



July 2025

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

1,896

1.3% Year-To-Date
-11.3% Month-Over-Month

Year-To-Date Contracts

2,165

-1.5% Year-To-Date
4.7% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

6.1% Year-To-Date
-1.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$609K

1.0% Year-To-Date
-1.0% Month-Over-Month

Average Days On Market

27

8.0% Year-To-Date
25.0% Month-Over-Month

Active Listings

489

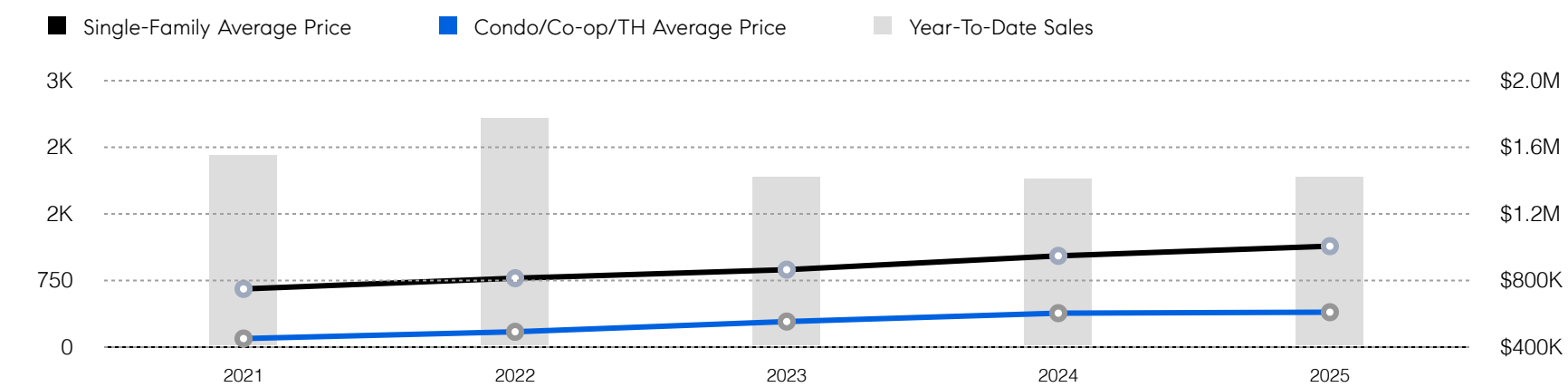
-13.1% Year-Over-Year
-10.9% Month-Over-Month



Morris County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	1,681	1,634	-2.8%
	ACTIVE LISTINGS	462	357	-22.7%
	# OF SALES	1,408	1,416	0.6%
	SALES VOLUME	\$1,333,840,846	\$1,424,765,910	6.8%
	MEDIAN PRICE	\$790,000	\$830,000	5.1%
	AVERAGE PRICE	\$948,003	\$1,006,191	6.1%
	AVERAGE DOM	27	28	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	516	531	2.9%
	ACTIVE LISTINGS	101	132	30.7%
	# OF SALES	464	480	3.4%
	SALES VOLUME	\$280,199,878	\$291,406,459	4.0%
	MEDIAN PRICE	\$550,000	\$574,058	4.4%
	AVERAGE PRICE	\$603,879	\$609,637	1.0%
	AVERAGE DOM	25	32	28.0%

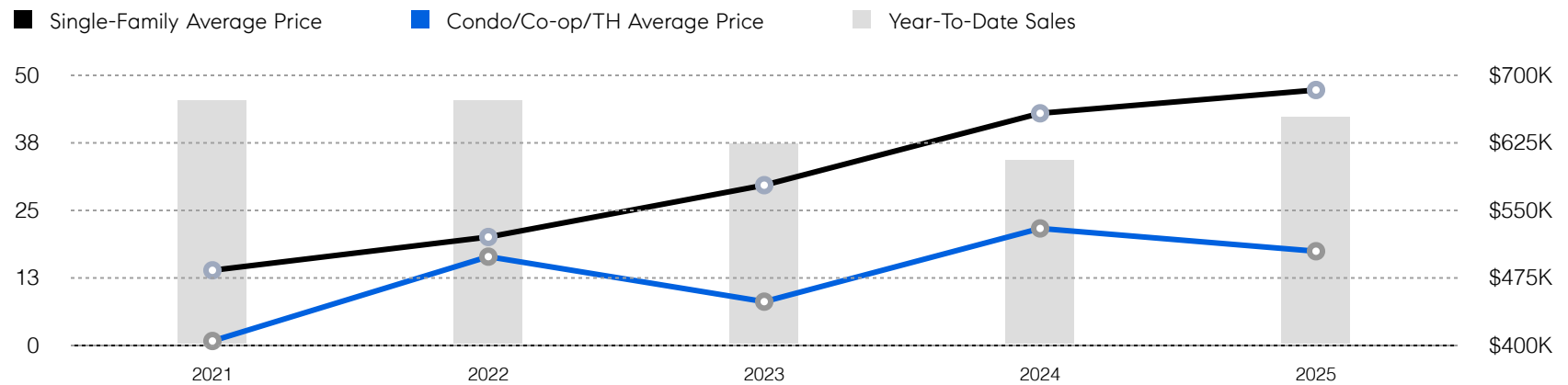
Historic Sales Trends



Boonton

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	33	41	24.2%
	ACTIVE LISTINGS	15	13	-13.3%
	# OF SALES	31	39	25.8%
	SALES VOLUME	\$20,393,300	\$26,665,088	30.8%
	MEDIAN PRICE	\$630,000	\$670,000	6.3%
	AVERAGE PRICE	\$657,848	\$683,720	3.9%
	AVERAGE DOM	29	33	13.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	1	0	0.0%
	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,590,000	\$1,514,000	-4.8%
	MEDIAN PRICE	\$540,000	\$535,000	-0.9%
	AVERAGE PRICE	\$530,000	\$504,667	-4.8%
	AVERAGE DOM	26	18	-30.8%

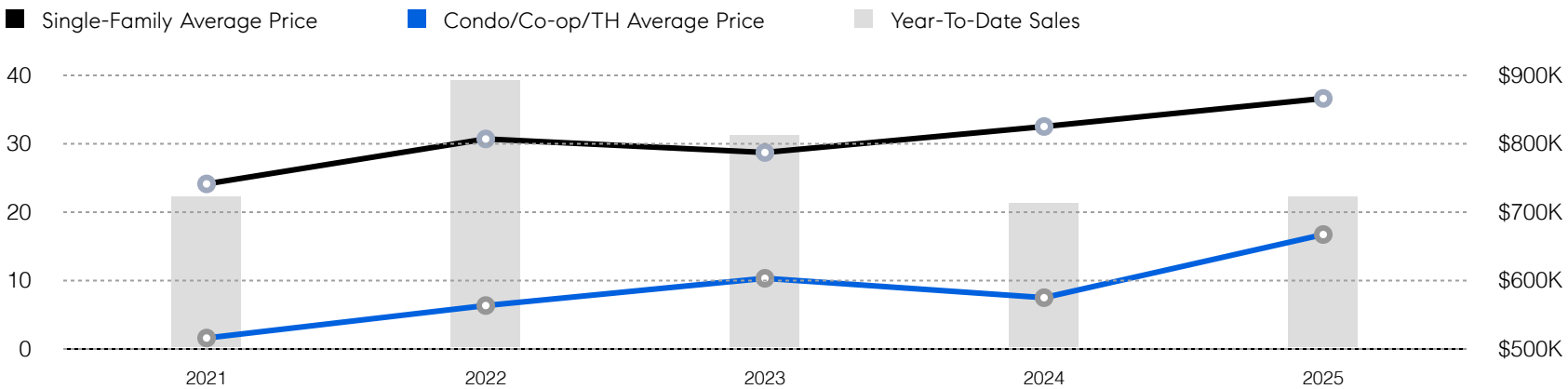
Historic Sales Trends



Boonton Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	20	20	0.0%
	ACTIVE LISTINGS	11	8	-27.3%
	# OF SALES	19	19	0.0%
	SALES VOLUME	\$15,679,500	\$16,459,499	5.0%
	MEDIAN PRICE	\$785,000	\$715,000	-8.9%
	AVERAGE PRICE	\$825,237	\$866,289	5.0%
	AVERAGE DOM	26	33	26.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	2	3	50.0%
	SALES VOLUME	\$1,150,000	\$2,002,000	74.1%
	MEDIAN PRICE	\$575,000	\$685,000	19.1%
	AVERAGE PRICE	\$575,000	\$667,333	16.1%
	AVERAGE DOM	15	13	-13.3%

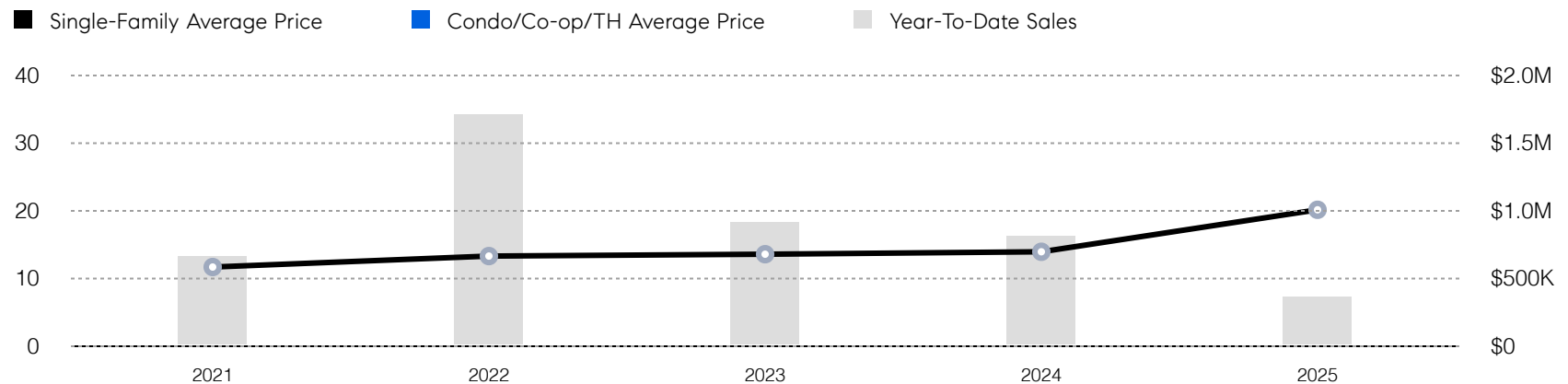
Historic Sales Trends



Cedar Knolls

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	12	9	-25.0%
	ACTIVE LISTINGS	3	1	-66.7%
	# OF SALES	12	7	-41.7%
	SALES VOLUME	\$8,373,622	\$7,056,100	-15.7%
	MEDIAN PRICE	\$675,000	\$1,100,000	63.0%
	AVERAGE PRICE	\$697,802	\$1,008,014	44.5%
	AVERAGE DOM	36	17	-52.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%
	ACTIVE LISTINGS	0	1	0.0%
	# OF SALES	4	0	0.0%
	SALES VOLUME	\$2,028,500	-	-
	MEDIAN PRICE	\$485,500	-	-
	AVERAGE PRICE	\$507,125	-	-
	AVERAGE DOM	16	-	-

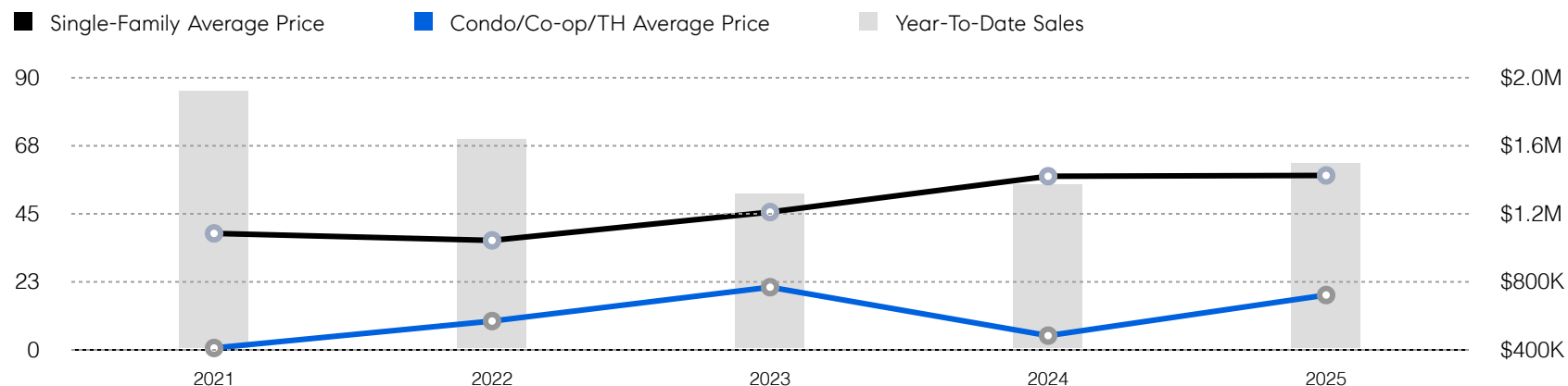
Historic Sales Trends



Chatham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	56	59	5.4%
	ACTIVE LISTINGS	5	11	120.0%
	# OF SALES	47	59	25.5%
	SALES VOLUME	\$66,786,302	\$84,109,523	25.9%
	MEDIAN PRICE	\$1,300,000	\$1,365,000	5.0%
	AVERAGE PRICE	\$1,420,985	\$1,425,585	0.3%
	AVERAGE DOM	16	18	12.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%
	ACTIVE LISTINGS	1	0	0.0%
	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$3,386,999	\$1,445,000	-57.3%
	MEDIAN PRICE	\$378,000	\$722,500	91.1%
	AVERAGE PRICE	\$483,857	\$722,500	49.3%
	AVERAGE DOM	38	78	105.3%

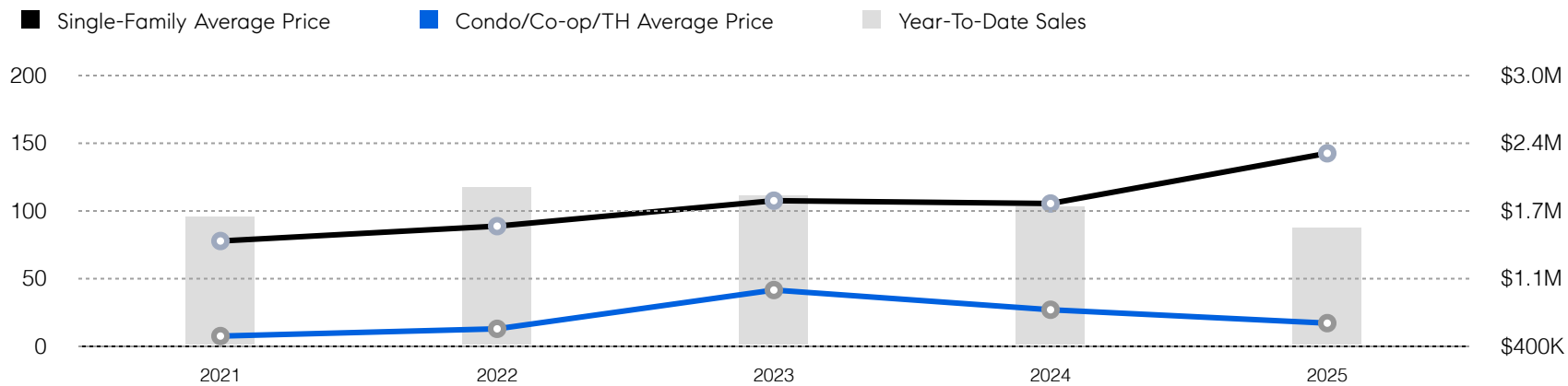
Historic Sales Trends



Chatham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	78	65	-16.7%
	ACTIVE LISTINGS	21	10	-52.4%
	# OF SALES	72	59	-18.1%
	SALES VOLUME	\$127,547,512	\$132,956,450	4.2%
	MEDIAN PRICE	\$1,645,000	\$2,150,000	30.7%
	AVERAGE PRICE	\$1,771,493	\$2,253,499	27.2%
	AVERAGE DOM	24	28	16.7%
Condo/Co-op/TH	CONTRACTS SIGNED	35	32	-8.6%
	ACTIVE LISTINGS	1	7	600.0%
	# OF SALES	30	27	-10.0%
	SALES VOLUME	\$22,547,756	\$16,824,289	-25.4%
	MEDIAN PRICE	\$508,000	\$485,000	-4.5%
	AVERAGE PRICE	\$751,592	\$623,122	-17.1%
	AVERAGE DOM	16	25	56.3%

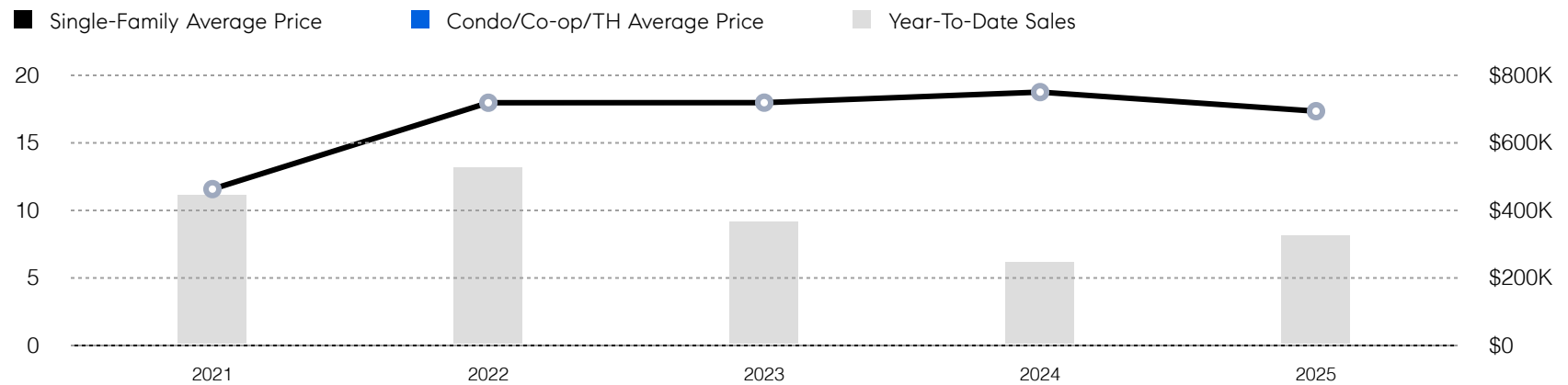
Historic Sales Trends



Chester Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	5	8	60.0%
	ACTIVE LISTINGS	2	3	50.0%
	# OF SALES	4	8	100.0%
	SALES VOLUME	\$3,001,500	\$5,551,000	84.9%
	MEDIAN PRICE	\$738,750	\$650,500	-11.9%
	AVERAGE PRICE	\$750,375	\$693,875	-7.5%
	AVERAGE DOM	22	37	68.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,501,000	-	-
	MEDIAN PRICE	\$750,500	-	-
	AVERAGE PRICE	\$750,500	-	-
	AVERAGE DOM	13	-	-

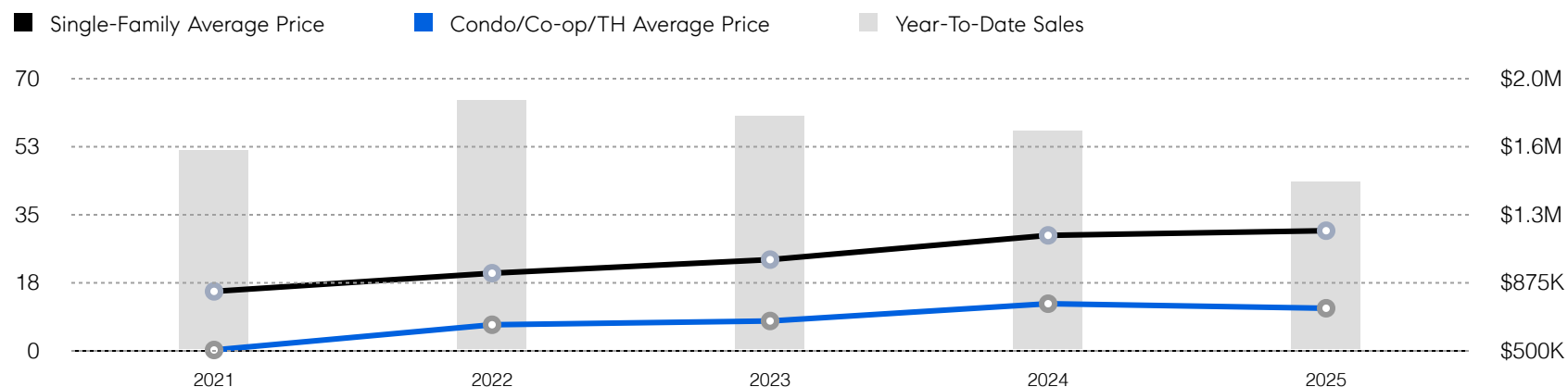
Historic Sales Trends



Chester Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	55	51	-7.3%
	ACTIVE LISTINGS	19	18	-5.3%
	# OF SALES	53	41	-22.6%
	SALES VOLUME	\$59,102,869	\$47,653,500	-19.4%
	MEDIAN PRICE	\$1,010,000	\$999,000	-1.1%
	AVERAGE PRICE	\$1,136,594	\$1,162,280	2.3%
	AVERAGE DOM	33	42	27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$2,280,000	\$1,470,000	-35.5%
	MEDIAN PRICE	\$750,000	\$735,000	-2.0%
	AVERAGE PRICE	\$760,000	\$735,000	-3.3%
	AVERAGE DOM	11	16	45.5%

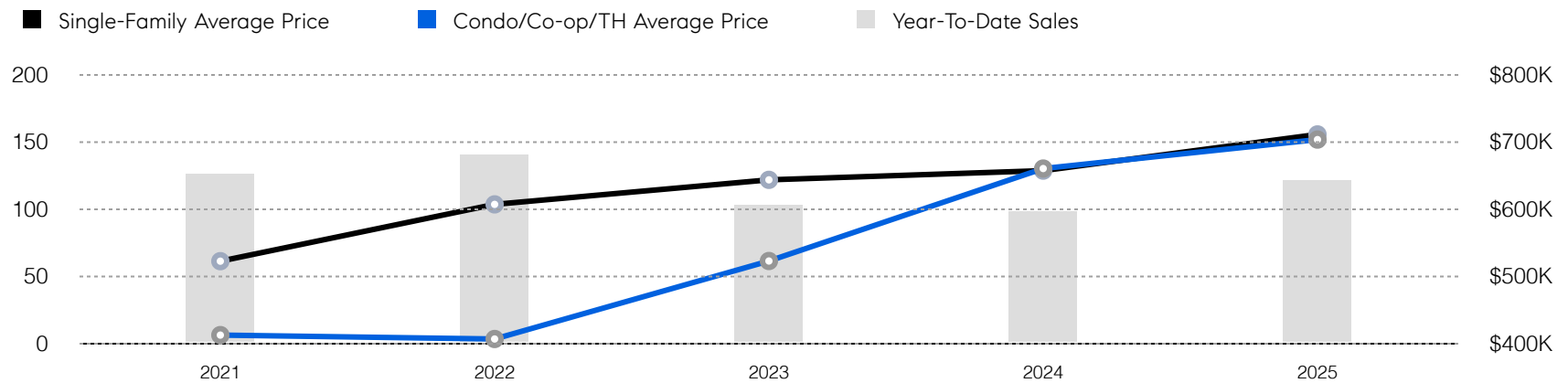
Historic Sales Trends



Denville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	77	96	24.7%
	ACTIVE LISTINGS	20	16	-20.0%
	# OF SALES	70	79	12.9%
	SALES VOLUME	\$46,031,152	\$56,207,137	22.1%
	MEDIAN PRICE	\$590,000	\$617,500	4.7%
	AVERAGE PRICE	\$657,588	\$711,483	8.2%
	AVERAGE DOM	28	24	-14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	40	33	-17.5%
	ACTIVE LISTINGS	11	5	-54.5%
	# OF SALES	27	41	51.9%
	SALES VOLUME	\$17,838,706	\$28,856,225	61.8%
	MEDIAN PRICE	\$695,000	\$776,000	11.7%
	AVERAGE PRICE	\$660,693	\$703,810	6.5%
	AVERAGE DOM	18	55	205.6%

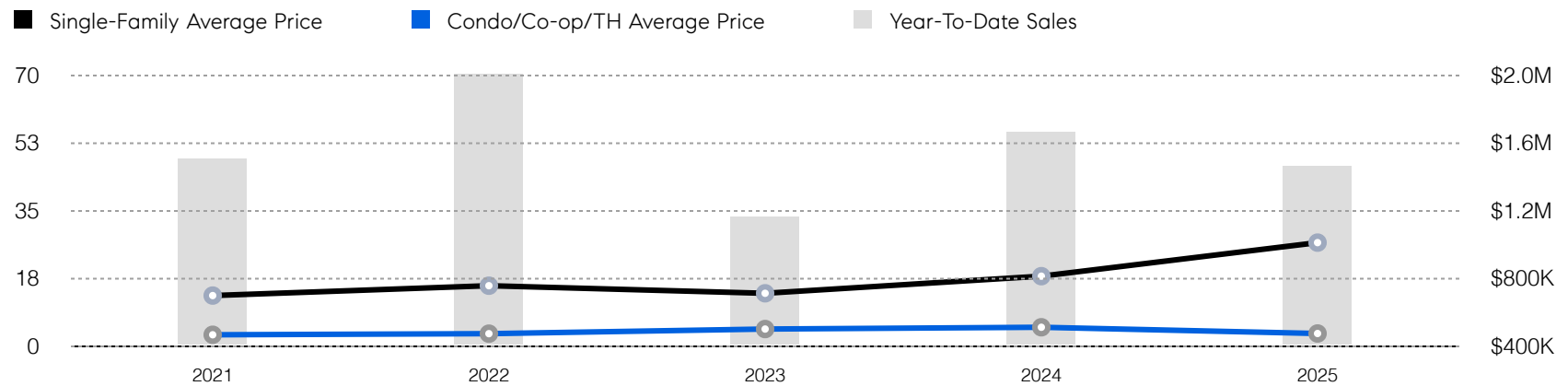
Historic Sales Trends



East Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	53	46	-13.2%
	ACTIVE LISTINGS	8	6	-25.0%
	# OF SALES	45	39	-13.3%
	SALES VOLUME	\$36,666,511	\$39,504,073	7.7%
	MEDIAN PRICE	\$792,000	\$999,999	26.3%
	AVERAGE PRICE	\$814,811	\$1,012,925	24.3%
	AVERAGE DOM	28	21	-25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	10	-16.7%
	ACTIVE LISTINGS	0	3	0.0%
	# OF SALES	10	7	-30.0%
	SALES VOLUME	\$5,129,533	\$3,332,506	-35.0%
	MEDIAN PRICE	\$490,500	\$499,000	1.7%
	AVERAGE PRICE	\$512,953	\$476,072	-7.2%
	AVERAGE DOM	25	19	-24.0%

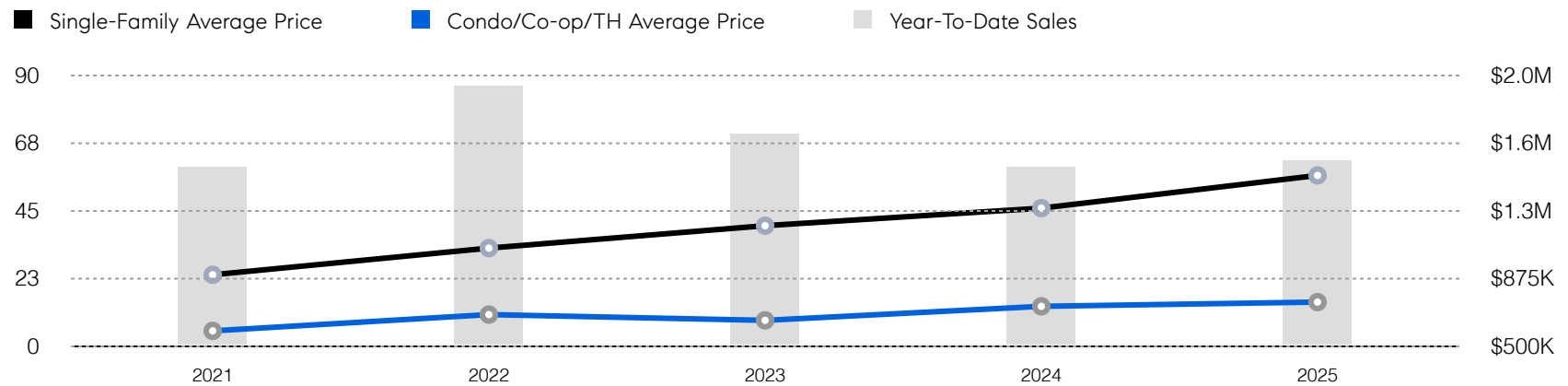
Historic Sales Trends



Florham Park

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	50	47	-6.0%
	ACTIVE LISTINGS	17	4	-76.5%
	# OF SALES	37	43	16.2%
	SALES VOLUME	\$46,824,500	\$62,212,988	32.9%
	MEDIAN PRICE	\$1,100,000	\$1,280,000	16.4%
	AVERAGE PRICE	\$1,265,527	\$1,446,814	14.3%
	AVERAGE DOM	22	33	50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	25	23	-8.0%
	ACTIVE LISTINGS	3	6	100.0%
	# OF SALES	22	18	-18.2%
	SALES VOLUME	\$15,880,540	\$13,416,172	-15.5%
	MEDIAN PRICE	\$715,500	\$710,750	-0.7%
	AVERAGE PRICE	\$721,843	\$745,343	3.3%
	AVERAGE DOM	39	25	-35.9%

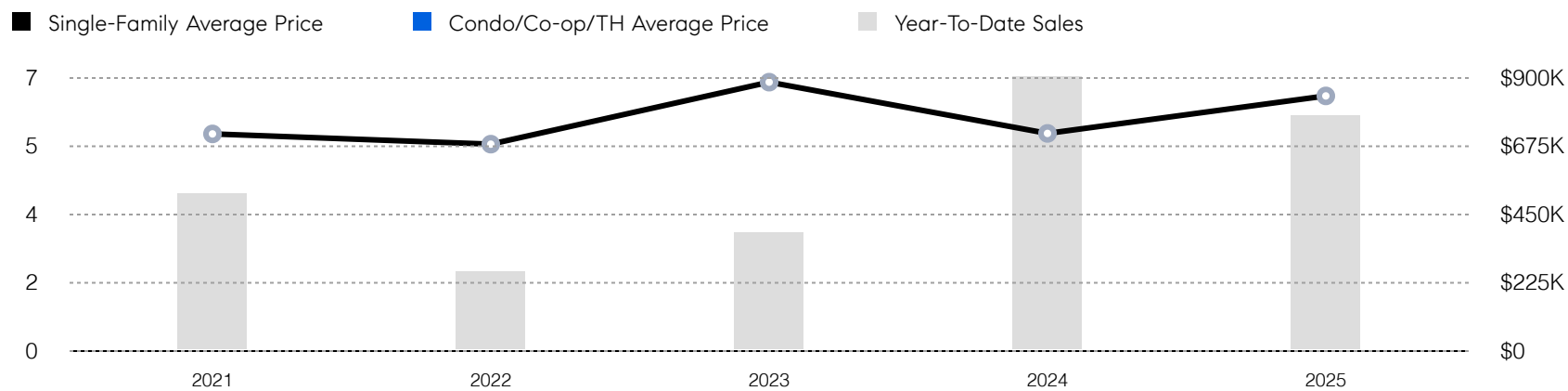
Historic Sales Trends



Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%
	ACTIVE LISTINGS	1	2	100.0%
	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$5,021,914	\$5,046,000	0.5%
	MEDIAN PRICE	\$749,914	\$820,000	9.3%
	AVERAGE PRICE	\$717,416	\$841,000	17.2%
	AVERAGE DOM	26	30	15.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

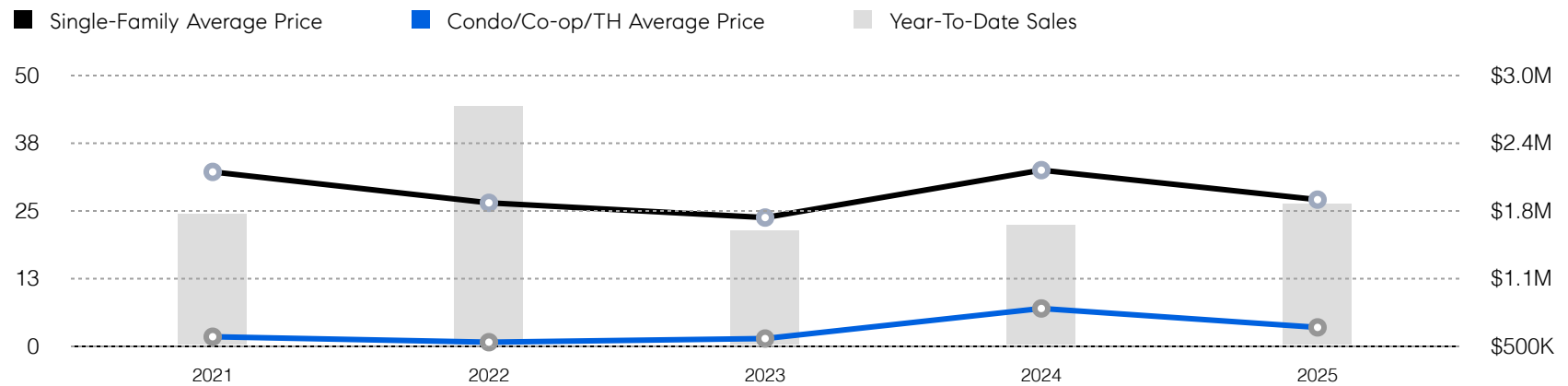
Historic Sales Trends



Harding

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	23	22	-4.3%
	ACTIVE LISTINGS	9	5	-44.4%
	# OF SALES	21	23	9.5%
	SALES VOLUME	\$44,659,510	\$42,650,500	-4.5%
	MEDIAN PRICE	\$1,931,000	\$1,676,000	-13.2%
	AVERAGE PRICE	\$2,126,643	\$1,854,370	-12.8%
	AVERAGE DOM	48	29	-39.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	1	3	200.0%
	SALES VOLUME	\$850,000	\$2,026,000	138.4%
	MEDIAN PRICE	\$850,000	\$662,000	-22.1%
	AVERAGE PRICE	\$850,000	\$675,333	-20.5%
	AVERAGE DOM	5	25	400.0%

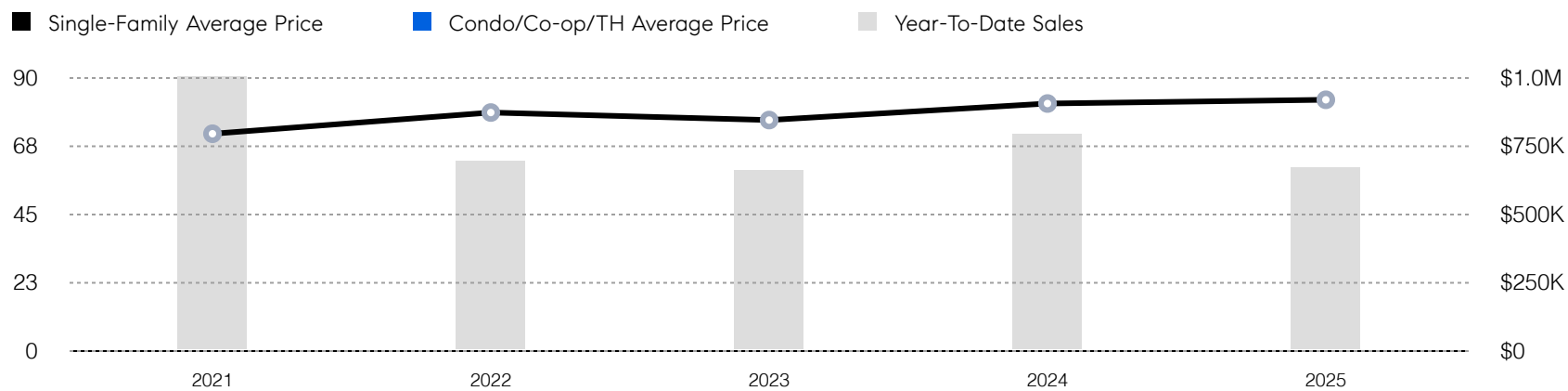
Historic Sales Trends



Kinnelon

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	87	69	-20.7%
	ACTIVE LISTINGS	24	24	0.0%
	# OF SALES	69	57	-17.4%
	SALES VOLUME	\$62,554,299	\$52,455,450	-16.1%
	MEDIAN PRICE	\$810,000	\$850,000	4.9%
	AVERAGE PRICE	\$906,584	\$920,271	1.5%
	AVERAGE DOM	50	48	-4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	2	3	50.0%
	SALES VOLUME	\$703,000	\$1,062,000	51.1%
	MEDIAN PRICE	\$351,500	\$330,000	-6.1%
	AVERAGE PRICE	\$351,500	\$354,000	0.7%
	AVERAGE DOM	7	46	557.1%

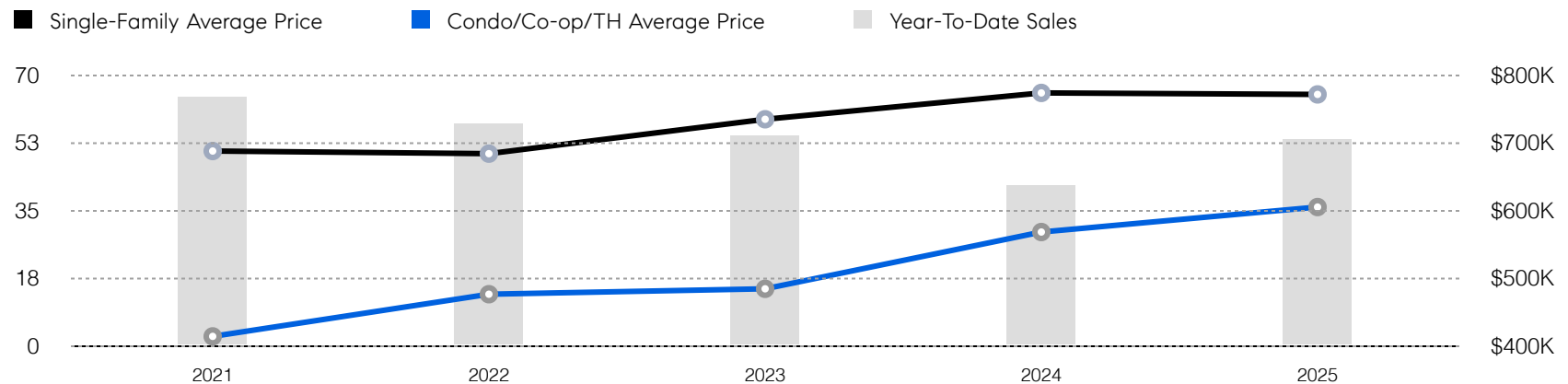
Historic Sales Trends



Long Hill

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	45	60	33.3%
	ACTIVE LISTINGS	13	9	-30.8%
	# OF SALES	37	47	27.0%
	SALES VOLUME	\$28,648,396	\$36,287,000	26.7%
	MEDIAN PRICE	\$733,000	\$750,000	2.3%
	AVERAGE PRICE	\$774,281	\$772,064	-0.3%
	AVERAGE DOM	30	32	6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	5	7	40.0%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	4	6	50.0%
	SALES VOLUME	\$2,275,000	\$3,634,000	59.7%
	MEDIAN PRICE	\$542,500	\$609,500	12.4%
	AVERAGE PRICE	\$568,750	\$605,667	6.5%
	AVERAGE DOM	15	27	80.0%

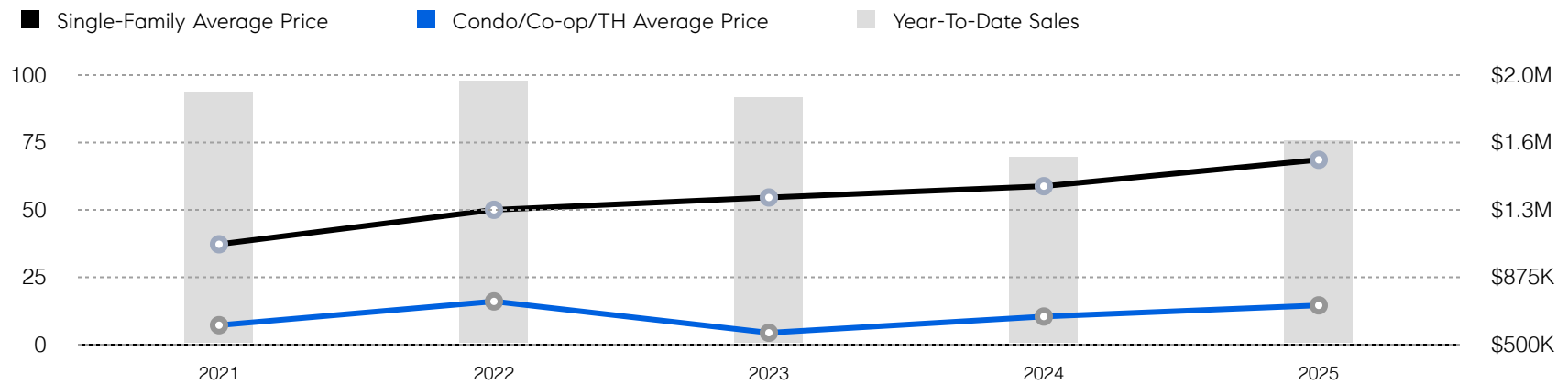
Historic Sales Trends



Madison

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	69	64	-7.2%
	ACTIVE LISTINGS	14	16	14.3%
	# OF SALES	59	62	5.1%
	SALES VOLUME	\$81,540,700	\$94,782,033	16.2%
	MEDIAN PRICE	\$1,150,000	\$1,435,500	24.8%
	AVERAGE PRICE	\$1,382,046	\$1,528,742	10.6%
	AVERAGE DOM	34	27	-20.6%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%
	ACTIVE LISTINGS	4	2	-50.0%
	# OF SALES	10	13	30.0%
	SALES VOLUME	\$6,564,000	\$9,340,230	42.3%
	MEDIAN PRICE	\$647,750	\$801,000	23.7%
	AVERAGE PRICE	\$656,400	\$718,479	9.5%
	AVERAGE DOM	23	20	-13.0%

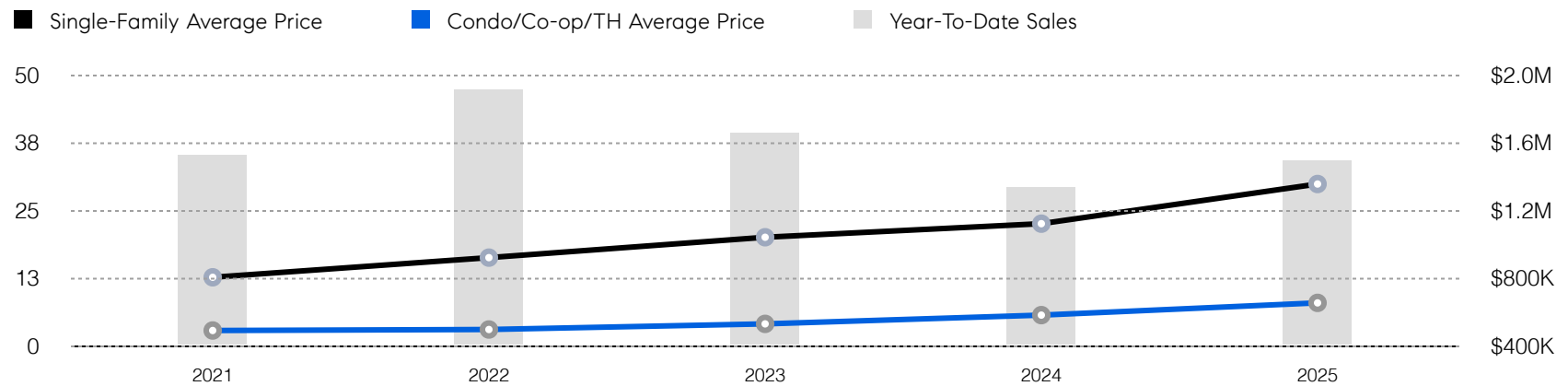
Historic Sales Trends



Mendham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	26	32	23.1%
	ACTIVE LISTINGS	11	4	-63.6%
	# OF SALES	22	25	13.6%
	SALES VOLUME	\$24,748,350	\$33,980,000	37.3%
	MEDIAN PRICE	\$900,450	\$1,112,000	23.5%
	AVERAGE PRICE	\$1,124,925	\$1,359,200	20.8%
	AVERAGE DOM	42	37	-11.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	10	66.7%
	ACTIVE LISTINGS	1	1	0.0%
	# OF SALES	7	9	28.6%
	SALES VOLUME	\$4,093,000	\$5,913,333	44.5%
	MEDIAN PRICE	\$595,000	\$620,000	4.2%
	AVERAGE PRICE	\$584,714	\$657,037	12.4%
	AVERAGE DOM	10	25	150.0%

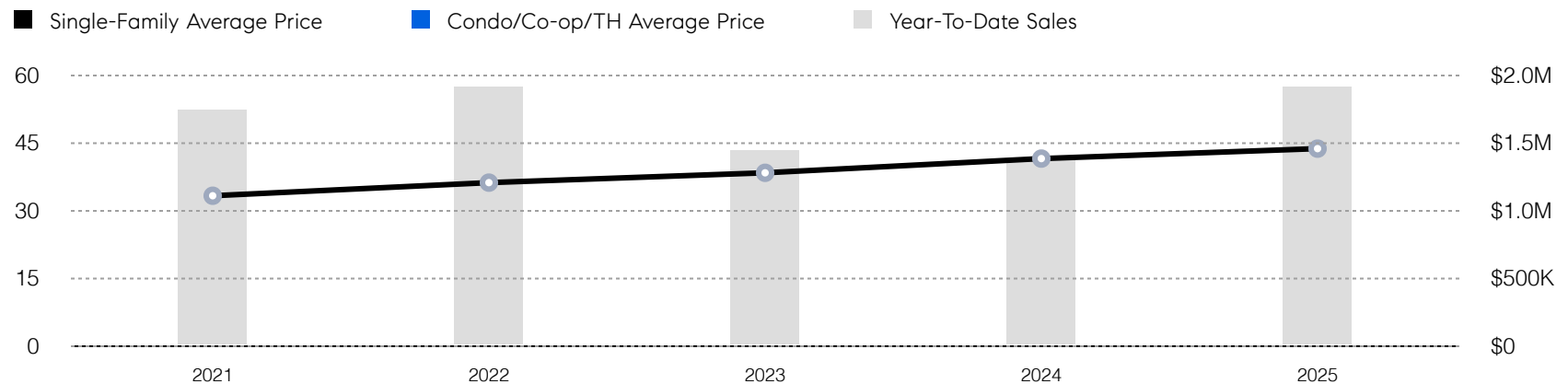
Historic Sales Trends



Mendham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	47	52	10.6%
	ACTIVE LISTINGS	22	19	-13.6%
	# OF SALES	33	42	27.3%
	SALES VOLUME	\$45,744,530	\$61,310,500	34.0%
	MEDIAN PRICE	\$1,300,000	\$1,406,500	8.2%
	AVERAGE PRICE	\$1,386,198	\$1,459,774	5.3%
	AVERAGE DOM	35	35	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	9	-10.0%
	ACTIVE LISTINGS	14	7	-50.0%
	# OF SALES	8	15	87.5%
	SALES VOLUME	\$10,302,043	\$18,182,974	76.5%
	MEDIAN PRICE	\$1,267,500	\$1,269,000	0.1%
	AVERAGE PRICE	\$1,287,755	\$1,212,198	-5.9%
	AVERAGE DOM	143	83	-42.0%

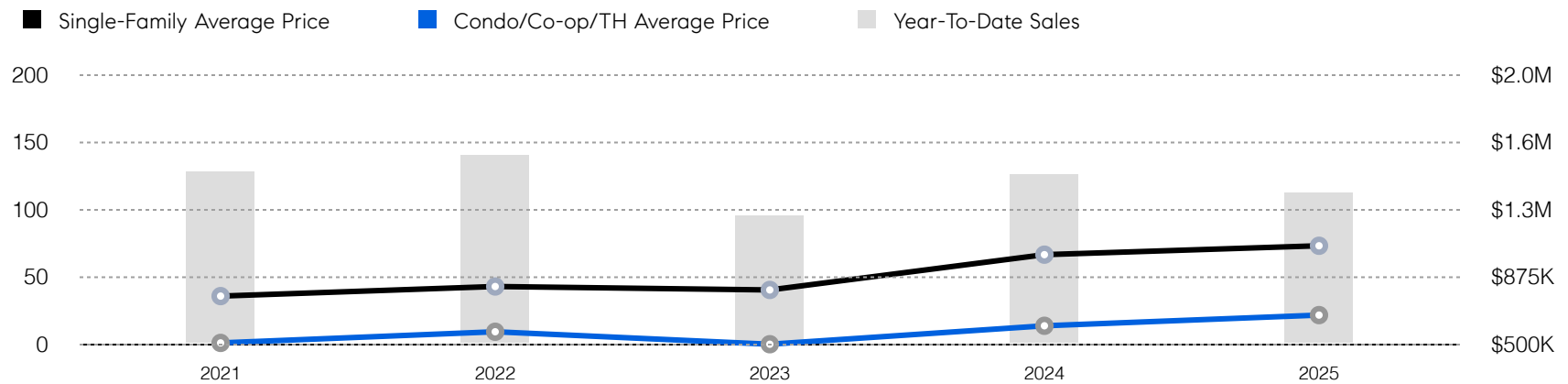
Historic Sales Trends



Montville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	111	98	-11.7%
	ACTIVE LISTINGS	37	29	-21.6%
	# OF SALES	97	82	-15.5%
	SALES VOLUME	\$97,064,815	\$86,110,963	-11.3%
	MEDIAN PRICE	\$935,000	\$905,000	-3.2%
	AVERAGE PRICE	\$1,000,668	\$1,050,134	4.9%
	AVERAGE DOM	31	25	-19.4%
Condo/Co-op/TH	CONTRACTS SIGNED	29	31	6.9%
	ACTIVE LISTINGS	4	1	-75.0%
	# OF SALES	28	29	3.6%
	SALES VOLUME	\$16,930,787	\$19,261,000	13.8%
	MEDIAN PRICE	\$607,500	\$700,000	15.2%
	AVERAGE PRICE	\$604,671	\$664,172	9.8%
	AVERAGE DOM	25	19	-24.0%

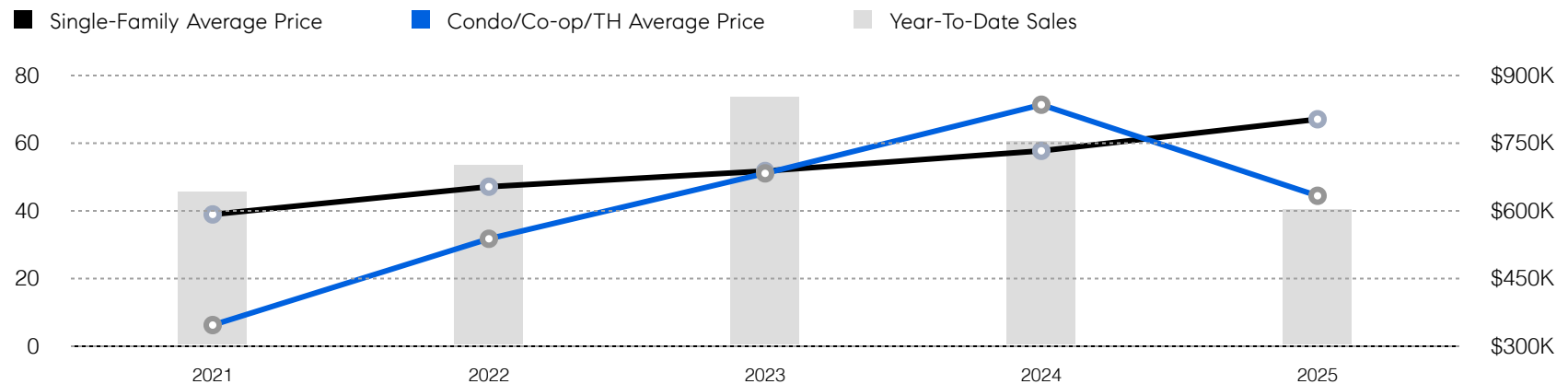
Historic Sales Trends



Morris Plains

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	34	30	-11.8%
	ACTIVE LISTINGS	5	7	40.0%
	# OF SALES	28	29	3.6%
	SALES VOLUME	\$20,525,500	\$23,288,750	13.5%
	MEDIAN PRICE	\$720,500	\$800,000	11.0%
	AVERAGE PRICE	\$733,054	\$803,060	9.5%
	AVERAGE DOM	22	23	4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	28	15	-46.4%
	ACTIVE LISTINGS	1	4	300.0%
	# OF SALES	32	11	-65.6%
	SALES VOLUME	\$26,728,220	\$6,968,000	-73.9%
	MEDIAN PRICE	\$867,500	\$720,000	-17.0%
	AVERAGE PRICE	\$835,257	\$633,455	-24.2%
	AVERAGE DOM	20	42	110.0%

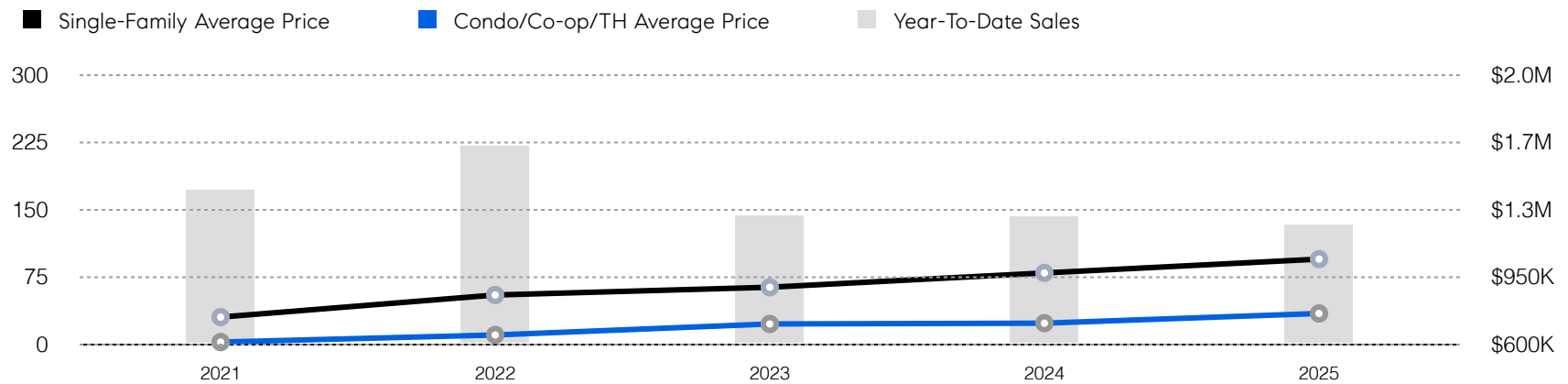
Historic Sales Trends



Morris Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	115	102	-11.3%
	ACTIVE LISTINGS	23	18	-21.7%
	# OF SALES	101	81	-19.8%
	SALES VOLUME	\$98,197,305	\$84,575,396	-13.9%
	MEDIAN PRICE	\$885,000	\$957,000	8.1%
	AVERAGE PRICE	\$972,251	\$1,044,141	7.4%
	AVERAGE DOM	19	18	-5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	44	54	22.7%
	ACTIVE LISTINGS	4	5	25.0%
	# OF SALES	39	50	28.2%
	SALES VOLUME	\$27,736,826	\$38,086,000	37.3%
	MEDIAN PRICE	\$699,000	\$721,000	3.1%
	AVERAGE PRICE	\$711,201	\$761,720	7.1%
	AVERAGE DOM	25	26	4.0%

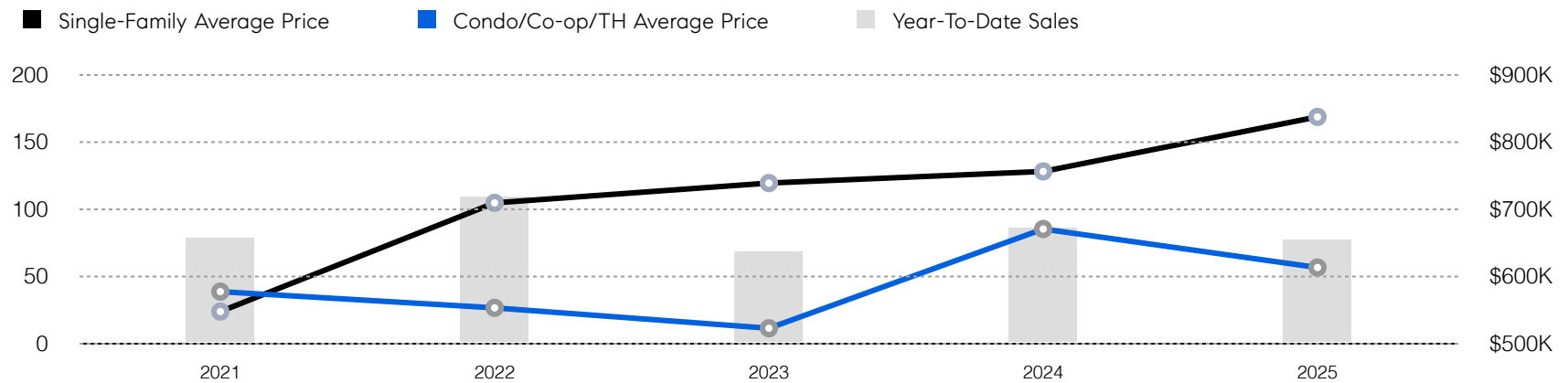
Historic Sales Trends



Morristown

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	41	41	0.0%
	ACTIVE LISTINGS	19	4	-78.9%
	# OF SALES	37	40	8.1%
	SALES VOLUME	\$27,986,171	\$33,503,898	19.7%
	MEDIAN PRICE	\$690,000	\$735,000	6.5%
	AVERAGE PRICE	\$756,383	\$837,597	10.7%
	AVERAGE DOM	19	29	52.6%
Condo/Co-op/TH	CONTRACTS SIGNED	50	32	-36.0%
	ACTIVE LISTINGS	6	4	-33.3%
	# OF SALES	48	36	-25.0%
	SALES VOLUME	\$32,193,052	\$21,468,708	-33.3%
	MEDIAN PRICE	\$545,000	\$620,000	13.8%
	AVERAGE PRICE	\$670,689	\$613,392	-8.5%
	AVERAGE DOM	21	30	42.9%

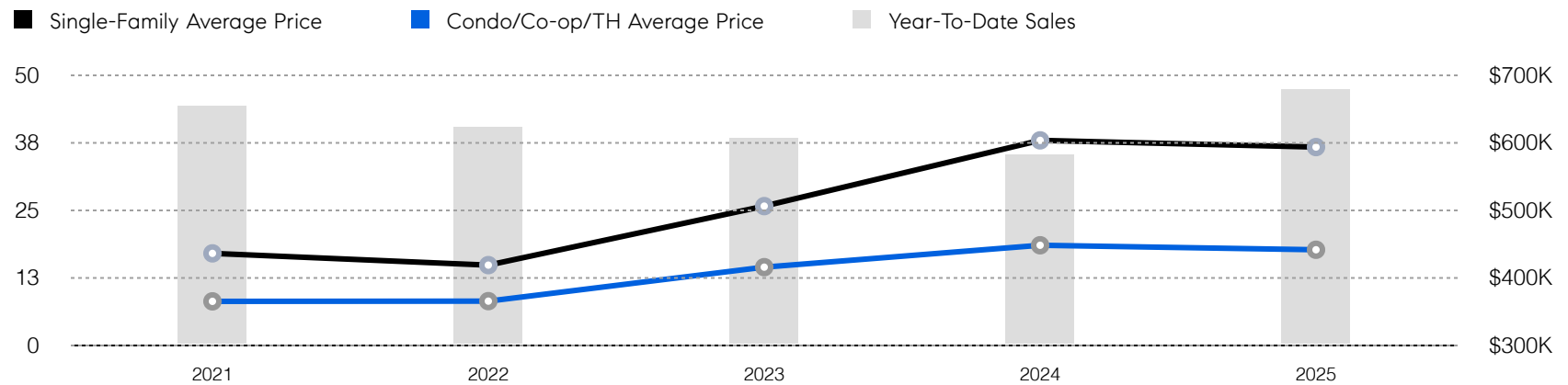
Historic Sales Trends



Mount Arlington

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	13	24	84.6%
	ACTIVE LISTINGS	4	13	225.0%
	# OF SALES	12	17	41.7%
	SALES VOLUME	\$7,244,800	\$10,094,500	39.3%
	MEDIAN PRICE	\$544,950	\$524,000	-3.8%
	AVERAGE PRICE	\$603,733	\$593,794	-1.6%
	AVERAGE DOM	22	34	54.5%
Condo/Co-op/TH	CONTRACTS SIGNED	27	37	37.0%
	ACTIVE LISTINGS	2	8	300.0%
	# OF SALES	23	30	30.4%
	SALES VOLUME	\$10,313,150	\$13,252,400	28.5%
	MEDIAN PRICE	\$440,000	\$445,500	1.3%
	AVERAGE PRICE	\$448,398	\$441,747	-1.5%
	AVERAGE DOM	16	24	50.0%

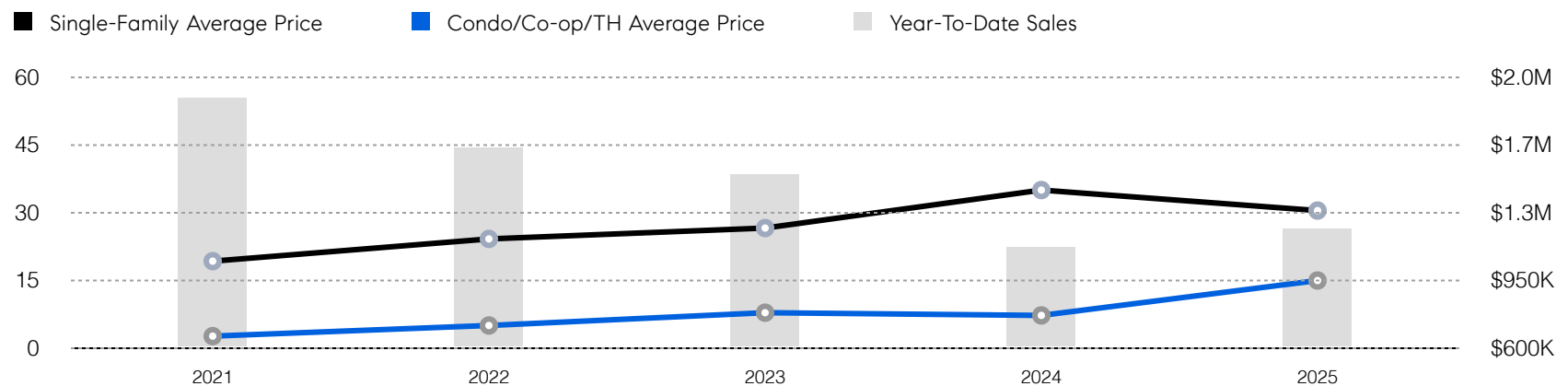
Historic Sales Trends



Mountain Lakes

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	25	34	36.0%
	ACTIVE LISTINGS	11	7	-36.4%
	# OF SALES	18	21	16.7%
	SALES VOLUME	\$25,515,277	\$27,542,610	7.9%
	MEDIAN PRICE	\$1,427,500	\$1,300,000	-8.9%
	AVERAGE PRICE	\$1,417,515	\$1,311,553	-7.5%
	AVERAGE DOM	20	34	70.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%
	ACTIVE LISTINGS	1	1	0.0%
	# OF SALES	4	5	25.0%
	SALES VOLUME	\$3,078,250	\$4,750,000	54.3%
	MEDIAN PRICE	\$776,625	\$940,000	21.0%
	AVERAGE PRICE	\$769,563	\$950,000	23.4%
	AVERAGE DOM	8	5	-37.5%

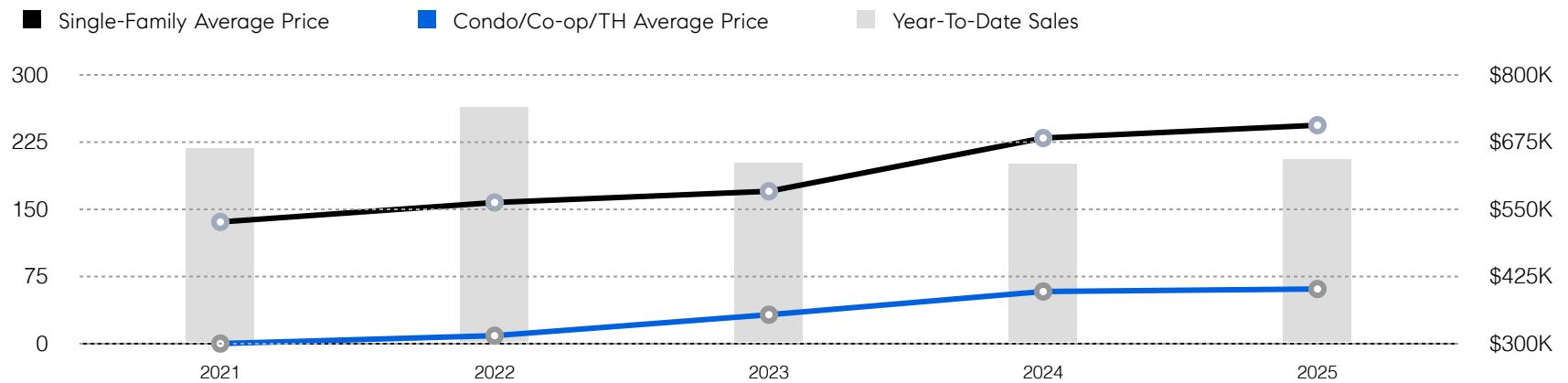
Historic Sales Trends



Parsippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	175	171	-2.3%
	ACTIVE LISTINGS	52	30	-42.3%
	# OF SALES	146	151	3.4%
	SALES VOLUME	\$99,664,933	\$106,681,333	7.0%
	MEDIAN PRICE	\$683,500	\$687,369	0.6%
	AVERAGE PRICE	\$682,637	\$706,499	3.5%
	AVERAGE DOM	27	30	11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	56	58	3.6%
	ACTIVE LISTINGS	16	23	43.8%
	# OF SALES	52	53	1.9%
	SALES VOLUME	\$20,647,067	\$21,292,006	3.1%
	MEDIAN PRICE	\$275,500	\$290,000	5.3%
	AVERAGE PRICE	\$397,059	\$401,736	1.2%
	AVERAGE DOM	21	28	33.3%

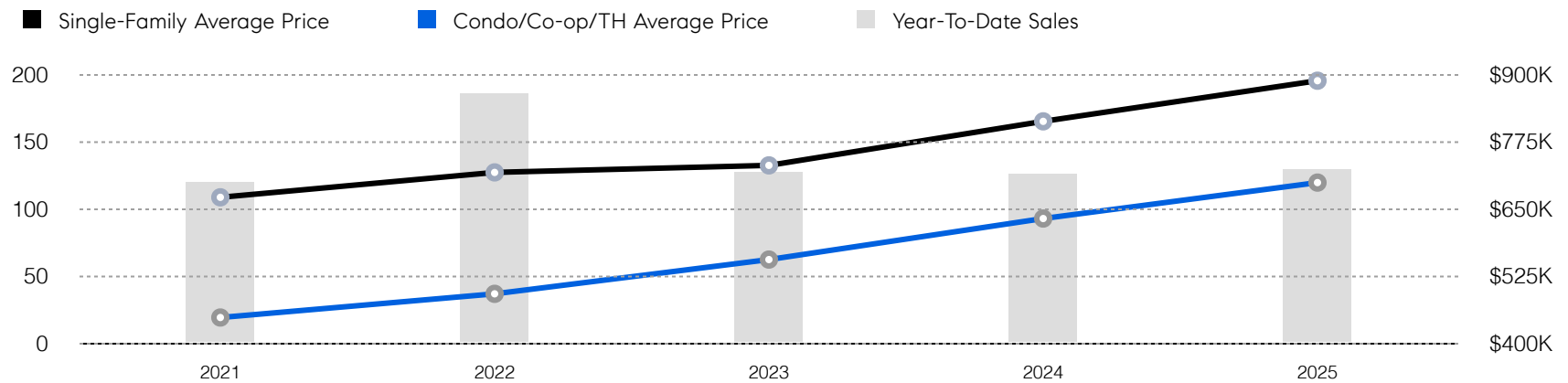
Historic Sales Trends



Randolph

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	157	120	-23.6%
	ACTIVE LISTINGS	25	19	-24.0%
	# OF SALES	118	104	-11.9%
	SALES VOLUME	\$96,014,380	\$92,484,247	-3.7%
	MEDIAN PRICE	\$807,500	\$834,000	3.3%
	AVERAGE PRICE	\$813,681	\$889,272	9.3%
	AVERAGE DOM	22	25	13.6%
Condo/Co-op/TH	CONTRACTS SIGNED	11	32	190.9%
	ACTIVE LISTINGS	2	17	750.0%
	# OF SALES	7	24	242.9%
	SALES VOLUME	\$4,430,000	\$16,093,835	263.3%
	MEDIAN PRICE	\$625,000	\$687,000	9.9%
	AVERAGE PRICE	\$632,857	\$699,732	10.6%
	AVERAGE DOM	24	33	37.5%

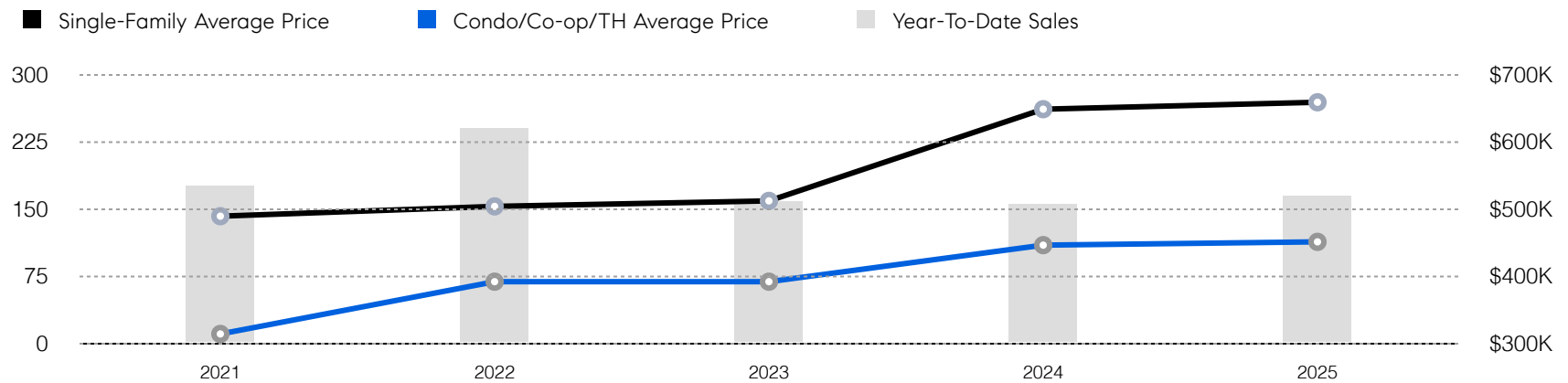
Historic Sales Trends



Rockaway

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	115	123	7.0%
	ACTIVE LISTINGS	37	29	-21.6%
	# OF SALES	96	110	14.6%
	SALES VOLUME	\$62,307,591	\$72,527,632	16.4%
	MEDIAN PRICE	\$554,000	\$595,000	7.4%
	AVERAGE PRICE	\$649,037	\$659,342	1.6%
	AVERAGE DOM	21	28	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	63	61	-3.2%
	ACTIVE LISTINGS	21	23	9.5%
	# OF SALES	58	53	-8.6%
	SALES VOLUME	\$25,907,649	\$23,933,915	-7.6%
	MEDIAN PRICE	\$450,000	\$455,000	1.1%
	AVERAGE PRICE	\$446,684	\$451,583	1.1%
	AVERAGE DOM	34	42	23.5%

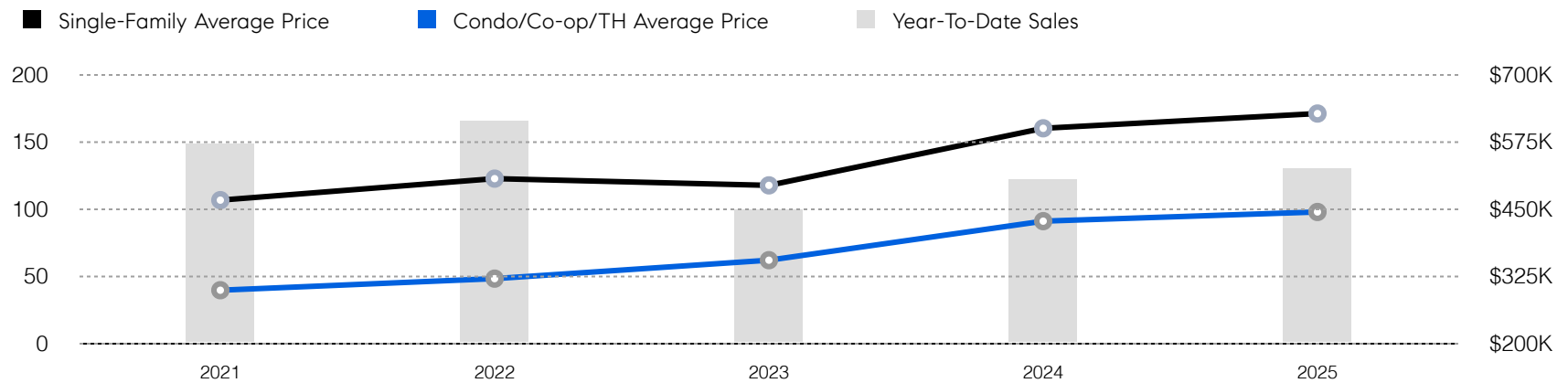
Historic Sales Trends



Roxbury

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	130	119	-8.5%
	ACTIVE LISTINGS	29	22	-24.1%
	# OF SALES	99	101	2.0%
	SALES VOLUME	\$59,474,319	\$63,446,540	6.7%
	MEDIAN PRICE	\$560,000	\$618,000	10.4%
	AVERAGE PRICE	\$600,751	\$628,184	4.6%
	AVERAGE DOM	25	24	-4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	24	33	37.5%
	ACTIVE LISTINGS	3	5	66.7%
	# OF SALES	22	28	27.3%
	SALES VOLUME	\$9,415,800	\$12,461,366	32.3%
	MEDIAN PRICE	\$405,000	\$427,660	5.6%
	AVERAGE PRICE	\$427,991	\$445,049	4.0%
	AVERAGE DOM	24	20	-16.7%

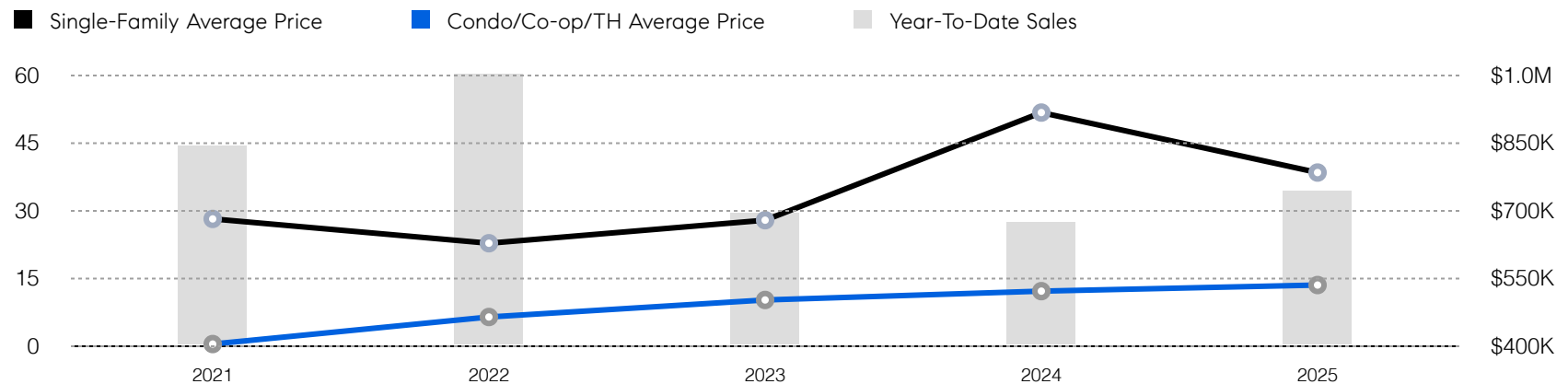
Historic Sales Trends



Whippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	23	26	13.0%
	ACTIVE LISTINGS	5	10	100.0%
	# OF SALES	18	25	38.9%
	SALES VOLUME	\$16,521,288	\$19,623,200	18.8%
	MEDIAN PRICE	\$776,000	\$709,900	-8.5%
	AVERAGE PRICE	\$917,849	\$784,928	-14.5%
	AVERAGE DOM	29	24	-17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	12	17	41.7%
	ACTIVE LISTINGS	5	7	40.0%
	# OF SALES	9	9	0.0%
	SALES VOLUME	\$4,699,000	\$4,820,500	2.6%
	MEDIAN PRICE	\$520,000	\$555,000	6.7%
	AVERAGE PRICE	\$522,111	\$535,611	2.6%
	AVERAGE DOM	17	25	47.1%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 07/31/2024 vs. 01/01/2025 - 07/31/2025

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