



June 2025

# Morris County Market Report

COMPASS

# Morris County Overview

Year-To-Date Sales

1,539

3.2% Year-To-Date  
23.8% Month-Over-Month

Year-To-Date Contracts

1,824

-0.1% Year-To-Date  
-3.6% Month-Over-Month

Single-Family  
Average Sale Price

\$1.0M

7.3% Year-To-Date  
-4.0% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

\$606K

0.7% Year-To-Date  
9.0% Month-Over-Month

Average Days On Market

26

4.0% Year-To-Date  
9.1% Month-Over-Month

Active Listings

585

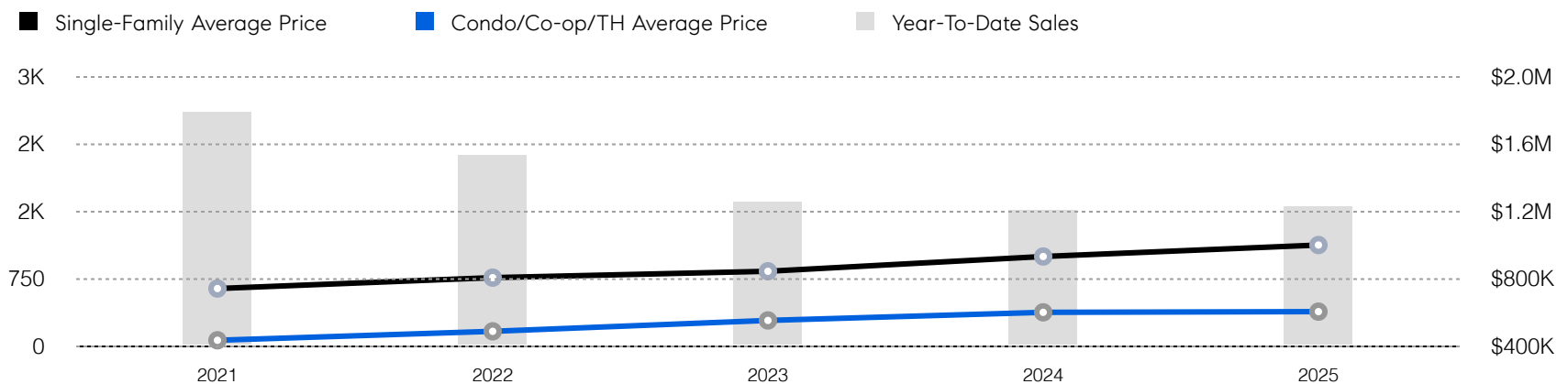
1.9% Year-Over-Year  
13.2% Month-Over-Month



# Morris County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	1,399	1,380	-1.4%
	ACTIVE LISTINGS	465	444	-4.5%
	# OF SALES	1,114	1,148	3.1%
	SALES VOLUME	\$1,040,453,175	\$1,150,302,040	10.6%
	MEDIAN PRICE	\$785,000	\$825,000	5.1%
	AVERAGE PRICE	\$933,980	\$1,002,005	7.3%
	AVERAGE DOM	29	29	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	427	444	4.0%
	ACTIVE LISTINGS	109	141	29.4%
	# OF SALES	378	391	3.4%
	SALES VOLUME	\$227,722,220	\$235,959,787	3.6%
	MEDIAN PRICE	\$550,000	\$560,000	1.8%
	AVERAGE PRICE	\$602,440	\$606,580	0.7%
	AVERAGE DOM	25	30	20.0%

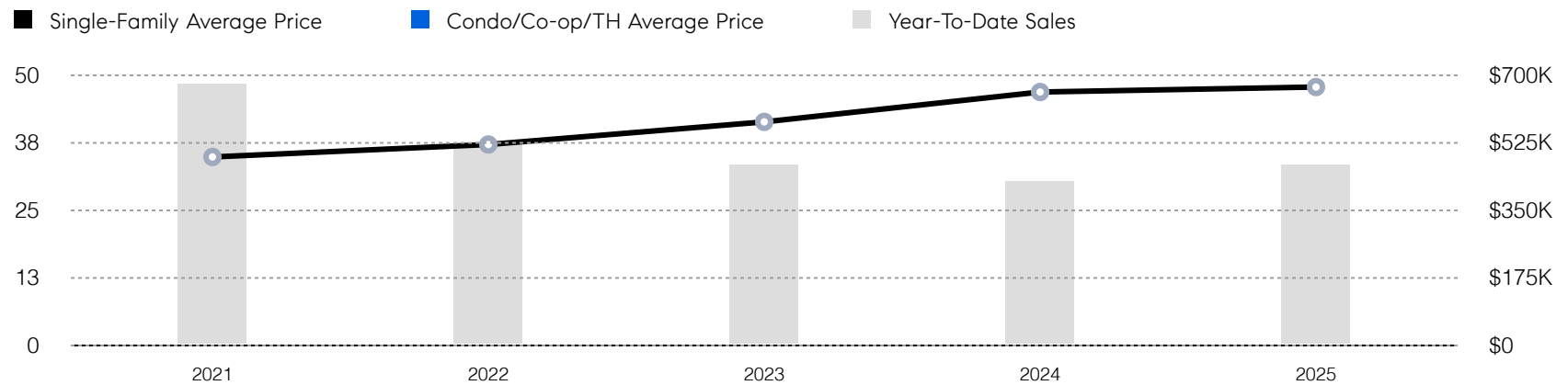
## Historic Sales Trends



# Boonton

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	24	38	58.3%
	ACTIVE LISTINGS	13	10	-23.1%
	# OF SALES	27	31	14.8%
	SALES VOLUME	\$17,733,300	\$20,762,200	17.1%
	MEDIAN PRICE	\$616,000	\$652,000	5.8%
	AVERAGE PRICE	\$656,789	\$669,748	2.0%
	AVERAGE DOM	32	38	18.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$1,590,000	\$924,000	-41.9%
	MEDIAN PRICE	\$540,000	\$462,000	-14.4%
	AVERAGE PRICE	\$530,000	\$462,000	-12.8%
	AVERAGE DOM	26	27	3.8%

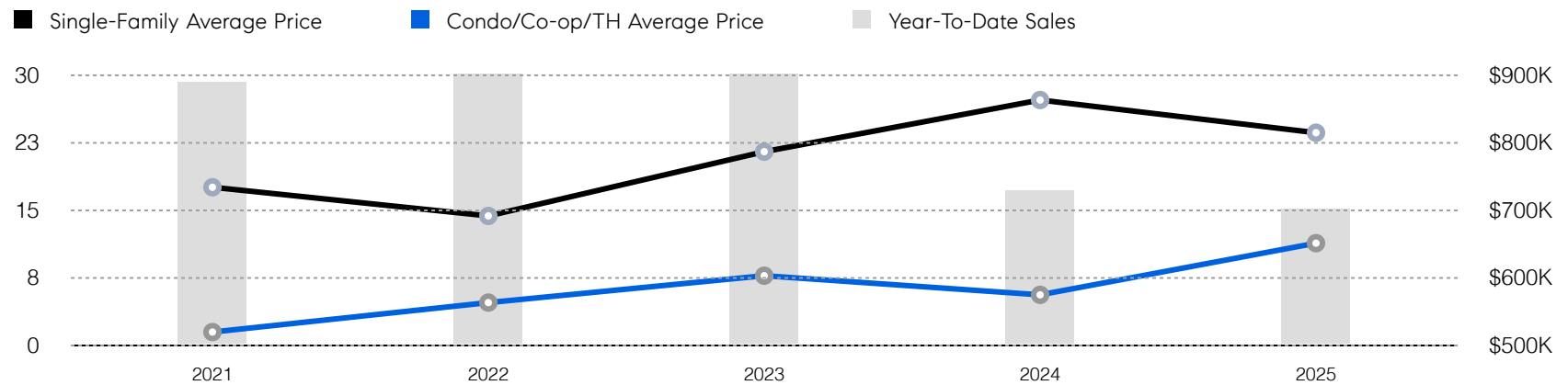
## Historic Sales Trends



# Boonton Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	17	18	5.9%
	ACTIVE LISTINGS	6	6	0.0%
	# OF SALES	15	13	-13.3%
	SALES VOLUME	\$12,952,000	\$10,595,500	-18.2%
	MEDIAN PRICE	\$845,000	\$665,000	-21.3%
	AVERAGE PRICE	\$863,467	\$815,038	-5.6%
	AVERAGE DOM	30	36	20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,150,000	\$1,303,000	13.3%
	MEDIAN PRICE	\$575,000	\$651,500	13.3%
	AVERAGE PRICE	\$575,000	\$651,500	13.3%
	AVERAGE DOM	15	12	-20.0%

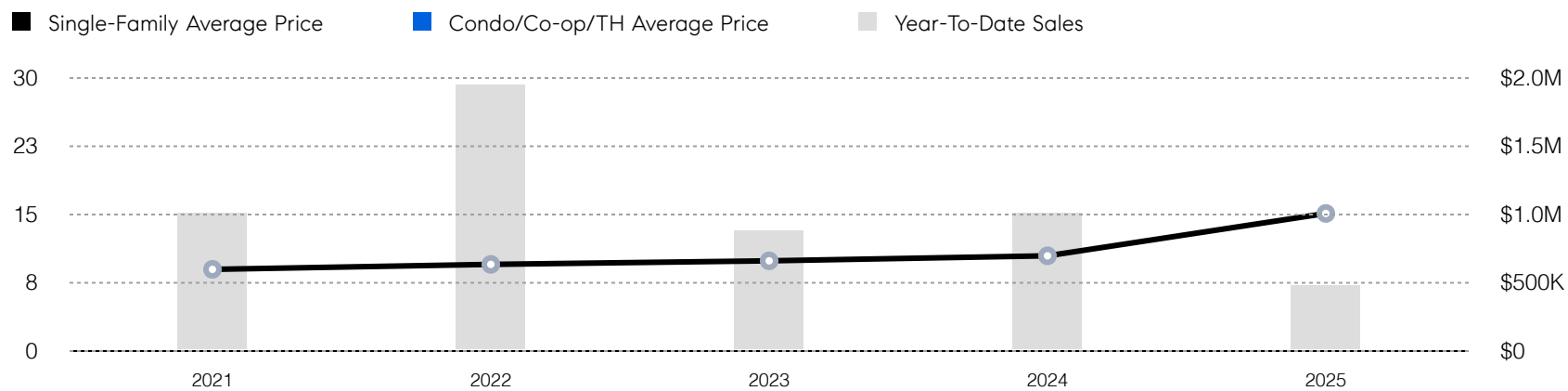
## Historic Sales Trends



# Cedar Knolls

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	11	8	-27.3%
	ACTIVE LISTINGS	2	0	0.0%
	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$7,673,622	\$7,056,100	-8.0%
	MEDIAN PRICE	\$650,000	\$1,100,000	69.2%
	AVERAGE PRICE	\$697,602	\$1,008,014	44.5%
	AVERAGE DOM	38	17	-55.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	4	0	0.0%
	SALES VOLUME	\$2,028,500	-	-
	MEDIAN PRICE	\$485,500	-	-
	AVERAGE PRICE	\$507,125	-	-
	AVERAGE DOM	16	-	-

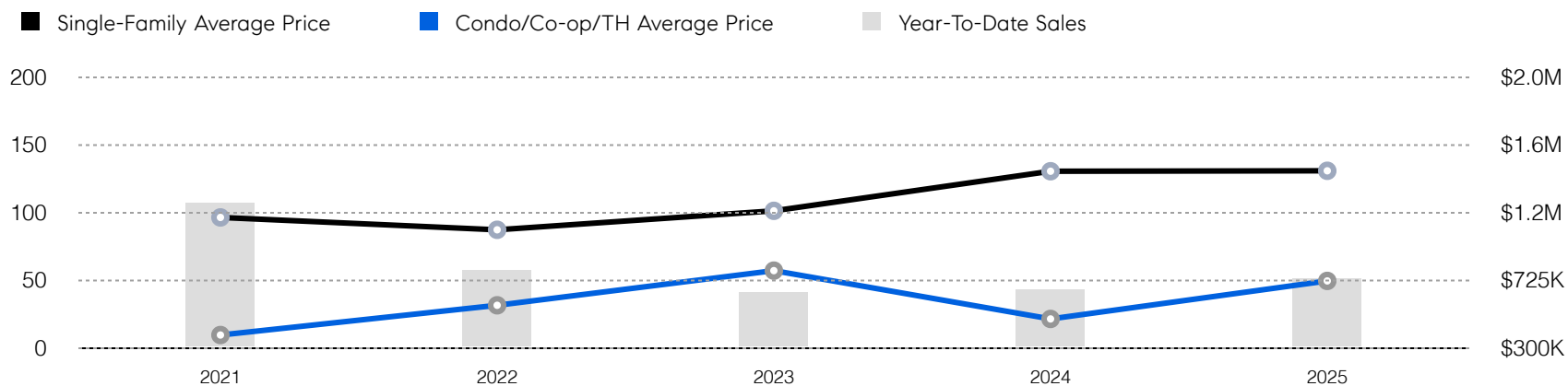
## Historic Sales Trends



# Chatham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	50	54	8.0%
	ACTIVE LISTINGS	7	16	128.6%
	# OF SALES	35	48	37.1%
	SALES VOLUME	\$49,382,302	\$67,855,234	37.4%
	MEDIAN PRICE	\$1,250,000	\$1,362,500	9.0%
	AVERAGE PRICE	\$1,410,923	\$1,413,651	0.2%
	AVERAGE DOM	19	19	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%
	ACTIVE LISTINGS	0	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%

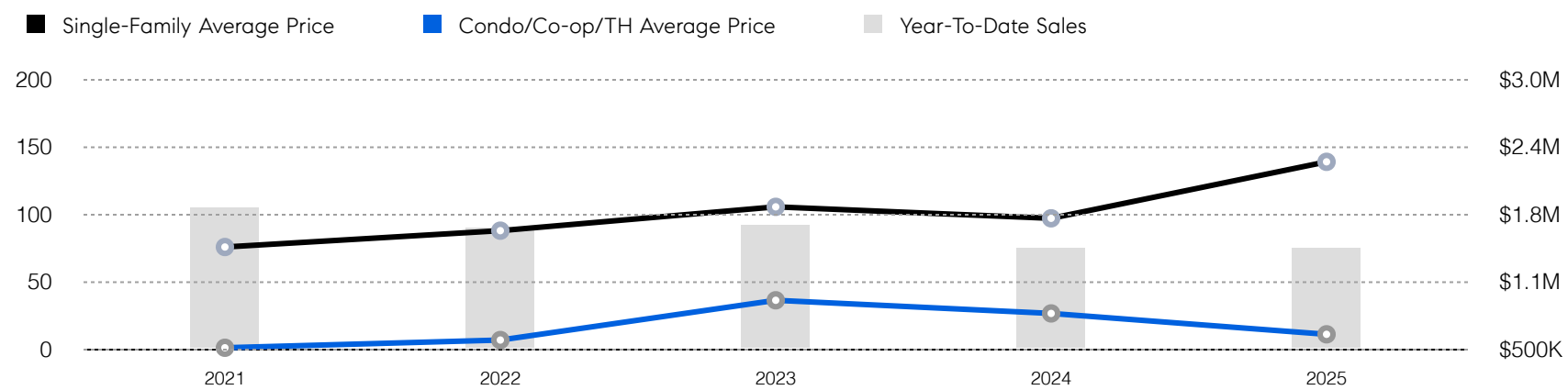
## Historic Sales Trends



# Chatham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	69	55	-20.3%
	ACTIVE LISTINGS	19	13	-31.6%
	# OF SALES	51	51	0.0%
	SALES VOLUME	\$87,554,013	\$114,251,450	30.5%
	MEDIAN PRICE	\$1,712,000	\$2,075,000	21.2%
	AVERAGE PRICE	\$1,716,745	\$2,240,225	30.5%
	AVERAGE DOM	27	30	11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	29	26	-10.3%
	ACTIVE LISTINGS	6	9	50.0%
	# OF SALES	23	23	0.0%
	SALES VOLUME	\$19,215,456	\$14,763,089	-23.2%
	MEDIAN PRICE	\$545,000	\$485,000	-11.0%
	AVERAGE PRICE	\$835,455	\$641,873	-23.2%
	AVERAGE DOM	14	24	71.4%

Historic Sales Trends

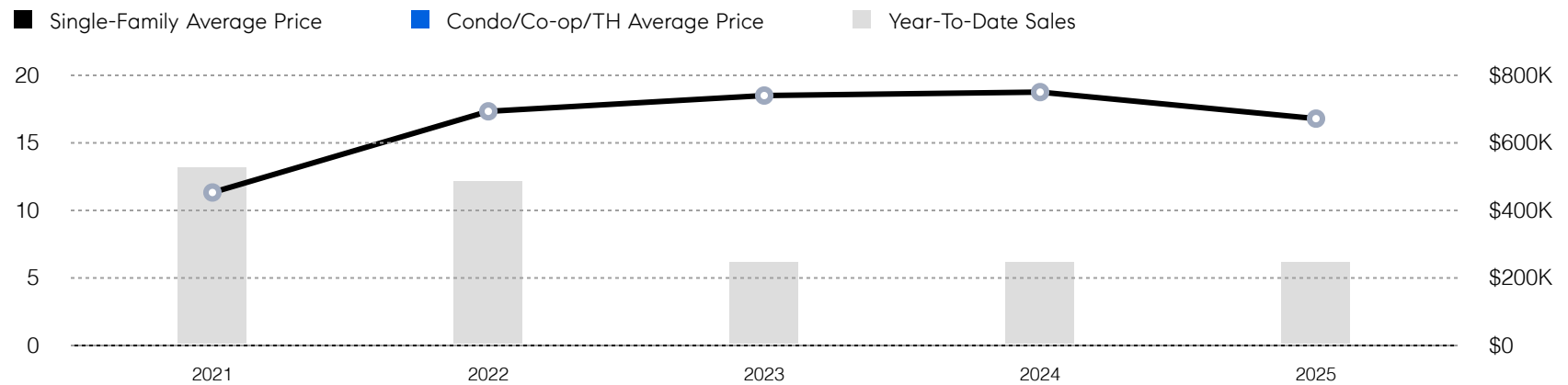




# Chester Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	3	8	166.7%
	ACTIVE LISTINGS	3	1	-66.7%
	# OF SALES	4	6	50.0%
	SALES VOLUME	\$3,001,500	\$4,031,000	34.3%
	MEDIAN PRICE	\$738,750	\$650,500	-11.9%
	AVERAGE PRICE	\$750,375	\$671,833	-10.5%
	AVERAGE DOM	22	43	95.5%
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	-	-

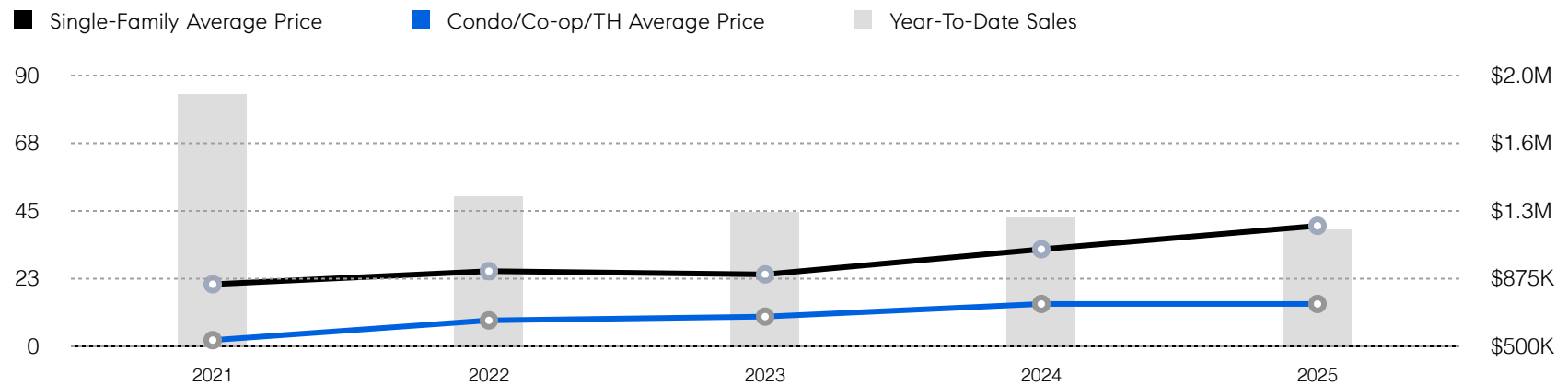
## Historic Sales Trends



# Chester Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	49	33	-32.7%
	ACTIVE LISTINGS	20	28	40.0%
	# OF SALES	40	36	-10.0%
	SALES VOLUME	\$41,517,770	\$42,036,500	1.2%
	MEDIAN PRICE	\$949,500	\$983,750	3.6%
	AVERAGE PRICE	\$1,037,944	\$1,167,681	12.5%
	AVERAGE DOM	36	43	19.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%
	ACTIVE LISTINGS	0	1	0.0%
	# OF SALES	2	2	0.0%
	SALES VOLUME	\$1,470,000	\$1,470,000	-
	MEDIAN PRICE	\$735,000	\$735,000	-
	AVERAGE PRICE	\$735,000	\$735,000	-
	AVERAGE DOM	10	16	60.0%

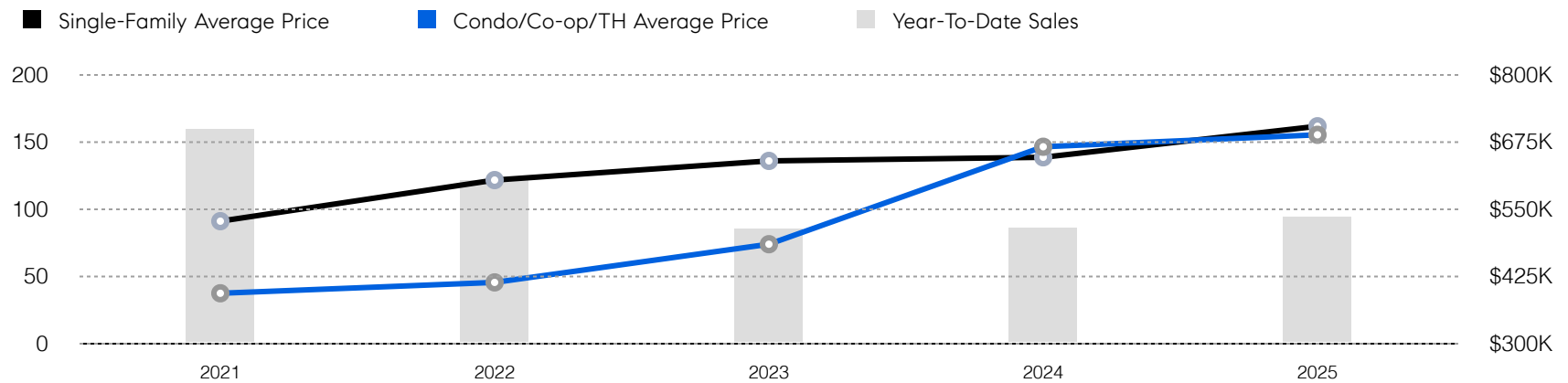
## Historic Sales Trends



# Denville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	62	72	16.1%
	ACTIVE LISTINGS	26	23	-11.5%
	# OF SALES	61	63	3.3%
	SALES VOLUME	\$39,455,306	\$44,387,137	12.5%
	MEDIAN PRICE	\$595,000	\$617,500	3.8%
	AVERAGE PRICE	\$646,808	\$704,558	8.9%
	AVERAGE DOM	28	25	-10.7%
Condo/Co-op/TH	CONTRACTS SIGNED	33	29	-12.1%
	ACTIVE LISTINGS	13	3	-76.9%
	# OF SALES	24	30	25.0%
	SALES VOLUME	\$15,993,706	\$20,659,358	29.2%
	MEDIAN PRICE	\$700,000	\$725,000	3.6%
	AVERAGE PRICE	\$666,404	\$688,645	3.3%
	AVERAGE DOM	17	48	182.4%

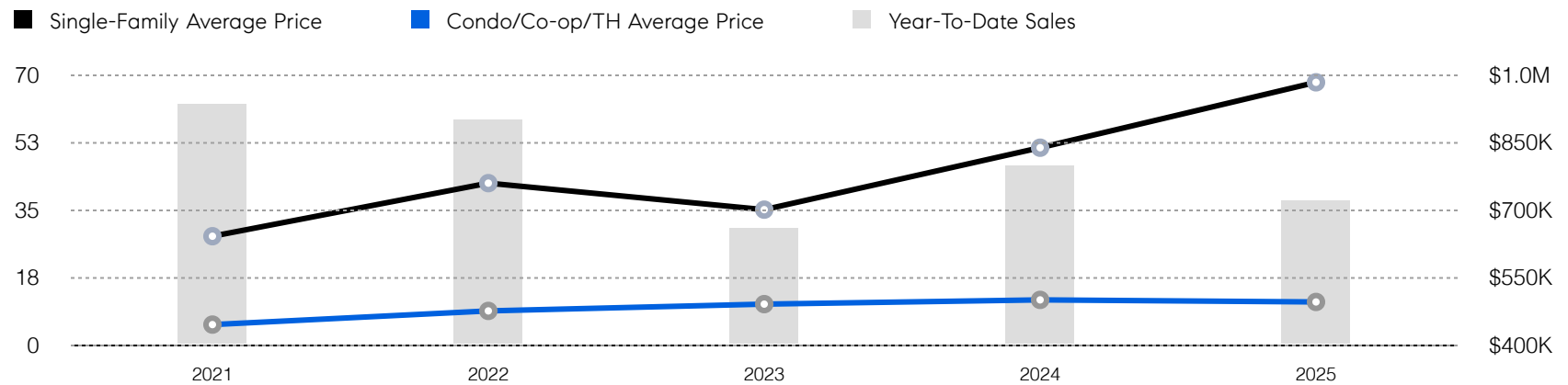
## Historic Sales Trends



# East Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	45	33	-26.7%
	ACTIVE LISTINGS	11	13	18.2%
	# OF SALES	37	32	-13.5%
	SALES VOLUME	\$31,053,511	\$31,504,898	1.5%
	MEDIAN PRICE	\$815,111	\$999,950	22.7%
	AVERAGE PRICE	\$839,284	\$984,528	17.3%
	AVERAGE DOM	32	21	-34.4%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%
	ACTIVE LISTINGS	2	3	50.0%
	# OF SALES	9	5	-44.4%
	SALES VOLUME	\$4,511,533	\$2,483,506	-45.0%
	MEDIAN PRICE	\$481,000	\$510,000	6.0%
	AVERAGE PRICE	\$501,281	\$496,701	-0.9%
	AVERAGE DOM	23	16	-30.4%

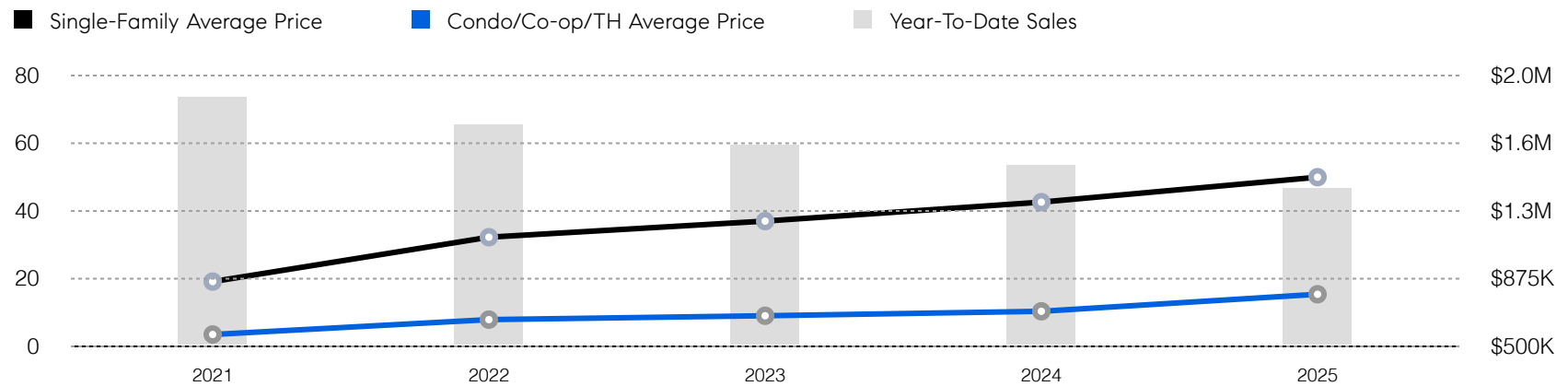
## Historic Sales Trends



# Florham Park

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	42	40	-4.8%
	ACTIVE LISTINGS	21	11	-47.6%
	# OF SALES	33	34	3.0%
	SALES VOLUME	\$42,864,500	\$48,857,987	14.0%
	MEDIAN PRICE	\$1,150,000	\$1,267,500	10.2%
	AVERAGE PRICE	\$1,298,924	\$1,437,000	10.6%
	AVERAGE DOM	22	37	68.2%
Condo/Co-op/TH	CONTRACTS SIGNED	23	18	-21.7%
	ACTIVE LISTINGS	2	2	0.0%
	# OF SALES	20	12	-40.0%
	SALES VOLUME	\$13,885,540	\$9,463,672	-31.8%
	MEDIAN PRICE	\$685,000	\$721,750	5.4%
	AVERAGE PRICE	\$694,277	\$788,639	13.6%
	AVERAGE DOM	41	23	-43.9%

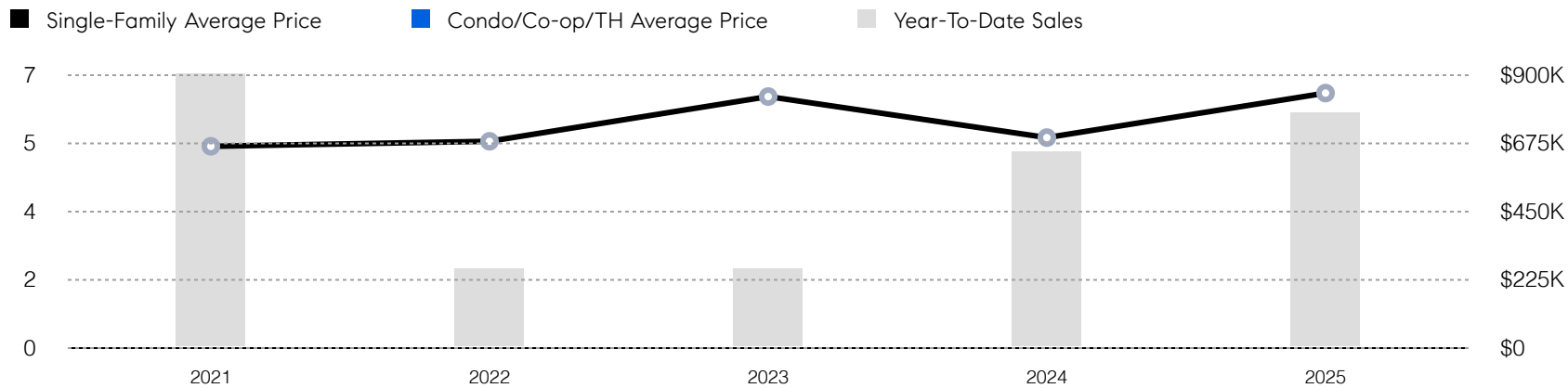
## Historic Sales Trends



# Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	5	6	20.0%
	SALES VOLUME	\$3,470,914	\$5,046,000	45.4%
	MEDIAN PRICE	\$749,914	\$820,000	9.3%
	AVERAGE PRICE	\$694,183	\$841,000	21.1%
	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	-	-	-

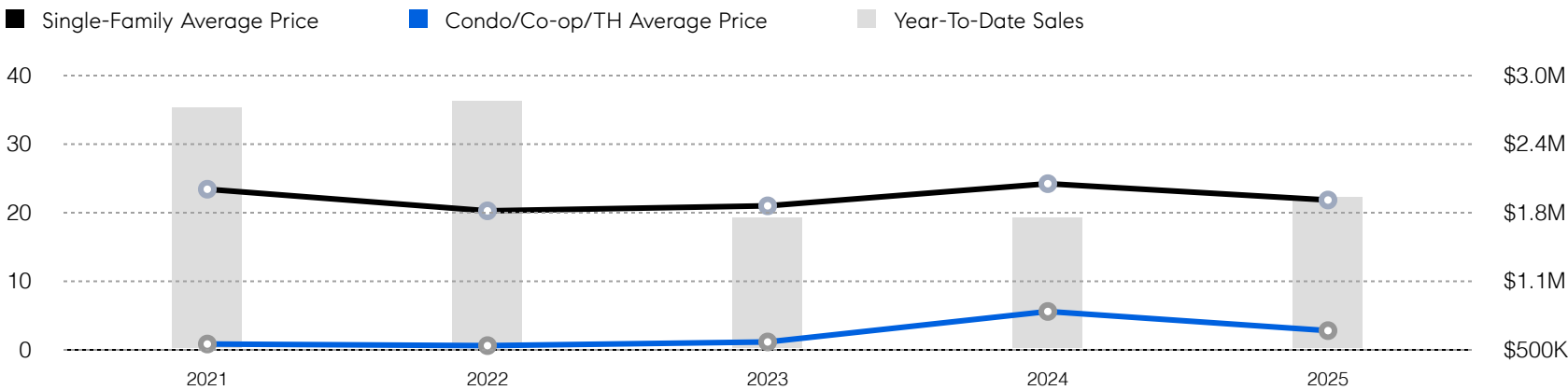
## Historic Sales Trends



# Harding

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	20	23	15.0%
	ACTIVE LISTINGS	9	3	-66.7%
	# OF SALES	18	19	5.6%
	SALES VOLUME	\$36,264,510	\$35,450,500	-2.2%
	MEDIAN PRICE	\$1,875,000	\$1,676,000	-10.6%
	AVERAGE PRICE	\$2,014,695	\$1,865,816	-7.4%
	AVERAGE DOM	50	32	-36.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%
	ACTIVE LISTINGS	1	1	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%

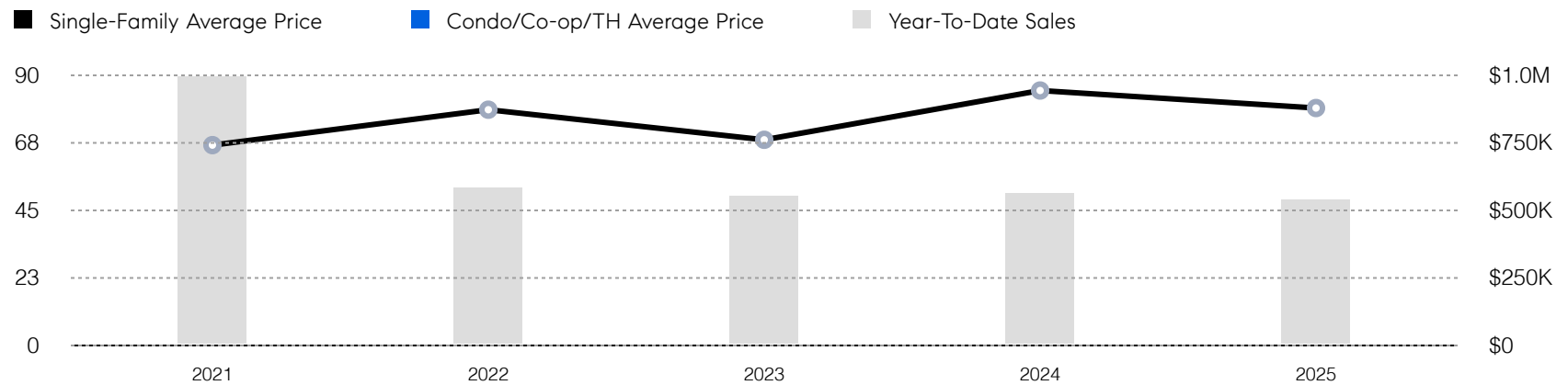
Historic Sales Trends



# Kinnelon

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	71	64	-9.9%
	ACTIVE LISTINGS	30	25	-16.7%
	# OF SALES	50	47	-6.0%
	SALES VOLUME	\$47,190,000	\$41,314,452	-12.5%
	MEDIAN PRICE	\$867,500	\$815,000	-6.1%
	AVERAGE PRICE	\$943,800	\$879,031	-6.9%
	AVERAGE DOM	62	50	-19.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$330,000	-
	MEDIAN PRICE	-	\$330,000	-
	AVERAGE PRICE	-	\$330,000	-
	AVERAGE DOM	-	14	-

## Historic Sales Trends

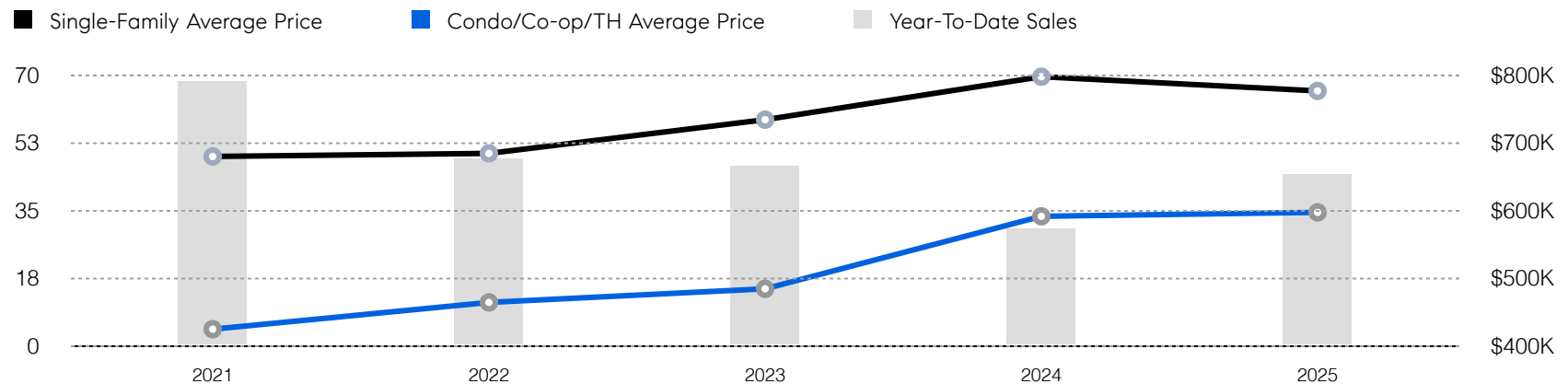




# Long Hill

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	38	52	36.8%
	ACTIVE LISTINGS	12	8	-33.3%
	# OF SALES	27	39	44.4%
	SALES VOLUME	\$21,552,396	\$30,312,000	40.6%
	MEDIAN PRICE	\$775,000	\$755,000	-2.6%
	AVERAGE PRICE	\$798,237	\$777,231	-2.6%
	AVERAGE DOM	33	31	-6.1%
Condo/Co-op/TH	CONTRACTS SIGNED	4	5	25.0%
	ACTIVE LISTINGS	1	3	200.0%
	# OF SALES	3	5	66.7%
	SALES VOLUME	\$1,776,000	\$2,989,000	68.3%
	MEDIAN PRICE	\$575,000	\$599,000	4.2%
	AVERAGE PRICE	\$592,000	\$597,800	1.0%
	AVERAGE DOM	13	28	115.4%

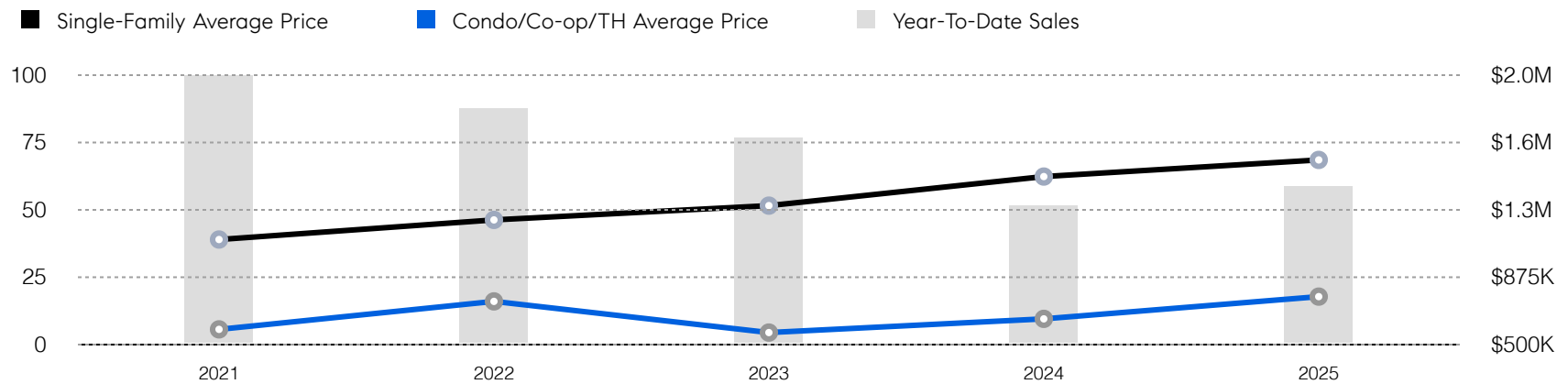
## Historic Sales Trends



# Madison

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	60	56	-6.7%
	ACTIVE LISTINGS	16	15	-6.2%
	# OF SALES	42	48	14.3%
	SALES VOLUME	\$60,287,612	\$73,346,033	21.7%
	MEDIAN PRICE	\$1,180,556	\$1,450,625	22.9%
	AVERAGE PRICE	\$1,435,419	\$1,528,042	6.5%
	AVERAGE DOM	37	29	-21.6%
Condo/Co-op/TH	CONTRACTS SIGNED	8	9	12.5%
	ACTIVE LISTINGS	4	4	0.0%
	# OF SALES	9	10	11.1%
	SALES VOLUME	\$5,789,000	\$7,670,230	32.5%
	MEDIAN PRICE	\$592,500	\$817,500	38.0%
	AVERAGE PRICE	\$643,222	\$767,023	19.2%
	AVERAGE DOM	24	21	-12.5%

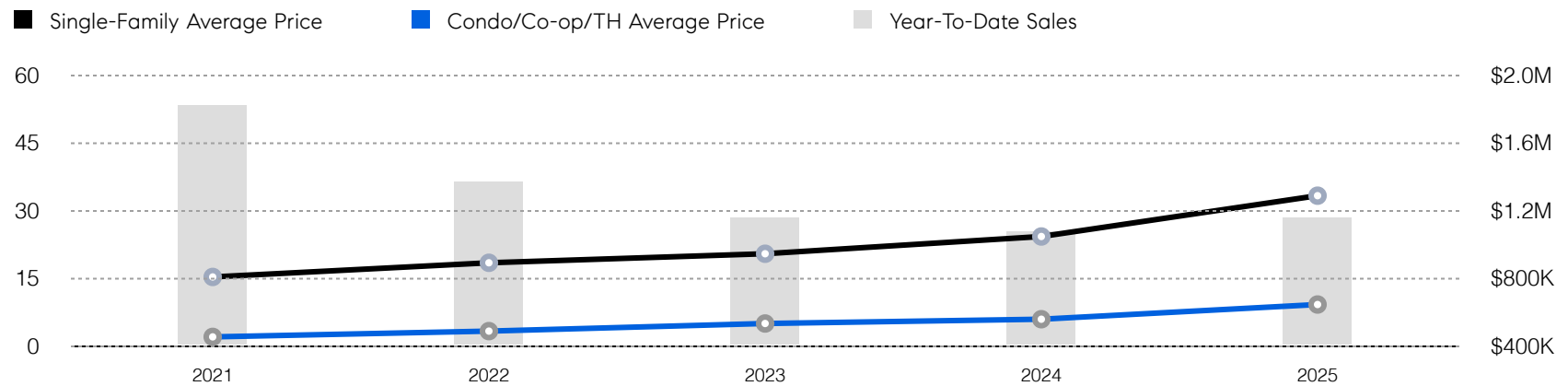
## Historic Sales Trends



# Mendham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	20	25	25.0%
	ACTIVE LISTINGS	11	15	36.4%
	# OF SALES	19	20	5.3%
	SALES VOLUME	\$19,934,350	\$25,805,000	29.4%
	MEDIAN PRICE	\$885,900	\$1,012,500	14.3%
	AVERAGE PRICE	\$1,049,176	\$1,290,250	23.0%
	AVERAGE DOM	46	39	-15.2%
Condo/Co-op/TH	CONTRACTS SIGNED	6	8	33.3%
	ACTIVE LISTINGS	0	1	0.0%
	# OF SALES	6	8	33.3%
	SALES VOLUME	\$3,363,000	\$5,178,333	54.0%
	MEDIAN PRICE	\$568,000	\$615,500	8.4%
	AVERAGE PRICE	\$560,500	\$647,292	15.5%
	AVERAGE DOM	10	26	160.0%

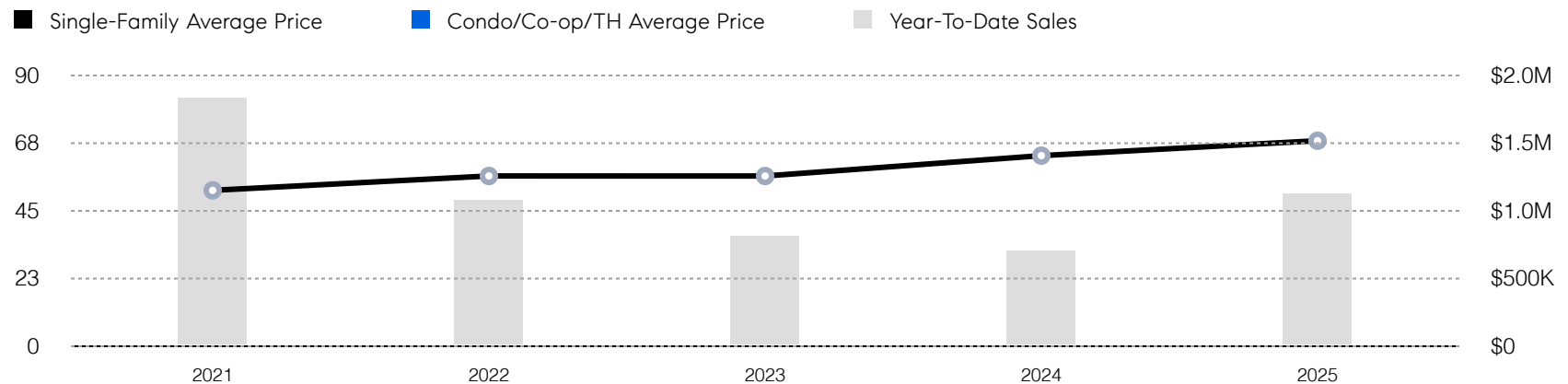
## Historic Sales Trends



# Mendham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	36	45	25.0%
	ACTIVE LISTINGS	21	18	-14.3%
	# OF SALES	28	39	39.3%
	SALES VOLUME	\$39,424,530	\$59,212,500	50.2%
	MEDIAN PRICE	\$1,300,000	\$1,426,000	9.7%
	AVERAGE PRICE	\$1,408,019	\$1,518,269	7.8%
	AVERAGE DOM	37	36	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	7	0.0%
	ACTIVE LISTINGS	7	8	14.3%
	# OF SALES	3	11	266.7%
	SALES VOLUME	\$4,037,160	\$13,342,974	230.5%
	MEDIAN PRICE	\$1,325,000	\$1,269,000	-4.2%
	AVERAGE PRICE	\$1,345,720	\$1,212,998	-9.9%
	AVERAGE DOM	113	61	-46.0%

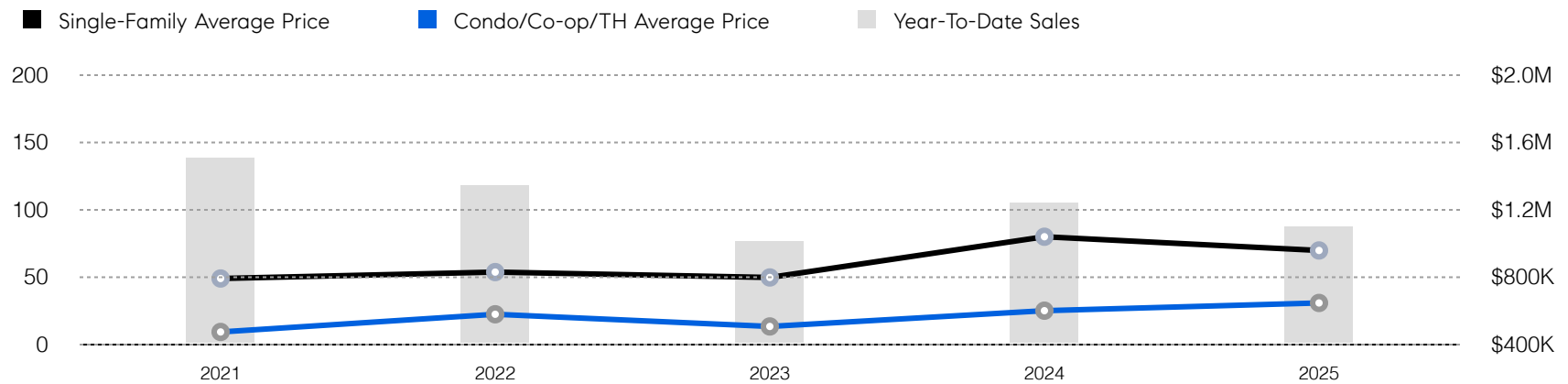
## Historic Sales Trends



# Montville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	100	82	-18.0%
	ACTIVE LISTINGS	31	37	19.4%
	# OF SALES	80	61	-23.7%
	SALES VOLUME	\$83,233,699	\$58,495,213	-29.7%
	MEDIAN PRICE	\$947,000	\$880,500	-7.0%
	AVERAGE PRICE	\$1,040,421	\$958,938	-7.8%
	AVERAGE DOM	33	29	-12.1%
Condo/Co-op/TH	CONTRACTS SIGNED	25	28	12.0%
	ACTIVE LISTINGS	5	2	-60.0%
	# OF SALES	24	25	4.2%
	SALES VOLUME	\$14,430,900	\$16,181,000	12.1%
	MEDIAN PRICE	\$607,500	\$665,000	9.5%
	AVERAGE PRICE	\$601,288	\$647,240	7.6%
	AVERAGE DOM	27	17	-37.0%

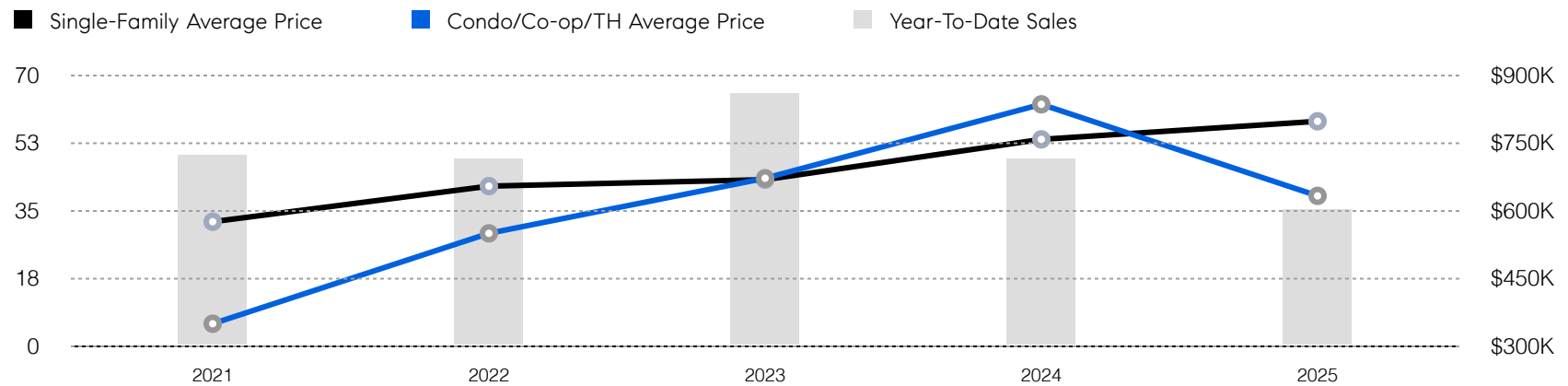
## Historic Sales Trends



# Morris Plains

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	25	26	4.0%
	ACTIVE LISTINGS	8	5	-37.5%
	# OF SALES	20	24	20.0%
	SALES VOLUME	\$15,172,000	\$19,167,250	26.3%
	MEDIAN PRICE	\$731,500	\$795,000	8.7%
	AVERAGE PRICE	\$758,600	\$798,635	5.3%
	AVERAGE DOM	22	26	18.2%
Condo/Co-op/TH	CONTRACTS SIGNED	20	12	-40.0%
	ACTIVE LISTINGS	5	5	0.0%
	# OF SALES	28	11	-60.7%
	SALES VOLUME	\$23,415,730	\$6,968,000	-70.2%
	MEDIAN PRICE	\$877,495	\$720,000	-17.9%
	AVERAGE PRICE	\$836,276	\$633,455	-24.3%
	AVERAGE DOM	18	42	133.3%

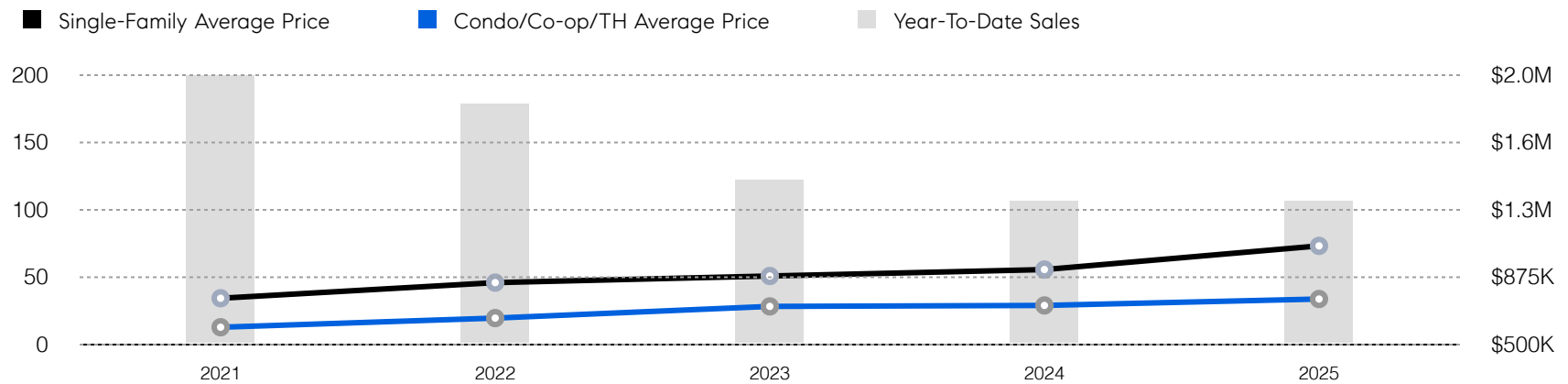
## Historic Sales Trends



# Morris Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	98	88	-10.2%
	ACTIVE LISTINGS	19	19	0.0%
	# OF SALES	75	63	-16.0%
	SALES VOLUME	\$68,820,525	\$66,122,911	-3.9%
	MEDIAN PRICE	\$851,000	\$930,000	9.3%
	AVERAGE PRICE	\$917,607	\$1,049,570	14.4%
	AVERAGE DOM	20	18	-10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	35	48	37.1%
	ACTIVE LISTINGS	5	10	100.0%
	# OF SALES	30	42	40.0%
	SALES VOLUME	\$21,539,326	\$31,651,000	46.9%
	MEDIAN PRICE	\$718,000	\$627,500	-12.6%
	AVERAGE PRICE	\$717,978	\$753,595	5.0%
	AVERAGE DOM	24	27	12.5%

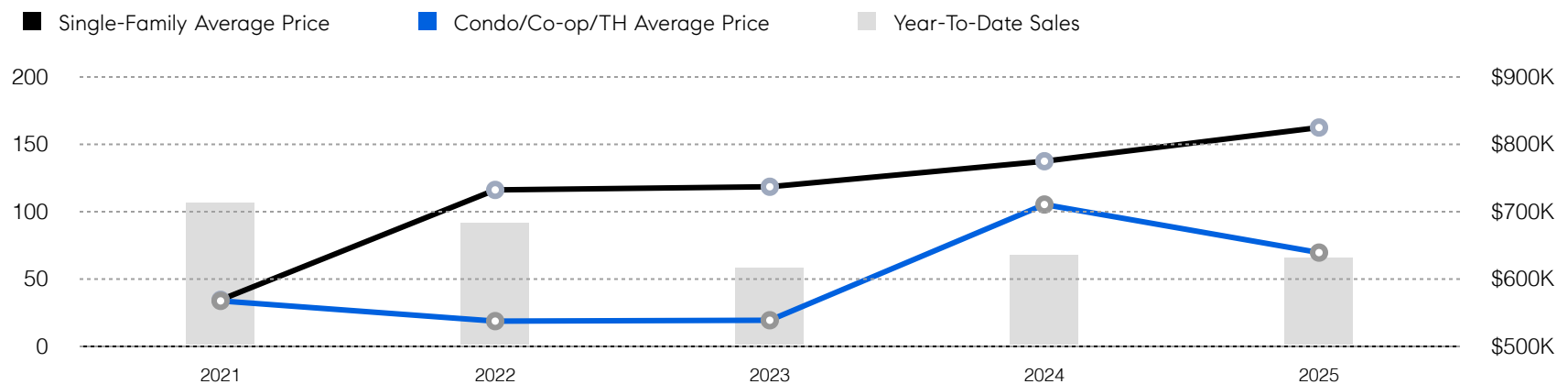
## Historic Sales Trends



# Morristown

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	38	37	-2.6%
	ACTIVE LISTINGS	10	9	-10.0%
	# OF SALES	32	33	3.1%
	SALES VOLUME	\$24,797,914	\$27,223,898	9.8%
	MEDIAN PRICE	\$696,000	\$722,000	3.7%
	AVERAGE PRICE	\$774,935	\$824,967	6.5%
	AVERAGE DOM	19	31	63.2%
Condo/Co-op/TH	CONTRACTS SIGNED	44	23	-47.7%
	ACTIVE LISTINGS	8	13	62.5%
	# OF SALES	34	31	-8.8%
	SALES VOLUME	\$24,162,227	\$19,178,708	-20.6%
	MEDIAN PRICE	\$542,500	\$643,000	18.5%
	AVERAGE PRICE	\$710,654	\$639,290	-10.0%
	AVERAGE DOM	22	32	45.5%

## Historic Sales Trends

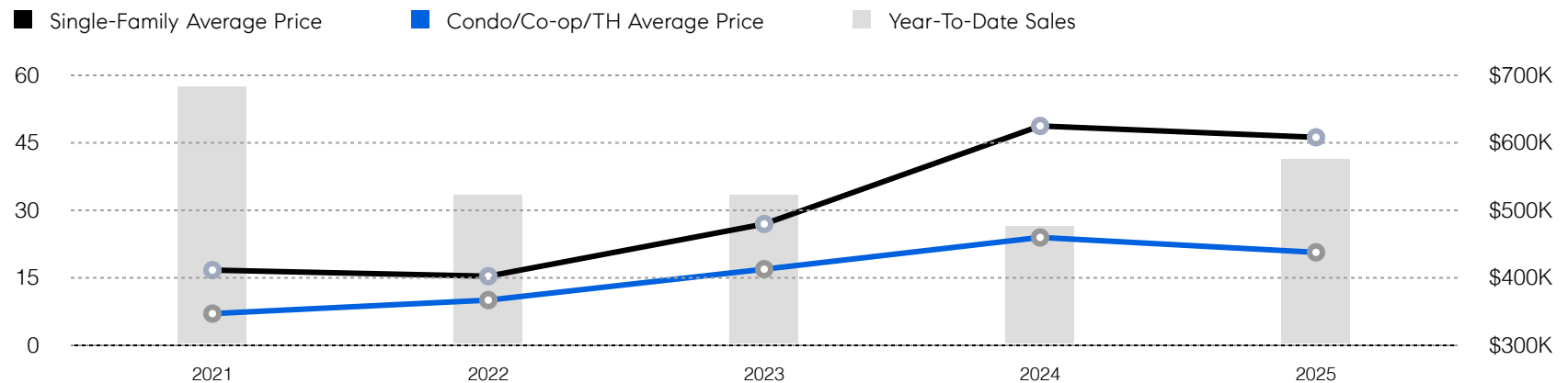




# Mount Arlington

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	10	20	100.0%
	ACTIVE LISTINGS	4	8	100.0%
	# OF SALES	10	16	60.0%
	SALES VOLUME	\$6,249,800	\$9,730,500	55.7%
	MEDIAN PRICE	\$544,950	\$534,500	-1.9%
	AVERAGE PRICE	\$624,980	\$608,156	-2.7%
	AVERAGE DOM	23	34	47.8%
Condo/Co-op/TH	CONTRACTS SIGNED	23	29	26.1%
	ACTIVE LISTINGS	4	10	150.0%
	# OF SALES	16	25	56.3%
	SALES VOLUME	\$7,358,000	\$10,943,900	48.7%
	MEDIAN PRICE	\$437,500	\$460,000	5.1%
	AVERAGE PRICE	\$459,875	\$437,756	-4.8%
	AVERAGE DOM	18	24	33.3%

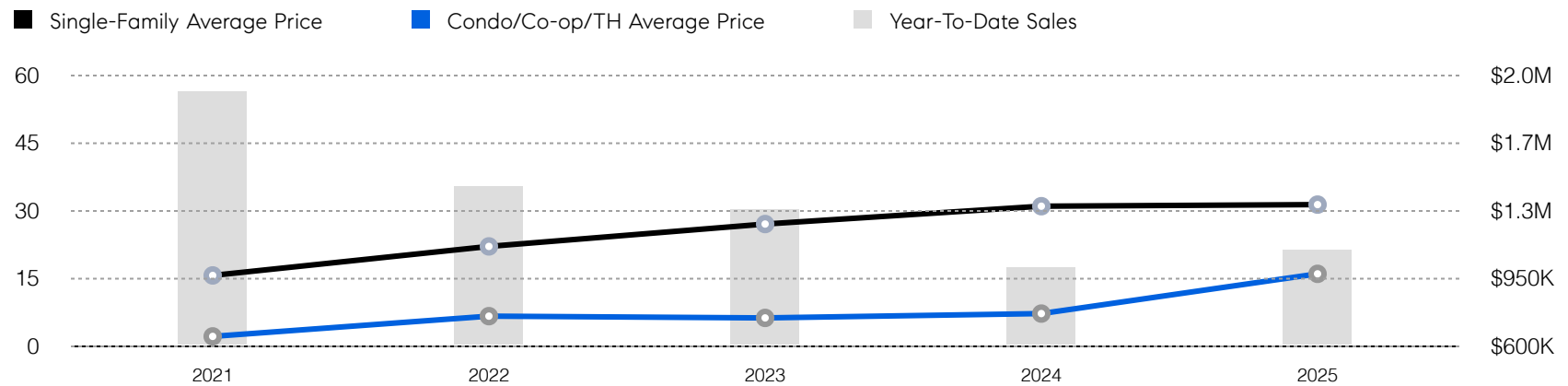
## Historic Sales Trends



# Mountain Lakes

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	20	26	30.0%
	ACTIVE LISTINGS	10	8	-20.0%
	# OF SALES	13	17	30.8%
	SALES VOLUME	\$17,220,277	\$22,658,000	31.6%
	MEDIAN PRICE	\$1,280,000	\$1,300,000	1.6%
	AVERAGE PRICE	\$1,324,637	\$1,332,824	0.6%
	AVERAGE DOM	19	39	105.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%
	ACTIVE LISTINGS	1	0	0.0%
	# OF SALES	4	4	0.0%
	SALES VOLUME	\$3,078,250	\$3,900,000	26.7%
	MEDIAN PRICE	\$776,625	\$967,500	24.6%
	AVERAGE PRICE	\$769,563	\$975,000	26.7%
	AVERAGE DOM	8	5	-37.5%

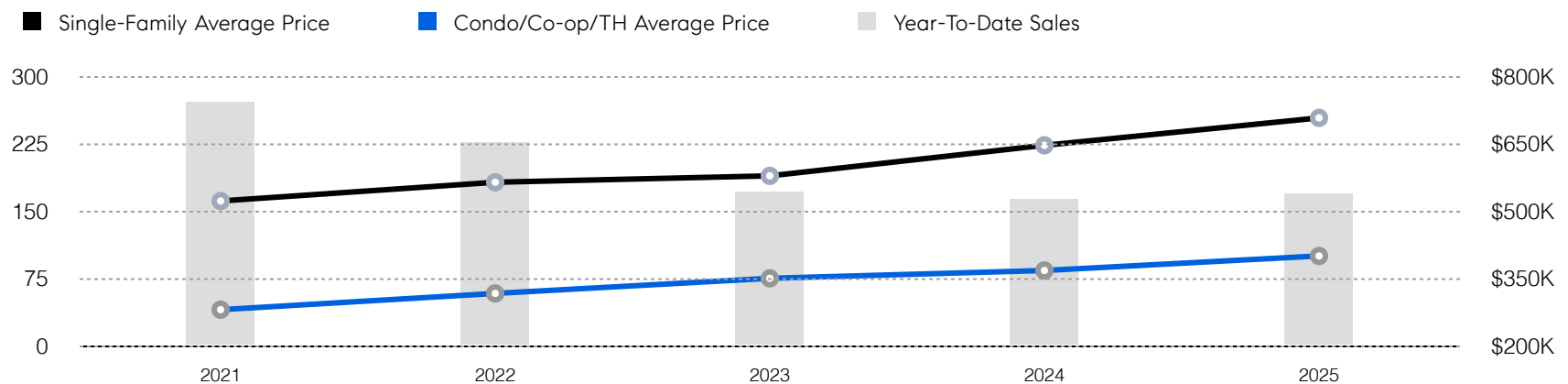
## Historic Sales Trends



# Parsippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	137	142	3.6%
	ACTIVE LISTINGS	55	46	-16.4%
	# OF SALES	118	124	5.1%
	SALES VOLUME	\$76,444,156	\$87,901,557	15.0%
	MEDIAN PRICE	\$646,250	\$691,185	7.0%
	AVERAGE PRICE	\$647,832	\$708,884	9.4%
	AVERAGE DOM	27	32	18.5%
Condo/Co-op/TH	CONTRACTS SIGNED	48	52	8.3%
	ACTIVE LISTINGS	16	19	18.8%
	# OF SALES	44	44	0.0%
	SALES VOLUME	\$16,238,944	\$17,665,106	8.8%
	MEDIAN PRICE	\$265,000	\$280,000	5.7%
	AVERAGE PRICE	\$369,067	\$401,480	8.8%
	AVERAGE DOM	23	28	21.7%

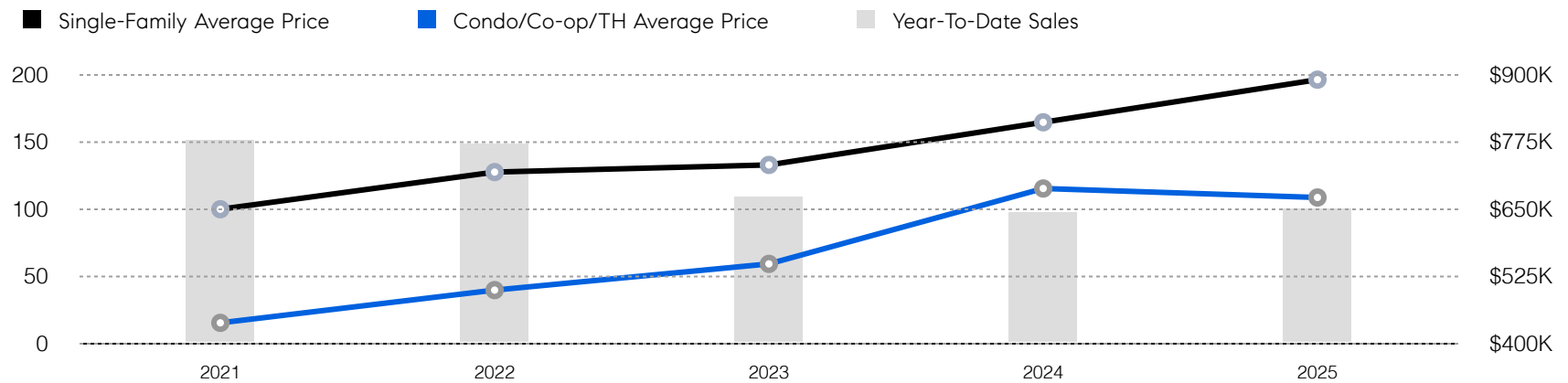
## Historic Sales Trends



# Randolph

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	132	107	-18.9%
	ACTIVE LISTINGS	22	15	-31.8%
	# OF SALES	92	80	-13.0%
	SALES VOLUME	\$74,698,980	\$71,297,248	-4.6%
	MEDIAN PRICE	\$797,500	\$834,000	4.6%
	AVERAGE PRICE	\$811,945	\$891,216	9.8%
	AVERAGE DOM	20	26	30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	26	225.0%
	ACTIVE LISTINGS	2	14	600.0%
	# OF SALES	4	19	375.0%
	SALES VOLUME	\$2,755,000	\$12,096,181	339.1%
	MEDIAN PRICE	\$650,000	\$665,000	2.3%
	AVERAGE PRICE	\$688,750	\$672,010	-2.4%
	AVERAGE DOM	35	39	11.4%

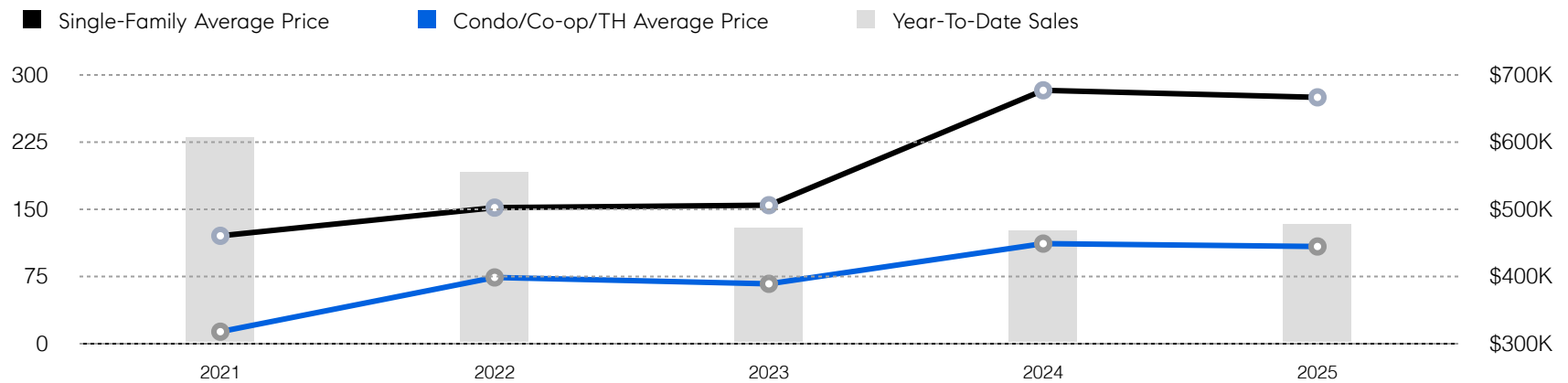
## Historic Sales Trends



# Rockaway

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	97	100	3.1%
	ACTIVE LISTINGS	31	42	35.5%
	# OF SALES	76	87	14.5%
	SALES VOLUME	\$51,462,081	\$58,001,232	12.7%
	MEDIAN PRICE	\$585,000	\$590,000	0.9%
	AVERAGE PRICE	\$677,133	\$666,681	-1.5%
	AVERAGE DOM	22	28	27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	51	55	7.8%
	ACTIVE LISTINGS	20	20	0.0%
	# OF SALES	48	44	-8.3%
	SALES VOLUME	\$21,549,149	\$19,565,115	-9.2%
	MEDIAN PRICE	\$447,500	\$449,500	0.4%
	AVERAGE PRICE	\$448,941	\$444,662	-1.0%
	AVERAGE DOM	37	40	8.1%

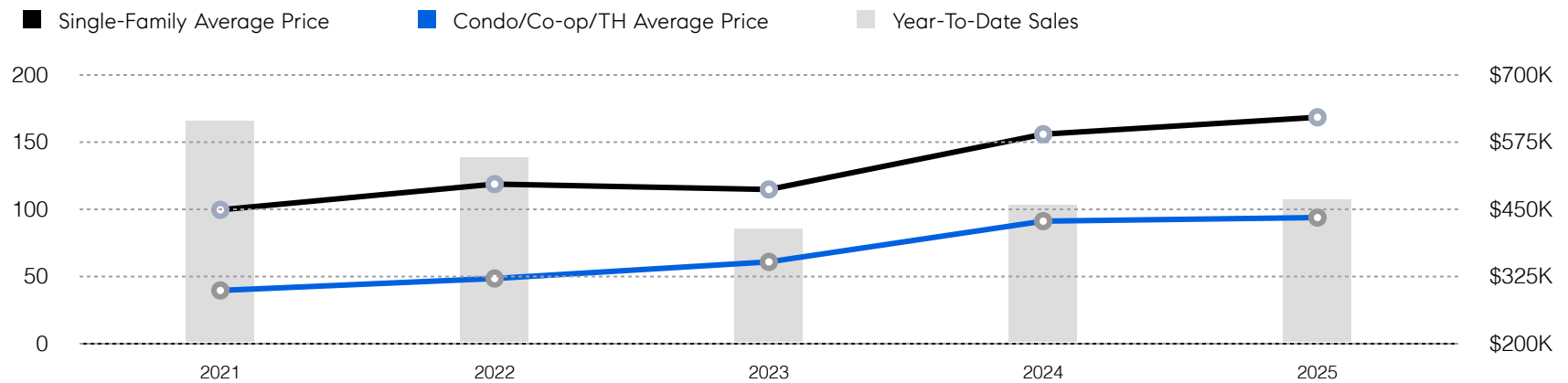
## Historic Sales Trends



# Roxbury

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	101	100	-1.0%
	ACTIVE LISTINGS	42	39	-7.1%
	# OF SALES	80	83	3.8%
	SALES VOLUME	\$47,179,819	\$51,563,540	9.3%
	MEDIAN PRICE	\$555,500	\$610,500	9.9%
	AVERAGE PRICE	\$589,748	\$621,247	5.3%
	AVERAGE DOM	26	19	-26.9%
Condo/Co-op/TH	CONTRACTS SIGNED	18	28	55.6%
	ACTIVE LISTINGS	5	5	0.0%
	# OF SALES	22	23	4.5%
	SALES VOLUME	\$9,415,800	\$9,997,115	6.2%
	MEDIAN PRICE	\$405,000	\$401,231	-0.9%
	AVERAGE PRICE	\$427,991	\$434,657	1.6%
	AVERAGE DOM	24	17	-29.2%

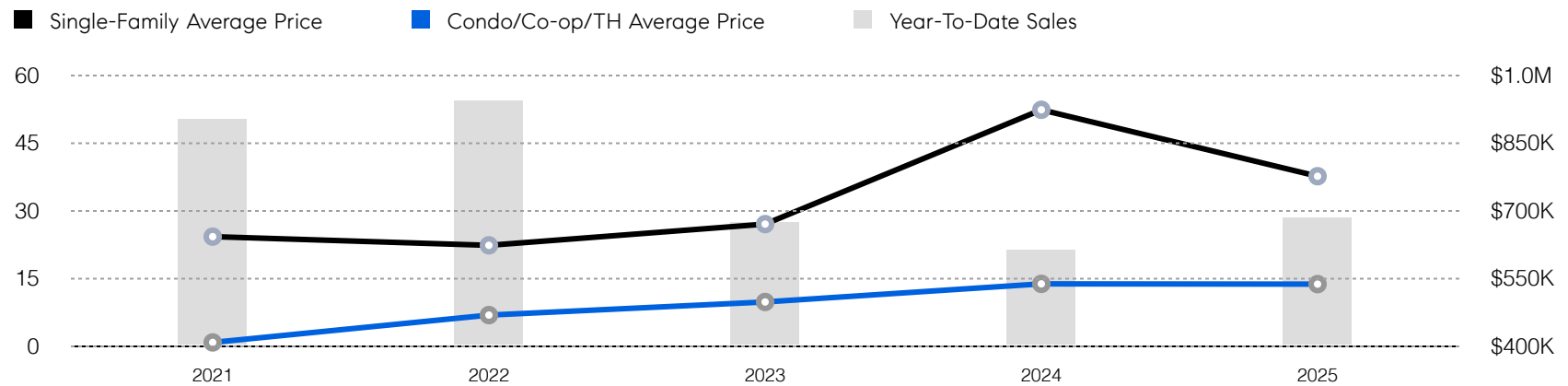
## Historic Sales Trends



# Whippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	18	23	27.8%
	ACTIVE LISTINGS	6	11	83.3%
	# OF SALES	15	21	40.0%
	SALES VOLUME	\$13,861,788	\$16,316,200	17.7%
	MEDIAN PRICE	\$770,000	\$709,900	-7.8%
	AVERAGE PRICE	\$924,119	\$776,962	-15.9%
	AVERAGE DOM	32	23	-28.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%
	ACTIVE LISTINGS	2	4	100.0%
	# OF SALES	6	7	16.7%
	SALES VOLUME	\$3,231,000	\$3,765,500	16.5%
	MEDIAN PRICE	\$547,500	\$555,000	1.4%
	AVERAGE PRICE	\$538,500	\$537,929	-0.1%
	AVERAGE DOM	20	28	40.0%

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 06/30/2024 vs. 01/01/2025 - 06/30/2025

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