.2%	24	17	-29.2%
	SALES VOLUME	\$207,935,493	\$203,348,530	-2.2%	\$13,923,700	\$12,694,500	-8.8%
	MEDIAN PRICE	\$669,500	\$685,000	2.3%	\$527,500	\$700,000	32.7%
	AVERAGE PRICE	\$679,528	\$708,531	4.3%	\$580,154	\$746,735	28.7%
	AVERAGE DOM	25	29	16.0%	23	41	78.3%
Condo/Co-op/TH	CONTRACTS SIGNED	91	103	13.2%	3	9	200.0%
	ACTIVE LISTINGS	6	19	216.7%	6	19	216.7%
	# OF SALES	94	99	5.3%	8	12	50.0%
	SALES VOLUME	\$38,731,065	\$42,981,644	11.0%	\$3,114,990	\$5,131,000	64.7%
	MEDIAN PRICE	\$278,000	\$296,000	6.5%	\$272,500	\$321,250	17.9%
	AVERAGE PRICE	\$412,033	\$434,158	5.4%	\$389,374	\$427,583	9.8%
	AVERAGE DOM	27	30	11.1%	29	34	17.2%

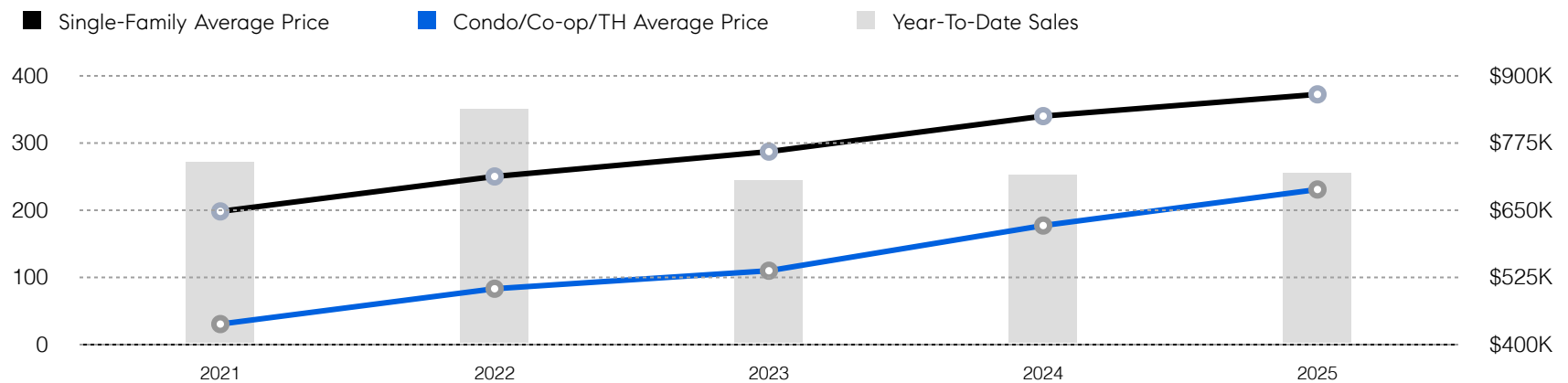
## Historic Sales Trends



# Randolph

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	232	202	-12.9%	6	10	66.7%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	231	204	-11.7%	18	20	11.1%
	SALES VOLUME	\$190,602,335	\$176,583,884	-7.4%	\$15,377,998	\$15,702,000	2.1%
	MEDIAN PRICE	\$795,000	\$815,000	2.5%	\$770,000	\$730,000	-5.2%
	AVERAGE PRICE	\$825,118	\$865,607	4.9%	\$854,333	\$785,100	-8.1%
	AVERAGE DOM	23	26	13.0%	22	29	31.8%
Condo/Co-op/TH	CONTRACTS SIGNED	26	48	84.6%	5	1	-80.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	19	48	152.6%	2	1	-50.0%
	SALES VOLUME	\$11,809,000	\$33,052,428	179.9%	\$1,000,000	\$575,000	-42.5%
	MEDIAN PRICE	\$625,000	\$650,000	4.0%	\$500,000	\$575,000	15.0%
	AVERAGE PRICE	\$621,526	\$688,592	10.8%	\$500,000	\$575,000	15.0%
	AVERAGE DOM	22	34	54.5%	19	24	26.3%

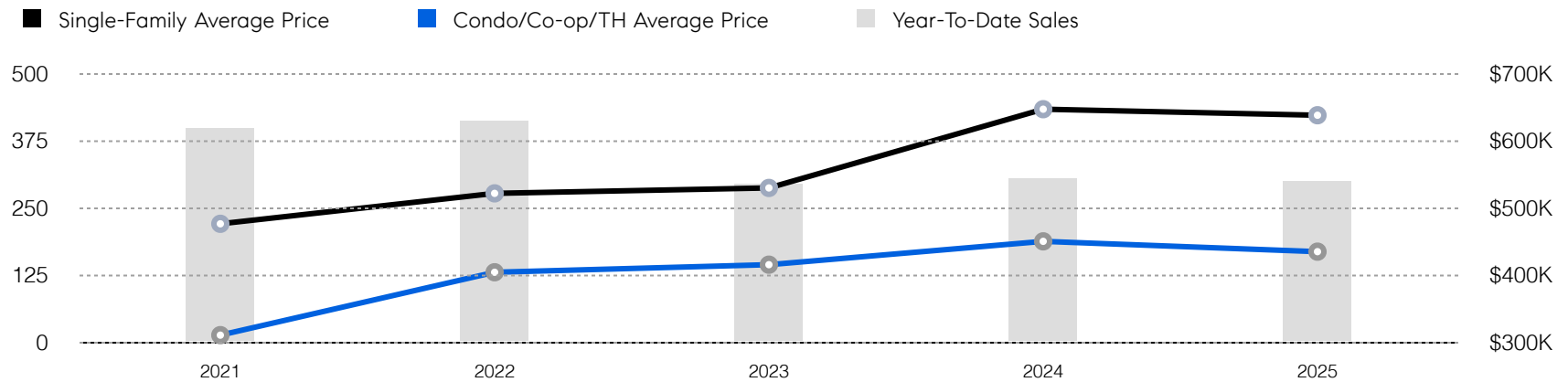
## Historic Sales Trends



# Rockaway

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	195	203	4.1%	14	11	-21.4%
	ACTIVE LISTINGS	25	12	-52.0%	25	12	-52.0%
	# OF SALES	190	201	5.8%	16	16	0.0%
	SALES VOLUME	\$123,050,308	\$128,366,232	4.3%	\$9,941,750	\$9,683,300	-2.6%
	MEDIAN PRICE	\$554,000	\$590,000	6.5%	\$582,500	\$597,500	2.6%
	AVERAGE PRICE	\$647,633	\$638,638	-1.4%	\$621,359	\$605,206	-2.6%
	AVERAGE DOM	24	30	25.0%	37	43	16.2%
Condo/Co-op/TH	CONTRACTS SIGNED	112	99	-11.6%	7	7	0.0%
	ACTIVE LISTINGS	13	17	30.8%	13	17	30.8%
	# OF SALES	112	96	-14.3%	9	7	-22.2%
	SALES VOLUME	\$50,500,049	\$41,811,515	-17.2%	\$4,215,800	\$3,770,000	-10.6%
	MEDIAN PRICE	\$453,500	\$435,000	-4.1%	\$471,000	\$545,000	15.7%
	AVERAGE PRICE	\$450,893	\$435,537	-3.4%	\$468,422	\$538,571	15.0%
	AVERAGE DOM	36	46	27.8%	57	85	49.1%

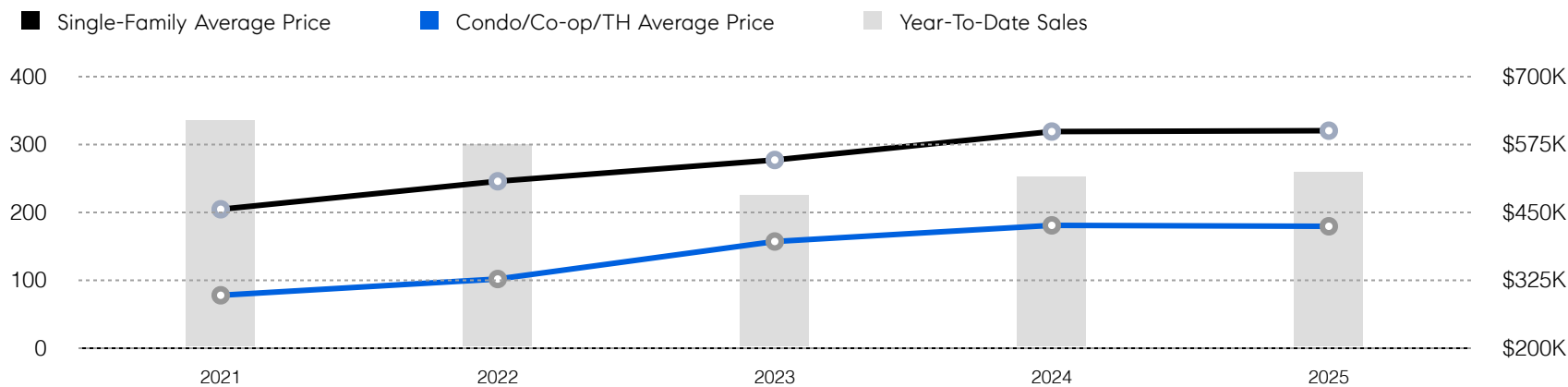
## Historic Sales Trends



# Roxbury

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	215	202	-6.0%	10	10	0.0%
	ACTIVE LISTINGS	12	19	58.3%	12	19	58.3%
	# OF SALES	209	203	-2.9%	23	25	8.7%
	SALES VOLUME	\$125,173,619	\$121,901,535	-2.6%	\$14,095,800	\$15,284,800	8.4%
	MEDIAN PRICE	\$590,500	\$610,500	3.4%	\$580,000	\$630,000	8.6%
	AVERAGE PRICE	\$598,917	\$600,500	0.3%	\$612,861	\$611,392	-0.2%
	AVERAGE DOM	26	26	0.0%	30	27	-10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	35	56	60.0%	0	3	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	41	53	29.3%	1	6	500.0%
	SALES VOLUME	\$17,473,580	\$22,496,366	28.7%	\$540,000	\$2,252,000	317.0%
	MEDIAN PRICE	\$415,000	\$401,231	-3.3%	\$540,000	\$378,000	-30.0%
	AVERAGE PRICE	\$426,185	\$424,460	-0.4%	\$540,000	\$375,333	-30.5%
	AVERAGE DOM	21	24	14.3%	9	34	277.8%

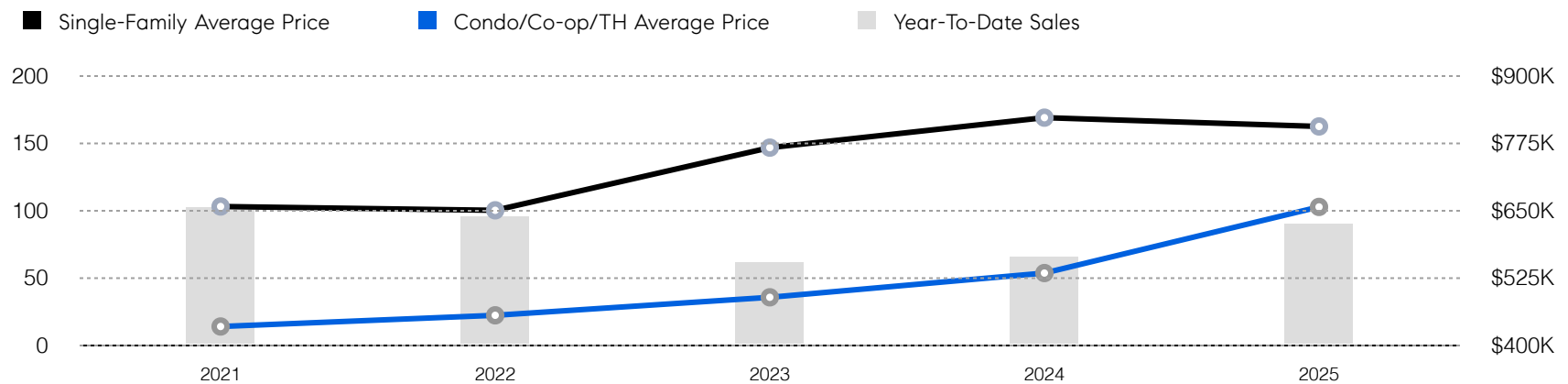
## Historic Sales Trends



# Whippany

		YTD 2024	YTD 2025	% Change	Dec 2024	Dec 2025	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%	3	3	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	45	51	13.3%	10	5	-50.0%
	SALES VOLUME	\$37,026,492	\$41,131,200	11.1%	\$7,615,000	\$4,505,000	-40.8%
	MEDIAN PRICE	\$782,000	\$750,000	-4.1%	\$797,500	\$745,000	-6.6%
	AVERAGE PRICE	\$822,811	\$806,494	-2.0%	\$761,500	\$901,000	18.3%
	AVERAGE DOM	23	27	17.4%	15	28	86.7%
Condo/Co-op/TH	CONTRACTS SIGNED	25	33	32.0%	1	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	19	38	100.0%	1	6	500.0%
	SALES VOLUME	\$10,154,500	\$24,973,064	145.9%	\$429,000	\$4,198,829	878.7%
	MEDIAN PRICE	\$550,000	\$609,000	10.7%	\$429,000	\$722,995	68.5%
	AVERAGE PRICE	\$534,447	\$657,186	23.0%	\$429,000	\$699,805	63.1%
	AVERAGE DOM	15	25	66.7%	13	19	46.2%

## Historic Sales Trends







Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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