



July 2026

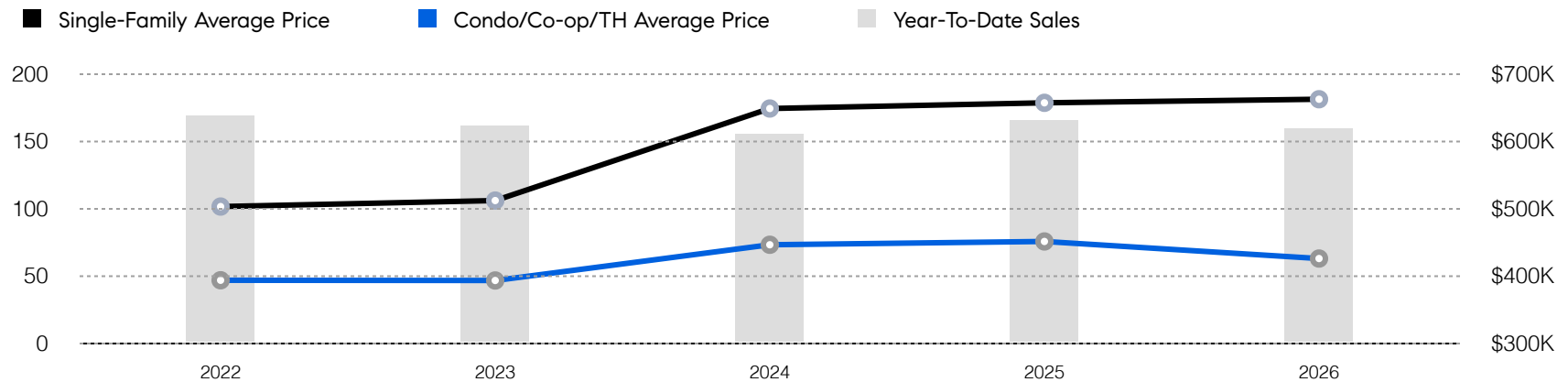
Rockaway Market Report

COMPASS

Rockaway

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	122	116	-4.9%	24	23	-4.2%
	ACTIVE LISTINGS	35	33	-5.7%	35	33	-5.7%
	# OF SALES	111	100	-9.9%	22	19	-13.6%
	SALES VOLUME	\$72,982,632	\$66,281,900	-9.2%	\$13,996,400	\$14,141,900	1.0%
	MEDIAN PRICE	\$590,000	\$622,500	5.5%	\$600,000	\$675,000	12.5%
	AVERAGE PRICE	\$657,501	\$662,819	0.8%	\$636,200	\$744,311	17.0%
	AVERAGE DOM	27	29	7.4%	22	21	-4.5%
	% OF ASKING PRICE	106.6%	104.6%	-2.0%	104.9%	105.3%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	60	64	6.7%	7	11	57.1%
	ACTIVE LISTINGS	24	23	-4.2%	24	23	-4.2%
	# OF SALES	53	58	9.4%	8	9	12.5%
	SALES VOLUME	\$23,933,915	\$24,720,851	3.3%	\$3,778,800	\$4,315,000	14.2%
	MEDIAN PRICE	\$455,000	\$448,000	-1.5%	\$504,000	\$484,000	-4.0%
	AVERAGE PRICE	\$451,583	\$426,222	-5.6%	\$472,350	\$479,444	1.5%
	AVERAGE DOM	42	64	52.4%	44	75	70.5%
	% OF ASKING PRICE	100.1%	100.1%	0.0%	100.1%	100.2%	0.1%

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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