



June 2026

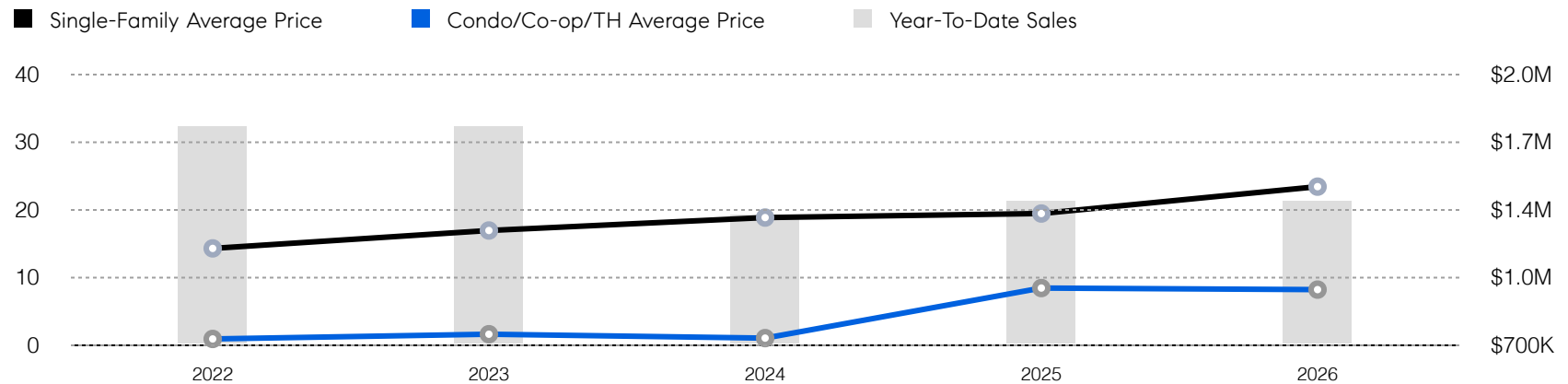
Mountain Lakes Market Report

COMPASS

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	26	24	-7.7%	2	6	200.0%
	ACTIVE LISTINGS	9	13	44.4%	9	13	44.4%
	# OF SALES	17	16	-5.9%	7	4	-42.9%
	SALES VOLUME	\$22,658,000	\$23,390,302	3.2%	\$9,570,000	\$7,079,999	-26.0%
	MEDIAN PRICE	\$1,300,000	\$1,499,500	15.3%	\$1,300,000	\$1,890,000	45.4%
	AVERAGE PRICE	\$1,332,824	\$1,461,894	9.7%	\$1,367,143	\$1,770,000	29.5%
	AVERAGE DOM	39	33	-15.4%	18	7	-61.1%
	% OF ASKING PRICE	103.4%	105.6%	2.2%	110.4%	109.7%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	0	2	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	4	5	25.0%	1	2	100.0%
	SALES VOLUME	\$3,900,000	\$4,837,499	24.0%	\$865,000	\$1,987,500	129.8%
	MEDIAN PRICE	\$967,500	\$925,000	-4.4%	\$865,000	\$993,750	14.9%
	AVERAGE PRICE	\$975,000	\$967,500	-0.8%	\$865,000	\$993,750	14.9%
	AVERAGE DOM	5	30	500.0%	13	27	107.7%
	% OF ASKING PRICE	104.1%	99.6%	-4.5%	108.3%	101.1%	-7.2%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data



Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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