



August 2026

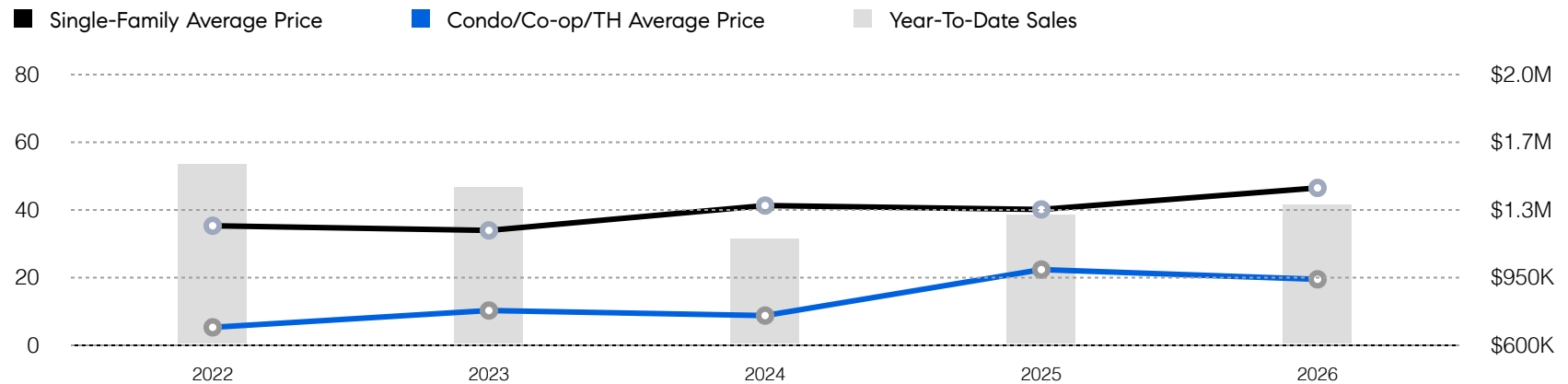
Mountain Lakes Market Report

COMPASS

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	39	34	-12.8%	4	6	50.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	32	31	-3.1%	11	7	-36.4%
	SALES VOLUME	\$41,683,609	\$43,833,981	5.2%	\$14,140,999	\$9,643,679	-31.8%
	MEDIAN PRICE	\$1,327,500	\$1,400,000	5.5%	\$1,380,000	\$1,375,000	-0.4%
	AVERAGE PRICE	\$1,302,613	\$1,413,999	8.6%	\$1,285,545	\$1,377,668	7.2%
	AVERAGE DOM	30	30	0.0%	20	23	15.0%
	% OF ASKING PRICE	105.1%	105.7%	0.6%	107.4%	100.5%	-7.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	2	3	50.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	6	10	66.7%	1	2	100.0%
	SALES VOLUME	\$5,950,000	\$9,413,498	58.2%	\$1,200,000	\$1,954,999	62.9%
	MEDIAN PRICE	\$967,500	\$940,000	-2.8%	\$1,200,000	\$977,500	-18.5%
	AVERAGE PRICE	\$991,667	\$941,350	-5.1%	\$1,200,000	\$977,500	-18.5%
	AVERAGE DOM	5	31	520.0%	4	24	500.0%
	% OF ASKING PRICE	102.6%	99.0%	-3.5%	100.0%	99.3%	-0.7%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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