

October 2026

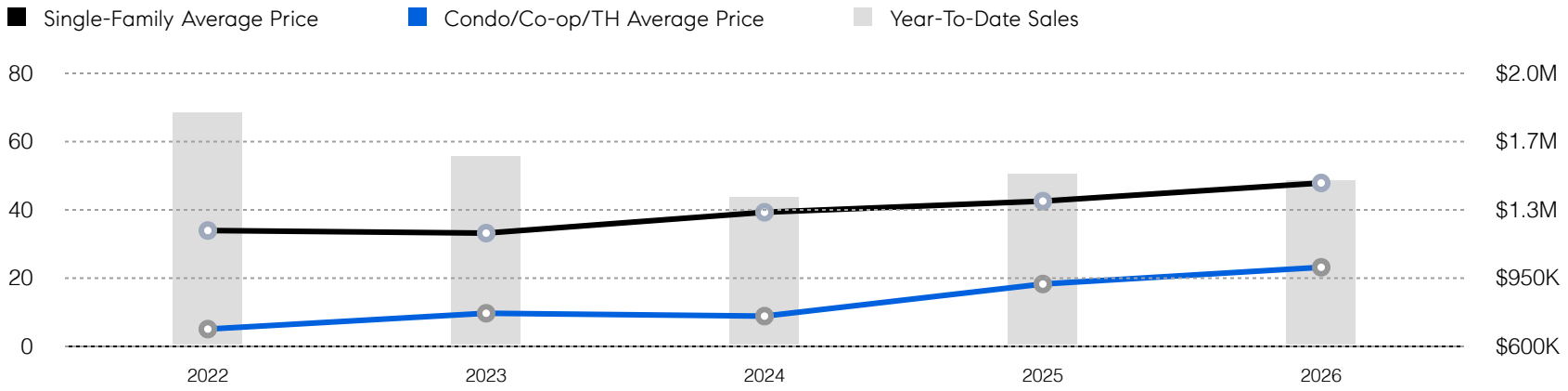
Mountain Lakes Market Report

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Mountain Lakes

		YTD 2025	YTD 2026	% Change	Oct 2025	Oct 2026	% Change
Single-Family	CONTRACTS SIGNED	46	37	-19.6%	5	3	-40.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	42	36	-14.3%	5	2	-60.0%
	SALES VOLUME	$56,488,609	$51,768,981	-8.4%	$8,167,000	$3,125,000	-61.7%
	MEDIAN PRICE	$1,357,500	$1,387,500	2.2%	$1,725,000	$1,562,500	-9.4%
	AVERAGE PRICE	$1,344,967	$1,438,027	6.9%	$1,633,400	$1,562,500	-4.3%
	AVERAGE DOM	28	31	10.7%	29	7	-75.9%
	% OF ASKING PRICE	104.8%	104.8%	0.0%	103.8%	103.4%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%	0	0	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	8	12	50.0%	1	1	0.0%
	SALES VOLUME	$7,359,000	$12,068,498	64.0%	$649,000	$1,300,000	100.3%
	MEDIAN PRICE	$902,500	$977,500	8.3%	$649,000	$1,300,000	100.3%
	AVERAGE PRICE	$919,875	$1,005,708	9.3%	$649,000	$1,300,000	100.3%
	AVERAGE DOM	7	28	300.0%	13	11	-15.4%
	% OF ASKING PRICE	101.8%	99.6%	-2.3%	100.0%	104.1%	4.1%

Historic Sales Trends



** Line graphs may be hidden due to limited sales data*

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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 10/31/2025 vs. 01/01/2026 - 10/31/2026

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