



September 2026

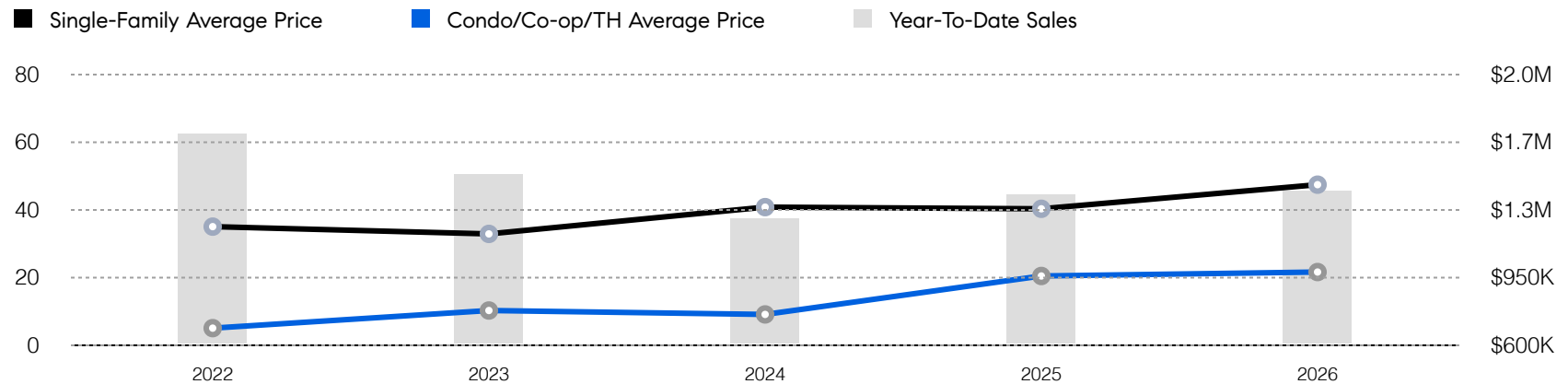
Mountain Lakes Market Report

COMPASS

Mountain Lakes

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	41	34	-17.1%	2	1	-50.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	37	34	-8.1%	5	3	-40.0%
	SALES VOLUME	\$48,321,609	\$48,643,981	0.7%	\$6,638,000	\$4,810,000	-27.5%
	MEDIAN PRICE	\$1,340,000	\$1,387,500	3.5%	\$1,375,000	\$1,350,000	-1.8%
	AVERAGE PRICE	\$1,305,989	\$1,430,705	9.5%	\$1,327,600	\$1,603,333	20.8%
	AVERAGE DOM	28	33	17.9%	19	57	200.0%
	% OF ASKING PRICE	104.9%	104.8%	-0.1%	103.8%	95.8%	-8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	0	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	7	11	57.1%	1	1	0.0%
	SALES VOLUME	\$6,710,000	\$10,768,498	60.5%	\$760,000	\$1,355,000	78.3%
	MEDIAN PRICE	\$940,000	\$955,000	1.6%	\$760,000	\$1,355,000	78.3%
	AVERAGE PRICE	\$958,571	\$978,954	2.1%	\$760,000	\$1,355,000	78.3%
	AVERAGE DOM	6	29	383.3%	14	6	-57.1%
	% OF ASKING PRICE	102.1%	99.2%	-2.9%	99.3%	100.4%	1.0%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.