



May 2025

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

1,133

4.0% Year-To-Date
20.8% Month-Over-Month

Year-To-Date Contracts

1,432

1.3% Year-To-Date
15.9% Month-Over-Month

Single-Family
Average Sale Price

\$991K

8.4% Year-To-Date
6.8% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$607K

1.3% Year-To-Date
-10.9% Month-Over-Month

Average Days On Market

26

0.0% Year-To-Date
-12.0% Month-Over-Month

Active Listings

499

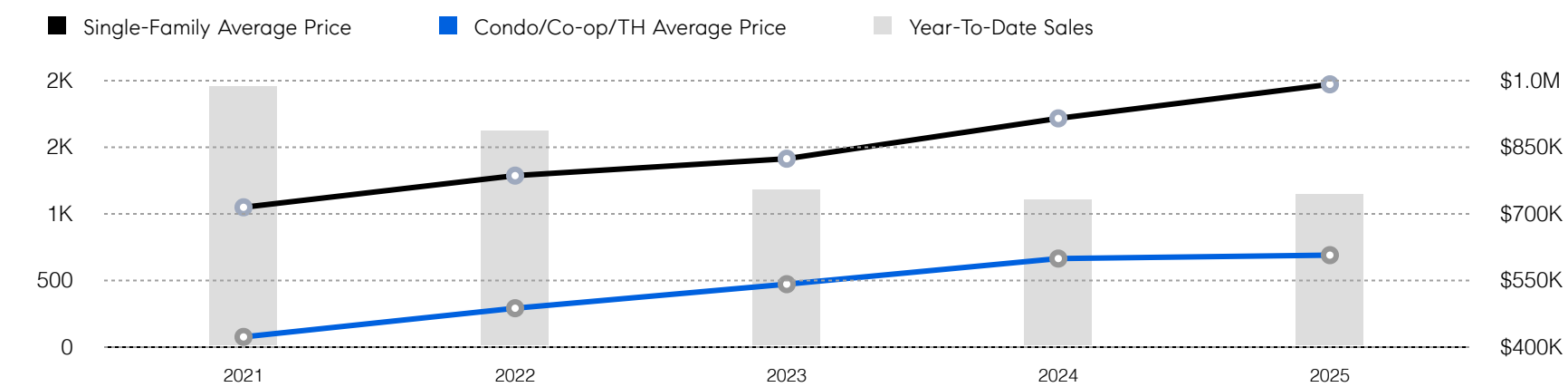
-8.8% Year-Over-Year
-2.7% Month-Over-Month



Morris County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	1,071	1,073	0.2%
	ACTIVE LISTINGS	457	382	-16.4%
	# OF SALES	808	843	4.3%
	SALES VOLUME	\$739,381,553	\$836,051,846	13.1%
	MEDIAN PRICE	\$760,000	\$815,000	7.2%
	AVERAGE PRICE	\$915,076	\$991,758	8.4%
	AVERAGE DOM	32	32	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	342	359	5.0%
	ACTIVE LISTINGS	90	117	30.0%
	# OF SALES	281	290	3.2%
	SALES VOLUME	\$168,439,280	\$174,842,547	3.8%
	MEDIAN PRICE	\$545,000	\$563,750	3.4%
	AVERAGE PRICE	\$599,428	\$607,092	1.3%
	AVERAGE DOM	25	31	24.0%

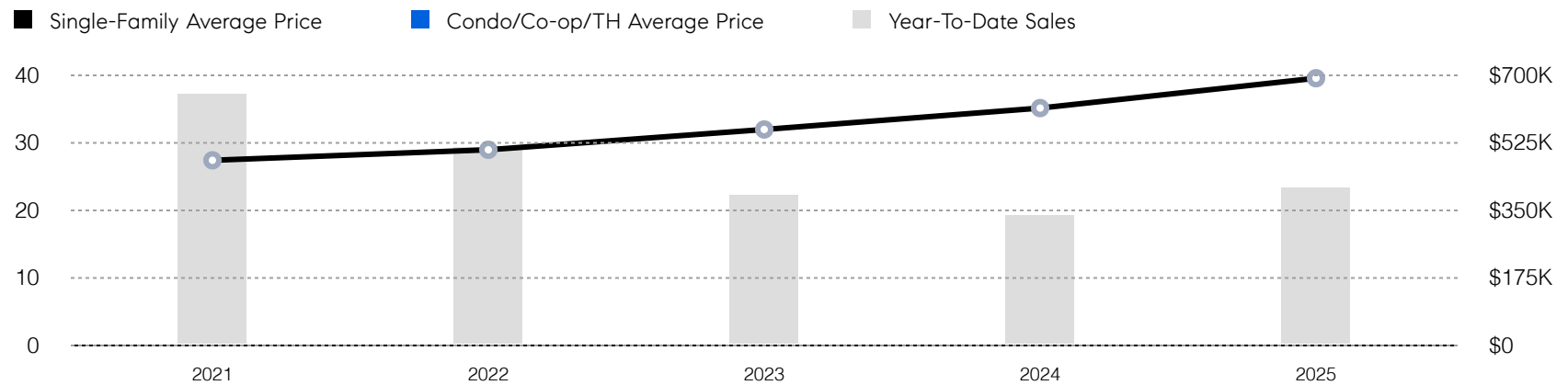
Historic Sales Trends



Boonton

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	19	27	42.1%
	ACTIVE LISTINGS	11	11	0.0%
	# OF SALES	18	21	16.7%
	SALES VOLUME	\$11,073,300	\$14,543,500	31.3%
	MEDIAN PRICE	\$595,750	\$715,000	20.0%
	AVERAGE PRICE	\$615,183	\$692,548	12.6%
	AVERAGE DOM	39	47	20.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	1	2	100.0%
	SALES VOLUME	\$500,000	\$924,000	84.8%
	MEDIAN PRICE	\$500,000	\$462,000	-7.6%
	AVERAGE PRICE	\$500,000	\$462,000	-7.6%
	AVERAGE DOM	8	27	237.5%

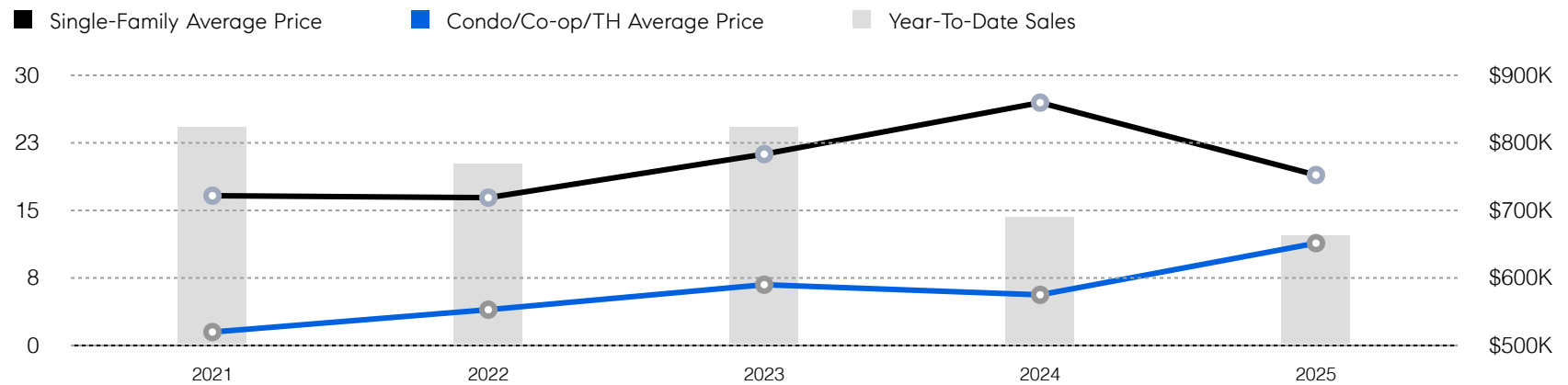
Historic Sales Trends



Boonton Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	11	13	18.2%
	ACTIVE LISTINGS	8	8	0.0%
	# OF SALES	12	10	-16.7%
	SALES VOLUME	\$10,315,000	\$7,524,000	-27.1%
	MEDIAN PRICE	\$815,000	\$665,000	-18.4%
	AVERAGE PRICE	\$859,583	\$752,400	-12.5%
	AVERAGE DOM	29	36	24.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%
	ACTIVE LISTINGS	1	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%

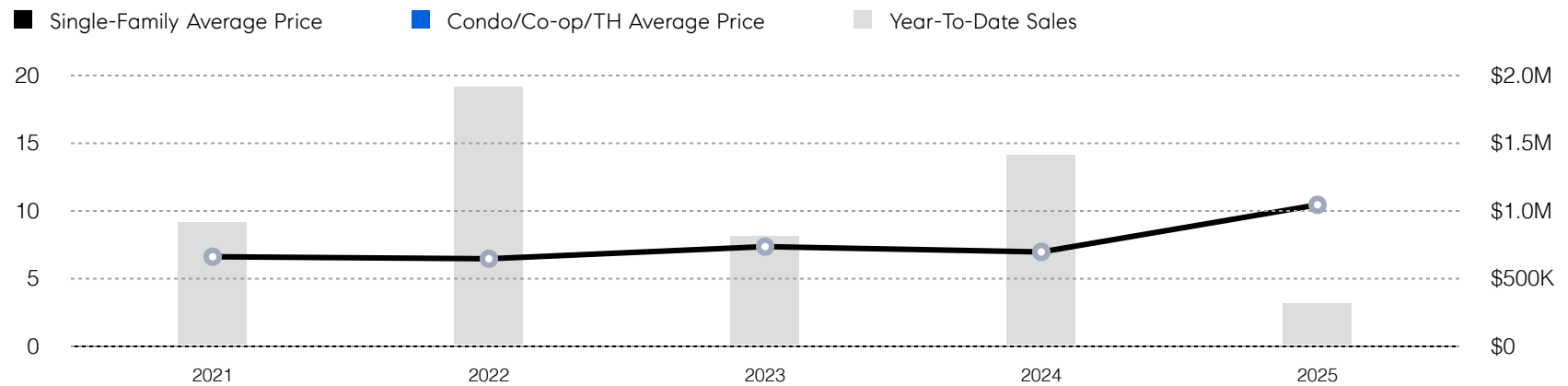
Historic Sales Trends



Cedar Knolls

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	9	8	-11.1%
	ACTIVE LISTINGS	4	0	0.0%
	# OF SALES	10	3	-70.0%
	SALES VOLUME	\$6,973,622	\$3,136,000	-55.0%
	MEDIAN PRICE	\$632,500	\$1,100,000	73.9%
	AVERAGE PRICE	\$697,362	\$1,045,333	49.9%
	AVERAGE DOM	40	23	-42.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	0	0.0%
	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	-	-

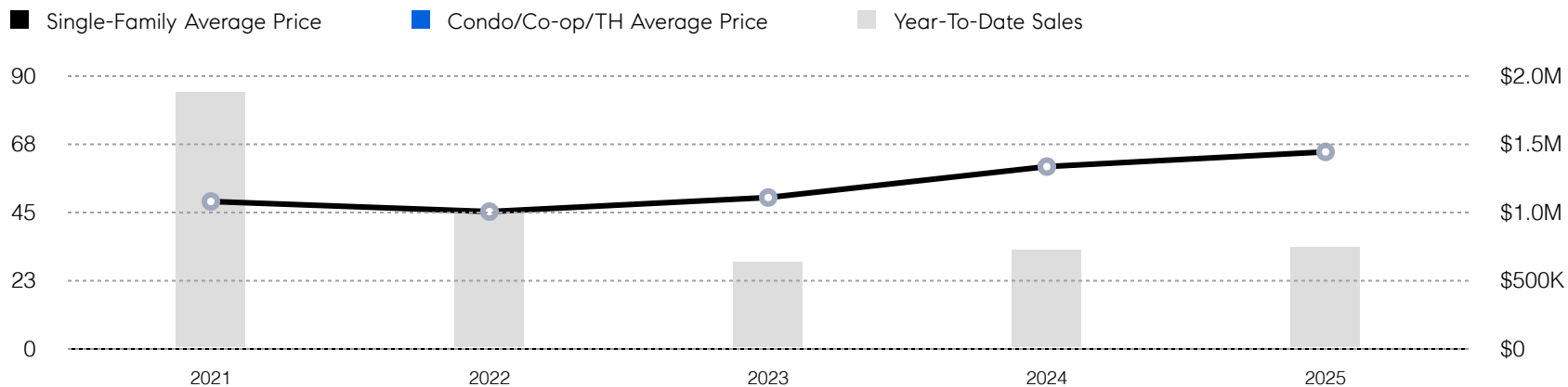
Historic Sales Trends



Chatham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	41	43	4.9%
	ACTIVE LISTINGS	6	11	83.3%
	# OF SALES	25	31	24.0%
	SALES VOLUME	\$33,420,786	\$44,779,134	34.0%
	MEDIAN PRICE	\$1,250,000	\$1,420,000	13.6%
	AVERAGE PRICE	\$1,336,831	\$1,444,488	8.1%
	AVERAGE DOM	20	18	-10.0%
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%

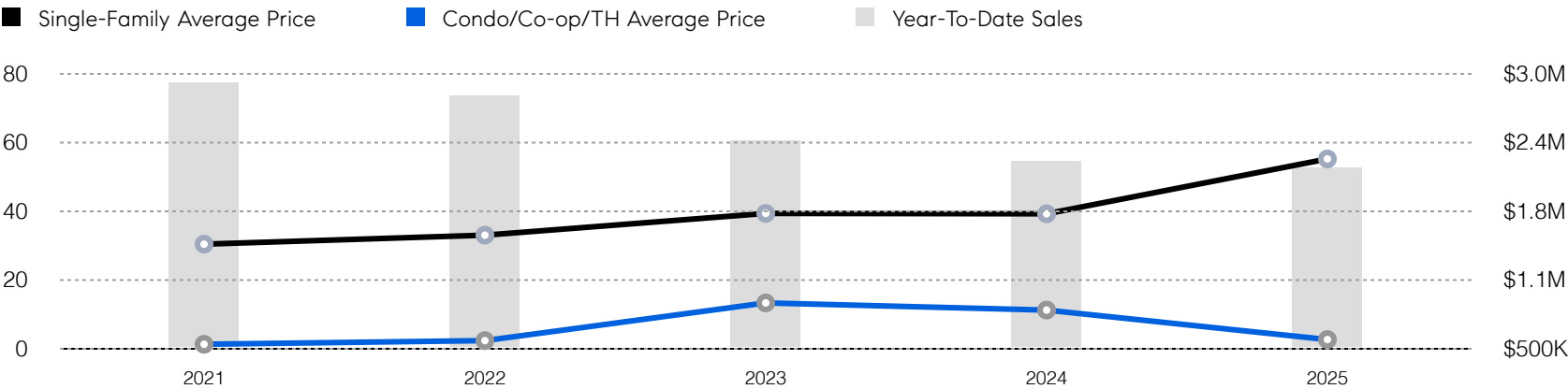
Historic Sales Trends



Chatham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	55	46	-16.4%
	ACTIVE LISTINGS	15	15	0.0%
	# OF SALES	37	39	5.4%
	SALES VOLUME	\$63,923,545	\$86,833,673	35.8%
	MEDIAN PRICE	\$1,630,000	\$2,150,000	31.9%
	AVERAGE PRICE	\$1,727,663	\$2,226,504	28.9%
	AVERAGE DOM	31	32	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	21	21	0.0%
	ACTIVE LISTINGS	7	6	-14.3%
	# OF SALES	17	13	-23.5%
	SALES VOLUME	\$14,482,020	\$7,588,914	-47.6%
	MEDIAN PRICE	\$530,000	\$450,000	-15.1%
	AVERAGE PRICE	\$851,884	\$583,763	-31.5%
	AVERAGE DOM	12	22	83.3%

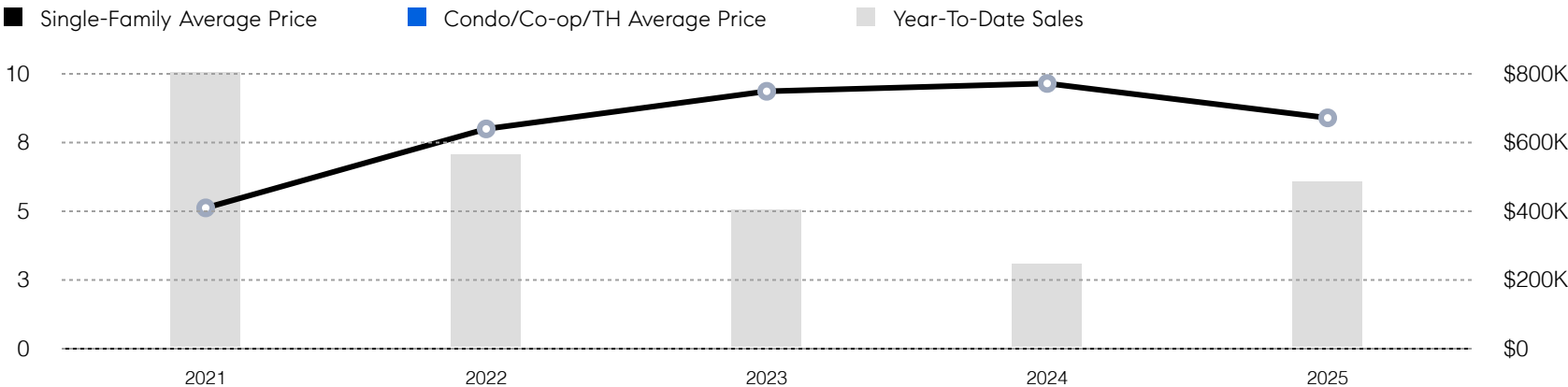
Historic Sales Trends



Chester Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	3	7	133.3%
	ACTIVE LISTINGS	1	1	0.0%
	# OF SALES	2	6	200.0%
	SALES VOLUME	\$1,544,000	\$4,031,000	161.1%
	MEDIAN PRICE	\$772,000	\$650,500	-15.7%
	AVERAGE PRICE	\$772,000	\$671,833	-13.0%
	AVERAGE DOM	31	43	38.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%
	# OF SALES	1	0	0.0%
	SALES VOLUME	\$751,000	-	-
	MEDIAN PRICE	\$751,000	-	-
	AVERAGE PRICE	\$751,000	-	-
	AVERAGE DOM	8	-	-

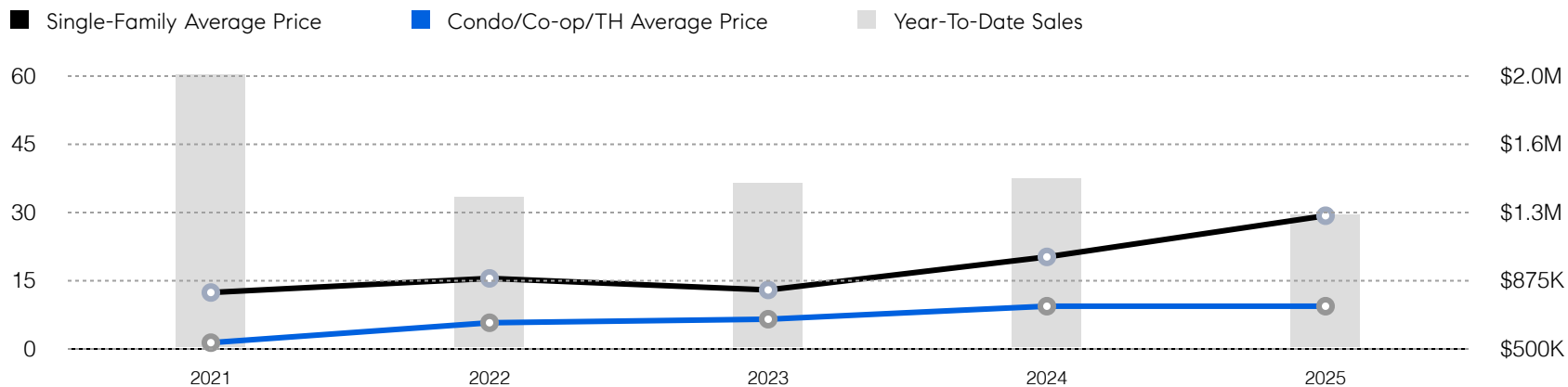
Historic Sales Trends



Chester Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	35	28	-20.0%
	ACTIVE LISTINGS	22	16	-27.3%
	# OF SALES	35	27	-22.9%
	SALES VOLUME	\$35,208,770	\$33,274,000	-5.5%
	MEDIAN PRICE	\$899,000	\$999,000	11.1%
	AVERAGE PRICE	\$1,005,965	\$1,232,370	22.5%
	AVERAGE DOM	37	47	27.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%
	ACTIVE LISTINGS	0	0	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%

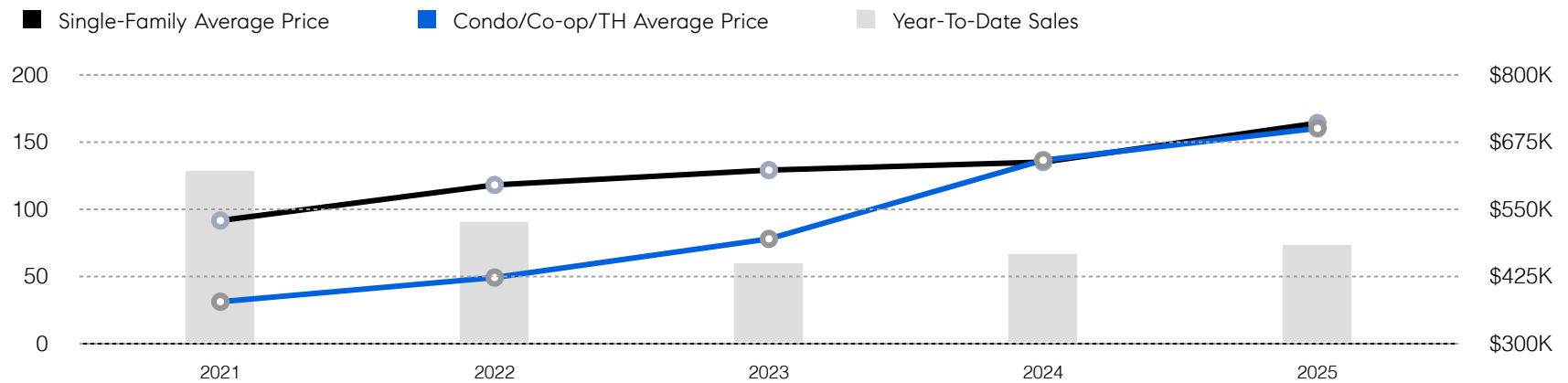
Historic Sales Trends



Denville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	51	56	9.8%
	ACTIVE LISTINGS	22	12	-45.5%
	# OF SALES	46	46	0.0%
	SALES VOLUME	\$29,343,306	\$32,679,638	11.4%
	MEDIAN PRICE	\$577,500	\$600,000	3.9%
	AVERAGE PRICE	\$637,898	\$710,427	11.4%
	AVERAGE DOM	32	28	-12.5%
Condo/Co-op/TH	CONTRACTS SIGNED	27	23	-14.8%
	ACTIVE LISTINGS	8	3	-62.5%
	# OF SALES	19	26	36.8%
	SALES VOLUME	\$12,185,735	\$18,217,546	49.5%
	MEDIAN PRICE	\$690,000	\$725,000	5.1%
	AVERAGE PRICE	\$641,354	\$700,675	9.2%
	AVERAGE DOM	15	41	173.3%

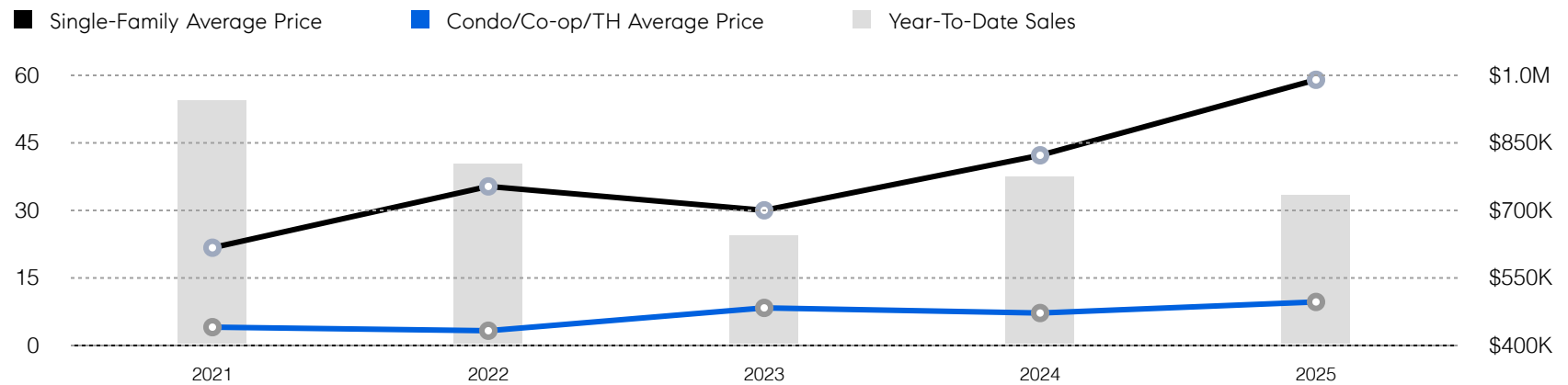
Historic Sales Trends



East Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	35	29	-17.1%
	ACTIVE LISTINGS	13	5	-61.5%
	# OF SALES	29	28	-3.4%
	SALES VOLUME	\$23,850,000	\$27,722,998	16.2%
	MEDIAN PRICE	\$780,000	\$1,025,000	31.4%
	AVERAGE PRICE	\$822,414	\$990,107	20.4%
	AVERAGE DOM	36	21	-41.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%
	ACTIVE LISTINGS	2	4	100.0%
	# OF SALES	8	5	-37.5%
	SALES VOLUME	\$3,776,793	\$2,483,506	-34.2%
	MEDIAN PRICE	\$415,500	\$510,000	22.7%
	AVERAGE PRICE	\$472,099	\$496,701	5.2%
	AVERAGE DOM	23	16	-30.4%

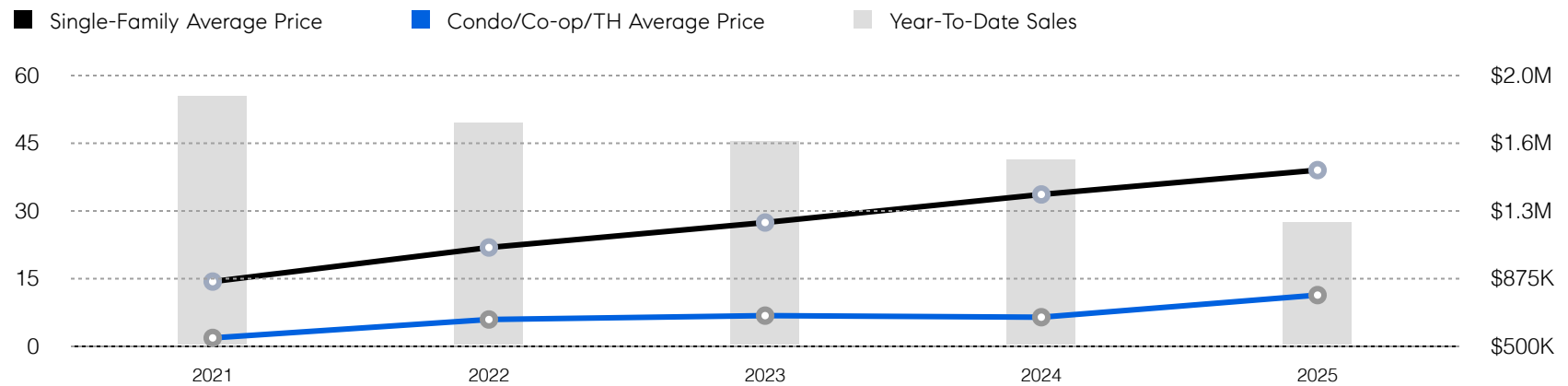
Historic Sales Trends



Florham Park

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	35	30	-14.3%
	ACTIVE LISTINGS	13	15	15.4%
	# OF SALES	25	20	-20.0%
	SALES VOLUME	\$33,535,500	\$29,523,993	-12.0%
	MEDIAN PRICE	\$1,200,000	\$1,242,500	3.5%
	AVERAGE PRICE	\$1,341,420	\$1,476,200	10.0%
	AVERAGE DOM	19	48	152.6%
Condo/Co-op/TH	CONTRACTS SIGNED	20	13	-35.0%
	ACTIVE LISTINGS	0	4	0.0%
	# OF SALES	16	7	-56.2%
	SALES VOLUME	\$10,585,540	\$5,488,400	-48.2%
	MEDIAN PRICE	\$670,000	\$737,000	10.0%
	AVERAGE PRICE	\$661,596	\$784,057	18.5%
	AVERAGE DOM	46	28	-39.1%

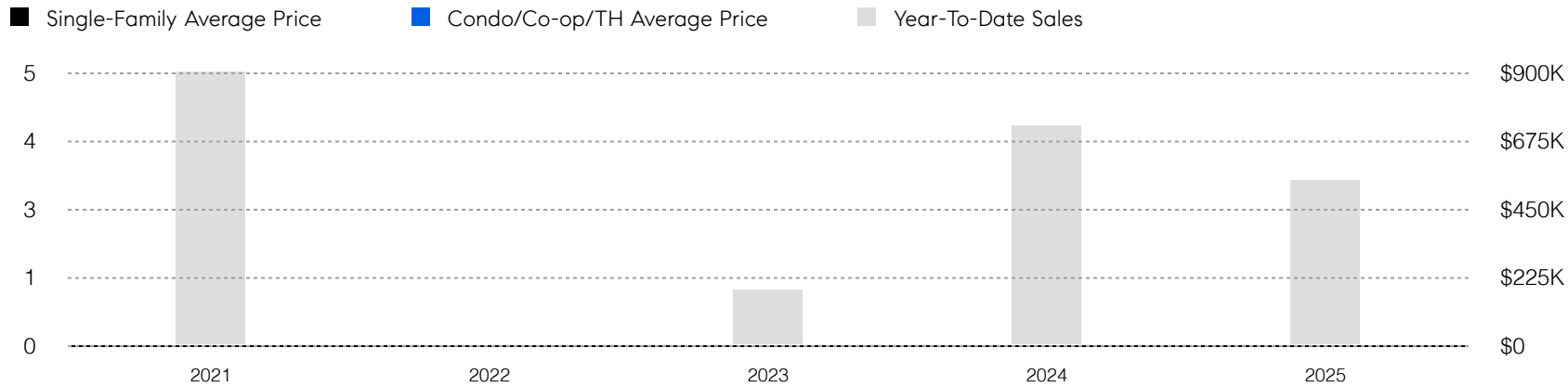
Historic Sales Trends



Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	6	4	-33.3%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$2,714,914	\$2,445,000	-9.9%
	MEDIAN PRICE	\$717,457	\$720,000	0.4%
	AVERAGE PRICE	\$678,729	\$815,000	20.1%
	AVERAGE DOM	30	51	70.0%
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	-	-	-

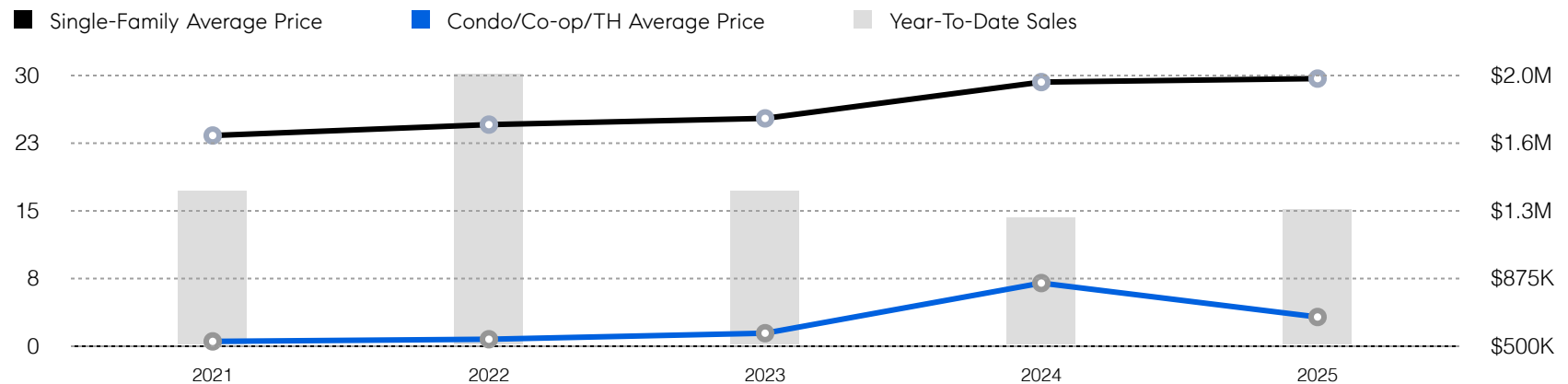
Historic Sales Trends



Harding

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	17	19	11.8%
	ACTIVE LISTINGS	13	4	-69.2%
	# OF SALES	13	14	7.7%
	SALES VOLUME	\$25,526,500	\$27,760,500	8.8%
	MEDIAN PRICE	\$1,900,000	\$1,728,000	-9.1%
	AVERAGE PRICE	\$1,963,577	\$1,982,893	1.0%
	AVERAGE DOM	59	36	-39.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%
	ACTIVE LISTINGS	1	0	0.0%
	# OF SALES	1	1	0.0%
	SALES VOLUME	\$850,000	\$662,000	-22.1%
	MEDIAN PRICE	\$850,000	\$662,000	-22.1%
	AVERAGE PRICE	\$850,000	\$662,000	-22.1%
	AVERAGE DOM	5	25	400.0%

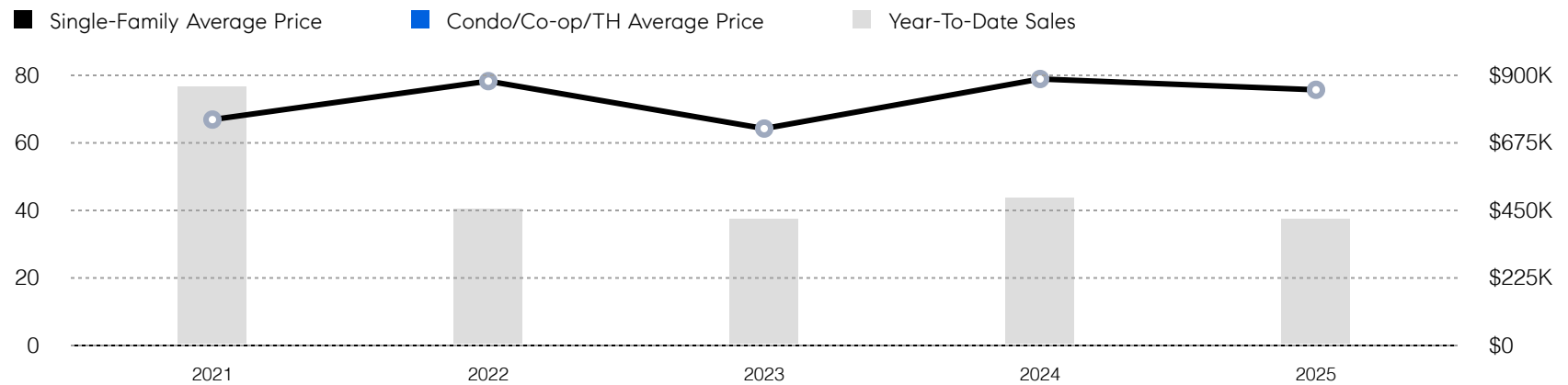
Historic Sales Trends



Kinnelon

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	50	50	0.0%
	ACTIVE LISTINGS	34	19	-44.1%
	# OF SALES	43	36	-16.3%
	SALES VOLUME	\$38,177,500	\$30,665,452	-19.7%
	MEDIAN PRICE	\$755,000	\$775,000	2.6%
	AVERAGE PRICE	\$887,849	\$851,818	-4.1%
	AVERAGE DOM	67	63	-6.0%
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	-

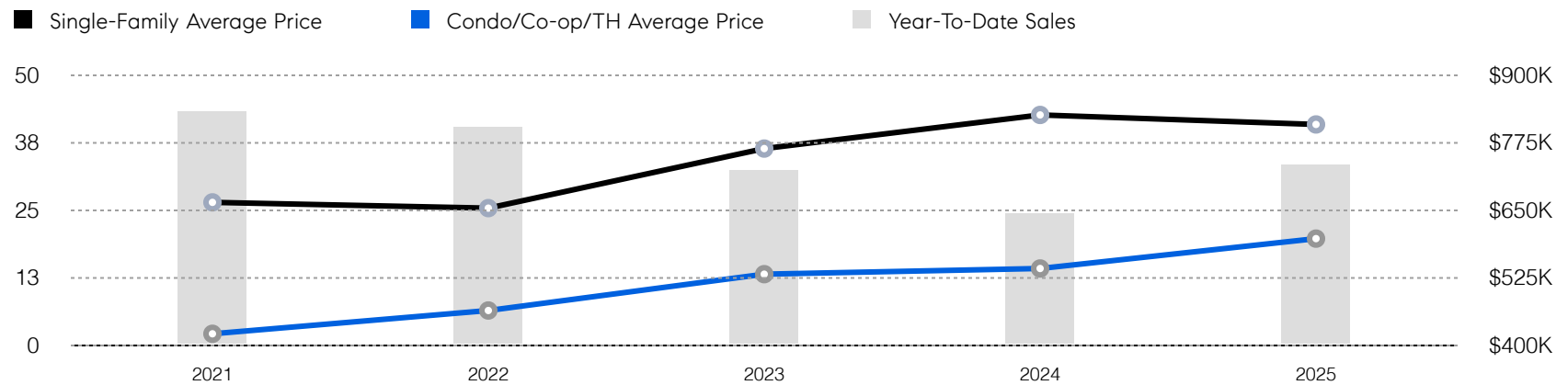
Historic Sales Trends



Long Hill

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	27	39	44.4%
	ACTIVE LISTINGS	13	7	-46.2%
	# OF SALES	22	28	27.3%
	SALES VOLUME	\$18,187,846	\$22,655,000	24.6%
	MEDIAN PRICE	\$802,000	\$783,000	-2.4%
	AVERAGE PRICE	\$826,720	\$809,107	-2.1%
	AVERAGE DOM	30	36	20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%
	ACTIVE LISTINGS	1	3	200.0%
	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,085,000	\$2,989,000	175.5%
	MEDIAN PRICE	\$542,500	\$599,000	10.4%
	AVERAGE PRICE	\$542,500	\$597,800	10.2%
	AVERAGE DOM	10	28	180.0%

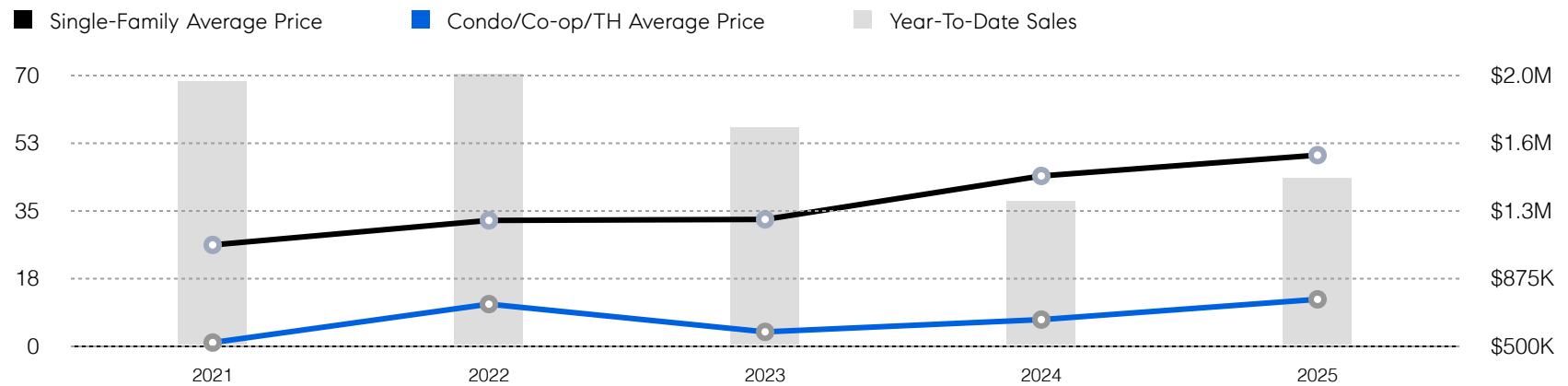
Historic Sales Trends



Madison

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	48	41	-14.6%
	ACTIVE LISTINGS	20	15	-25.0%
	# OF SALES	30	34	13.3%
	SALES VOLUME	\$43,317,612	\$53,014,033	22.4%
	MEDIAN PRICE	\$1,180,556	\$1,525,625	29.2%
	AVERAGE PRICE	\$1,443,920	\$1,559,236	8.0%
	AVERAGE DOM	42	33	-21.4%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%
	ACTIVE LISTINGS	3	2	-33.3%
	# OF SALES	7	9	28.6%
	SALES VOLUME	\$4,538,000	\$6,845,230	50.8%
	MEDIAN PRICE	\$592,500	\$810,000	36.7%
	AVERAGE PRICE	\$648,286	\$760,581	17.3%
	AVERAGE DOM	23	23	0.0%

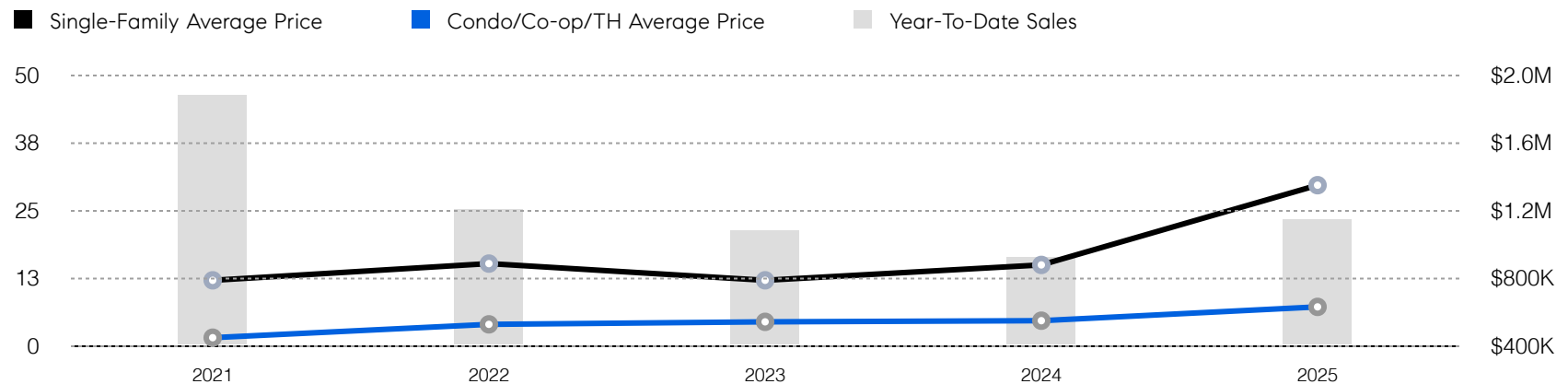
Historic Sales Trends



Mendham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	16	19	18.8%
	ACTIVE LISTINGS	8	15	87.5%
	# OF SALES	12	16	33.3%
	SALES VOLUME	\$10,567,350	\$21,629,000	104.7%
	MEDIAN PRICE	\$870,000	\$1,012,500	16.4%
	AVERAGE PRICE	\$880,613	\$1,351,813	53.5%
	AVERAGE DOM	35	44	25.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	7	75.0%
	ACTIVE LISTINGS	0	1	0.0%
	# OF SALES	4	7	75.0%
	SALES VOLUME	\$2,204,000	\$4,428,333	100.9%
	MEDIAN PRICE	\$537,500	\$611,000	13.7%
	AVERAGE PRICE	\$551,000	\$632,619	14.8%
	AVERAGE DOM	12	23	91.7%

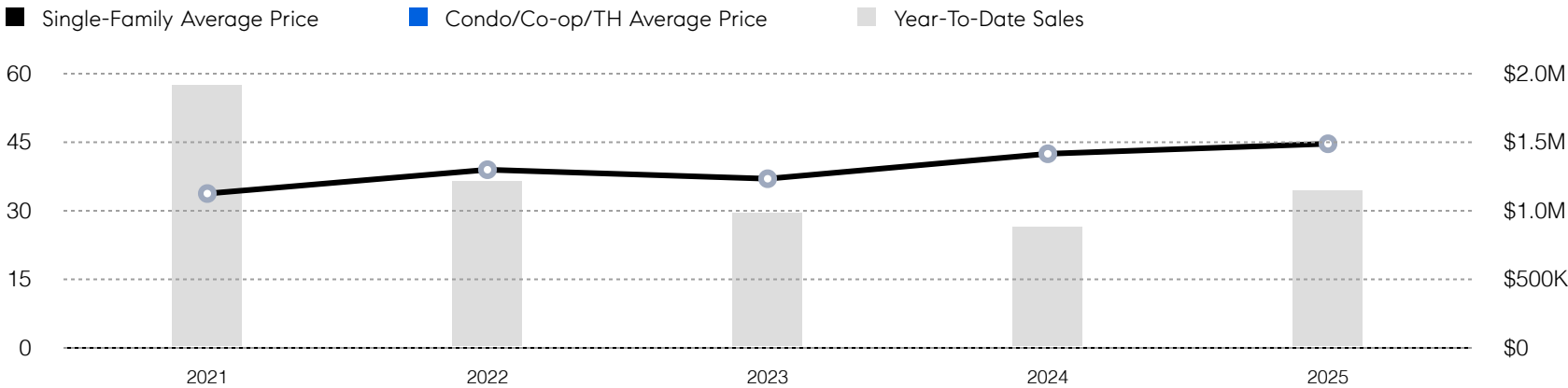
Historic Sales Trends



Mendham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	29	38	31.0%
	ACTIVE LISTINGS	15	19	26.7%
	# OF SALES	24	24	0.0%
	SALES VOLUME	\$33,979,530	\$35,730,750	5.2%
	MEDIAN PRICE	\$1,250,000	\$1,406,500	12.5%
	AVERAGE PRICE	\$1,415,814	\$1,488,781	5.2%
	AVERAGE DOM	41	34	-17.1%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%
	ACTIVE LISTINGS	9	9	0.0%
	# OF SALES	2	10	400.0%
	SALES VOLUME	\$2,575,000	\$12,282,974	377.0%
	MEDIAN PRICE	\$1,287,500	\$1,285,498	-0.2%
	AVERAGE PRICE	\$1,287,500	\$1,228,297	-4.6%
	AVERAGE DOM	170	50	-70.6%

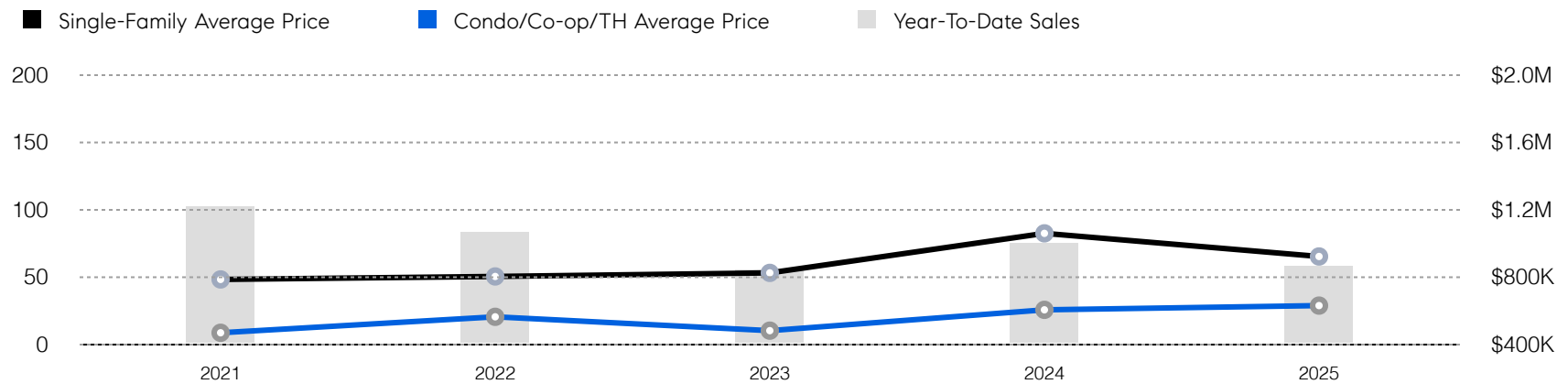
Historic Sales Trends



Montville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	73	59	-19.2%
	ACTIVE LISTINGS	34	38	11.8%
	# OF SALES	54	41	-24.1%
	SALES VOLUME	\$57,270,700	\$37,852,713	-33.9%
	MEDIAN PRICE	\$949,500	\$825,000	-13.1%
	AVERAGE PRICE	\$1,060,569	\$923,237	-12.9%
	AVERAGE DOM	41	35	-14.6%
Condo/Co-op/TH	CONTRACTS SIGNED	22	24	9.1%
	ACTIVE LISTINGS	2	2	0.0%
	# OF SALES	20	16	-20.0%
	SALES VOLUME	\$12,127,900	\$10,104,500	-16.7%
	MEDIAN PRICE	\$607,500	\$645,000	6.2%
	AVERAGE PRICE	\$606,395	\$631,531	4.1%
	AVERAGE DOM	30	18	-40.0%

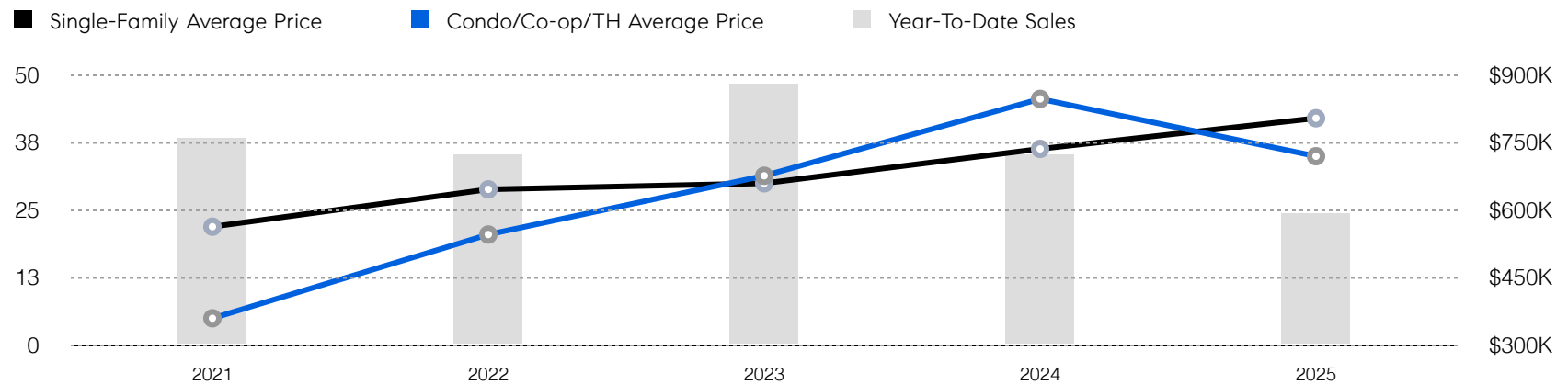
Historic Sales Trends



Morris Plains

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	17	21	23.5%
	ACTIVE LISTINGS	8	3	-62.5%
	# OF SALES	11	18	63.6%
	SALES VOLUME	\$8,103,000	\$14,486,250	78.8%
	MEDIAN PRICE	\$700,000	\$812,500	16.1%
	AVERAGE PRICE	\$736,636	\$804,792	9.3%
	AVERAGE DOM	26	27	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	18	10	-44.4%
	ACTIVE LISTINGS	2	4	100.0%
	# OF SALES	24	6	-75.0%
	SALES VOLUME	\$20,343,685	\$4,322,000	-78.8%
	MEDIAN PRICE	\$877,495	\$733,500	-16.4%
	AVERAGE PRICE	\$847,654	\$720,333	-15.0%
	AVERAGE DOM	18	51	183.3%

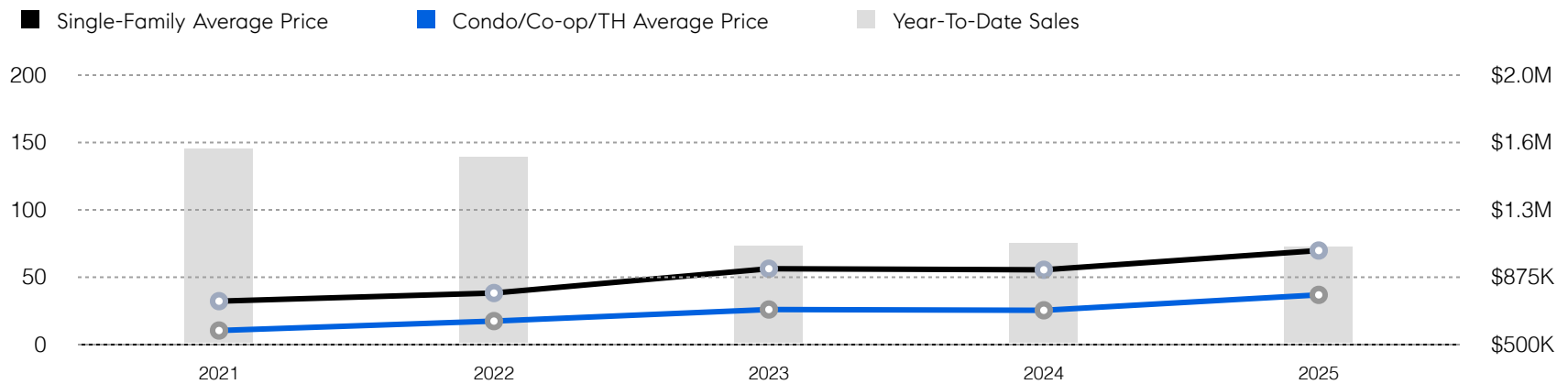
Historic Sales Trends



Morris Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	72	74	2.8%
	ACTIVE LISTINGS	27	15	-44.4%
	# OF SALES	56	46	-17.9%
	SALES VOLUME	\$51,317,525	\$47,086,512	-8.2%
	MEDIAN PRICE	\$853,000	\$892,500	4.6%
	AVERAGE PRICE	\$916,384	\$1,023,620	11.7%
	AVERAGE DOM	23	19	-17.4%
Condo/Co-op/TH	CONTRACTS SIGNED	28	37	32.1%
	ACTIVE LISTINGS	8	10	25.0%
	# OF SALES	18	25	38.9%
	SALES VOLUME	\$12,435,826	\$19,420,000	56.2%
	MEDIAN PRICE	\$662,500	\$605,000	-8.7%
	AVERAGE PRICE	\$690,879	\$776,800	12.4%
	AVERAGE DOM	29	28	-3.4%

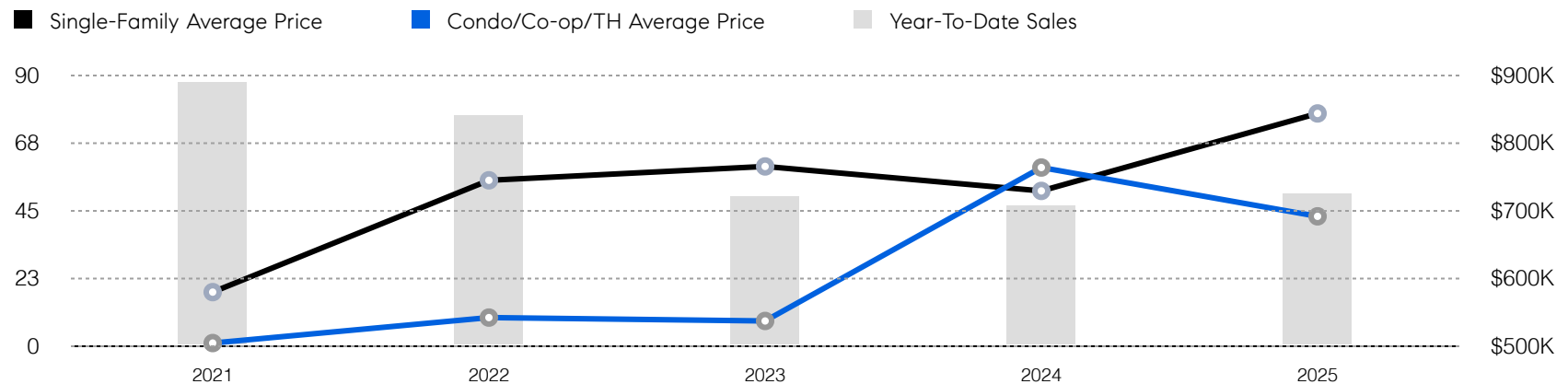
Historic Sales Trends



Morristown

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	33	29	-12.1%
	ACTIVE LISTINGS	12	13	8.3%
	# OF SALES	20	26	30.0%
	SALES VOLUME	\$14,589,914	\$21,942,649	50.4%
	MEDIAN PRICE	\$647,900	\$720,000	11.1%
	AVERAGE PRICE	\$729,496	\$843,948	15.7%
	AVERAGE DOM	21	35	66.7%
Condo/Co-op/TH	CONTRACTS SIGNED	34	19	-44.1%
	ACTIVE LISTINGS	8	7	-12.5%
	# OF SALES	26	24	-7.7%
	SALES VOLUME	\$19,865,227	\$15,914,808	-19.9%
	MEDIAN PRICE	\$577,500	\$735,000	27.3%
	AVERAGE PRICE	\$764,047	\$691,948	-9.4%
	AVERAGE DOM	21	33	57.1%

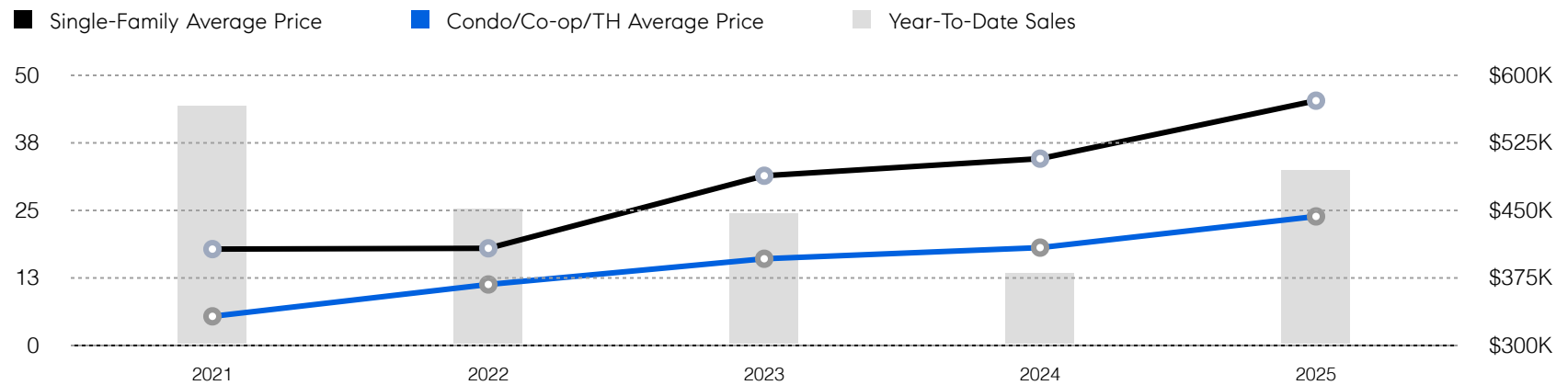
Historic Sales Trends



Mount Arlington

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	8	16	100.0%
	ACTIVE LISTINGS	4	6	50.0%
	# OF SALES	4	11	175.0%
	SALES VOLUME	\$2,029,900	\$6,290,500	209.9%
	MEDIAN PRICE	\$459,950	\$545,000	18.5%
	AVERAGE PRICE	\$507,475	\$571,864	12.7%
	AVERAGE DOM	28	38	35.7%
Condo/Co-op/TH	CONTRACTS SIGNED	16	22	37.5%
	ACTIVE LISTINGS	4	4	0.0%
	# OF SALES	9	21	133.3%
	SALES VOLUME	\$3,678,000	\$9,309,900	153.1%
	MEDIAN PRICE	\$390,000	\$460,000	17.9%
	AVERAGE PRICE	\$408,667	\$443,329	8.5%
	AVERAGE DOM	15	25	66.7%

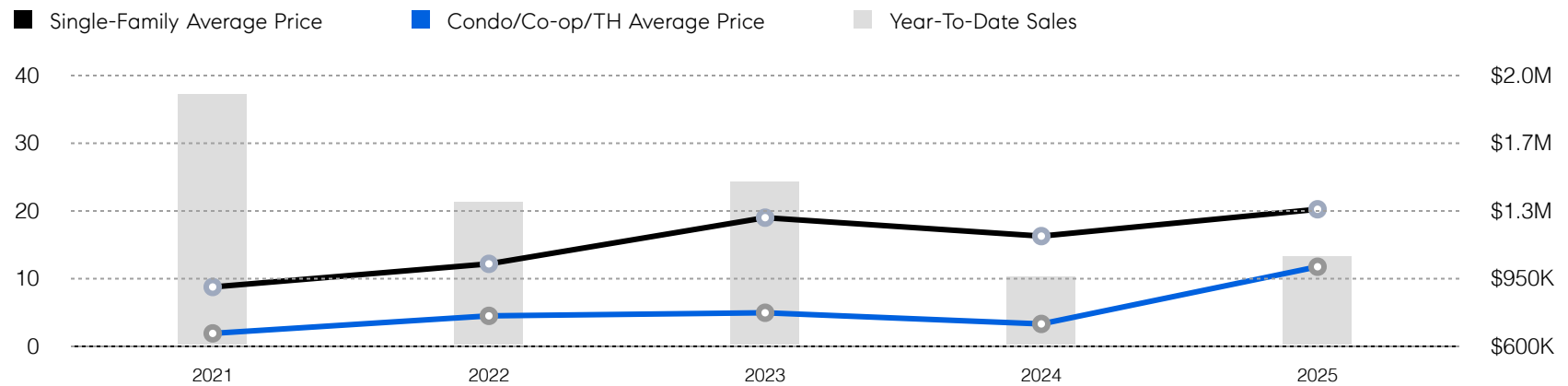
Historic Sales Trends



Mountain Lakes

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	13	24	84.6%
	ACTIVE LISTINGS	12	4	-66.7%
	# OF SALES	7	10	42.9%
	SALES VOLUME	\$8,190,000	\$13,088,000	59.8%
	MEDIAN PRICE	\$1,168,000	\$1,277,500	9.4%
	AVERAGE PRICE	\$1,170,000	\$1,308,800	11.9%
	AVERAGE DOM	26	54	107.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%
	ACTIVE LISTINGS	2	1	-50.0%
	# OF SALES	3	3	0.0%
	SALES VOLUME	\$2,148,250	\$3,035,000	41.3%
	MEDIAN PRICE	\$734,250	\$995,000	35.5%
	AVERAGE PRICE	\$716,083	\$1,011,667	41.3%
	AVERAGE DOM	8	3	-62.5%

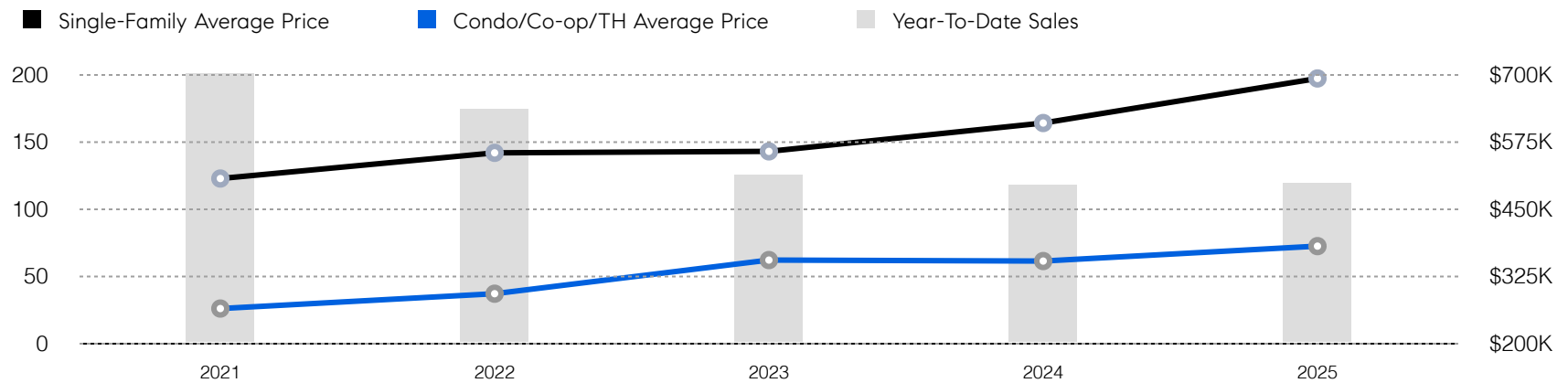
Historic Sales Trends



Parsippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	106	104	-1.9%
	ACTIVE LISTINGS	44	46	4.5%
	# OF SALES	84	88	4.8%
	SALES VOLUME	\$51,286,650	\$61,025,631	19.0%
	MEDIAN PRICE	\$593,750	\$677,500	14.1%
	AVERAGE PRICE	\$610,555	\$693,473	13.6%
	AVERAGE DOM	32	33	3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	36	44	22.2%
	ACTIVE LISTINGS	14	12	-14.3%
	# OF SALES	33	30	-9.1%
	SALES VOLUME	\$11,673,256	\$11,445,606	-2.0%
	MEDIAN PRICE	\$255,000	\$271,000	6.3%
	AVERAGE PRICE	\$353,735	\$381,520	7.9%
	AVERAGE DOM	22	31	40.9%

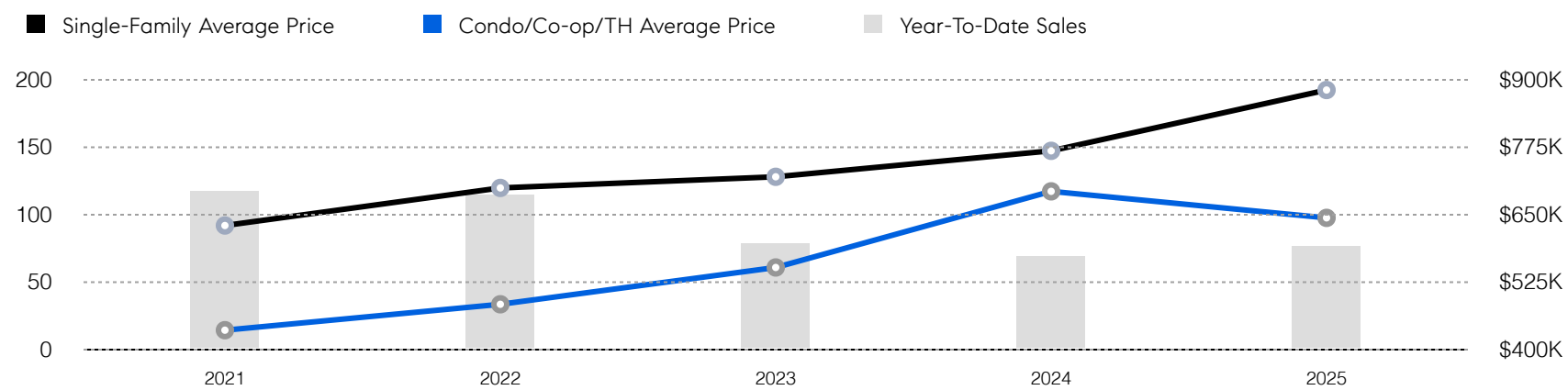
Historic Sales Trends



Randolph

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	95	79	-16.8%
	ACTIVE LISTINGS	26	18	-30.8%
	# OF SALES	65	60	-7.7%
	SALES VOLUME	\$49,947,364	\$52,868,348	5.8%
	MEDIAN PRICE	\$745,000	\$846,500	13.6%
	AVERAGE PRICE	\$768,421	\$881,139	14.7%
	AVERAGE DOM	20	30	50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	21	425.0%
	ACTIVE LISTINGS	1	12	1,100.0%
	# OF SALES	3	15	400.0%
	SALES VOLUME	\$2,080,000	\$9,018,500	333.6%
	MEDIAN PRICE	\$625,000	\$632,500	1.2%
	AVERAGE PRICE	\$693,333	\$644,179	-7.1%
	AVERAGE DOM	44	22	-50.0%

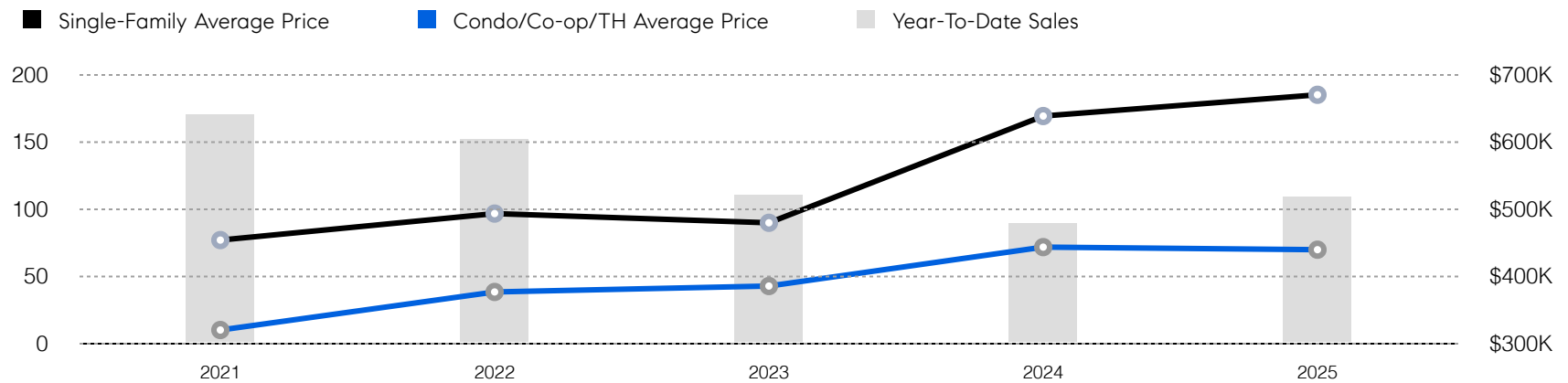
Historic Sales Trends



Rockaway

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	71	80	12.7%
	ACTIVE LISTINGS	39	30	-23.1%
	# OF SALES	55	72	30.9%
	SALES VOLUME	\$35,136,681	\$48,274,732	37.4%
	MEDIAN PRICE	\$557,500	\$590,000	5.8%
	AVERAGE PRICE	\$638,849	\$670,482	5.0%
	AVERAGE DOM	23	30	30.4%
Condo/Co-op/TH	CONTRACTS SIGNED	43	45	4.7%
	ACTIVE LISTINGS	13	21	61.5%
	# OF SALES	33	36	9.1%
	SALES VOLUME	\$14,643,549	\$15,836,715	8.1%
	MEDIAN PRICE	\$445,000	\$447,000	0.4%
	AVERAGE PRICE	\$443,744	\$439,909	-0.9%
	AVERAGE DOM	38	45	18.4%

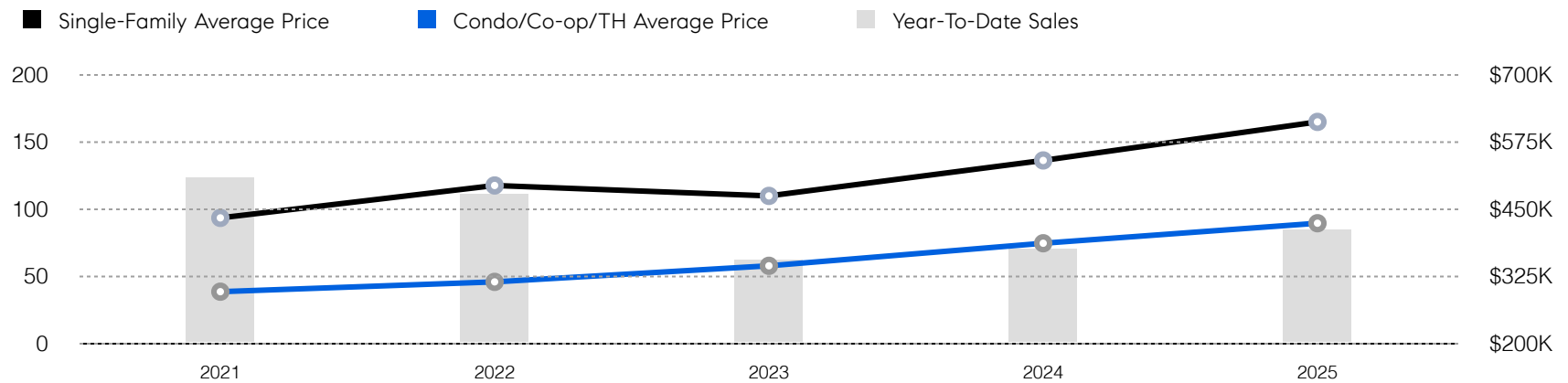
Historic Sales Trends



Roxbury

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	79	72	-8.9%
	ACTIVE LISTINGS	33	29	-12.1%
	# OF SALES	53	66	24.5%
	SALES VOLUME	\$28,670,950	\$40,435,540	41.0%
	MEDIAN PRICE	\$525,000	\$600,250	14.3%
	AVERAGE PRICE	\$540,961	\$612,660	13.3%
	AVERAGE DOM	28	19	-32.1%
Condo/Co-op/TH	CONTRACTS SIGNED	16	22	37.5%
	ACTIVE LISTINGS	2	5	150.0%
	# OF SALES	16	17	6.3%
	SALES VOLUME	\$6,190,000	\$7,210,115	16.5%
	MEDIAN PRICE	\$371,000	\$401,231	8.1%
	AVERAGE PRICE	\$386,875	\$424,124	9.6%
	AVERAGE DOM	17	17	0.0%

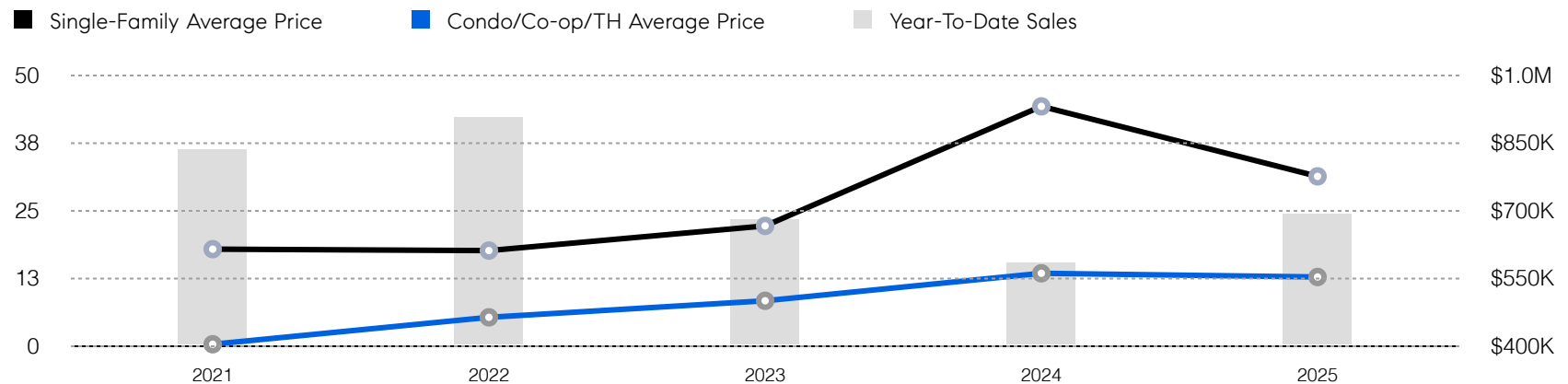
Historic Sales Trends



Whippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	17	18	5.9%
	ACTIVE LISTINGS	0	7	0.0%
	# OF SALES	12	19	58.3%
	SALES VOLUME	\$11,179,788	\$14,753,300	32.0%
	MEDIAN PRICE	\$738,000	\$705,000	-4.5%
	AVERAGE PRICE	\$931,649	\$776,489	-16.7%
	AVERAGE DOM	34	24	-29.4%
Condo/Co-op/TH	CONTRACTS SIGNED	6	10	66.7%
	ACTIVE LISTINGS	1	4	300.0%
	# OF SALES	3	5	66.7%
	SALES VOLUME	\$1,685,000	\$2,767,500	64.2%
	MEDIAN PRICE	\$575,000	\$555,000	-3.5%
	AVERAGE PRICE	\$561,667	\$553,500	-1.5%
	AVERAGE DOM	11	33	200.0%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 05/31/2024 vs. 01/01/2025 - 05/31/2025

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