



August 2026

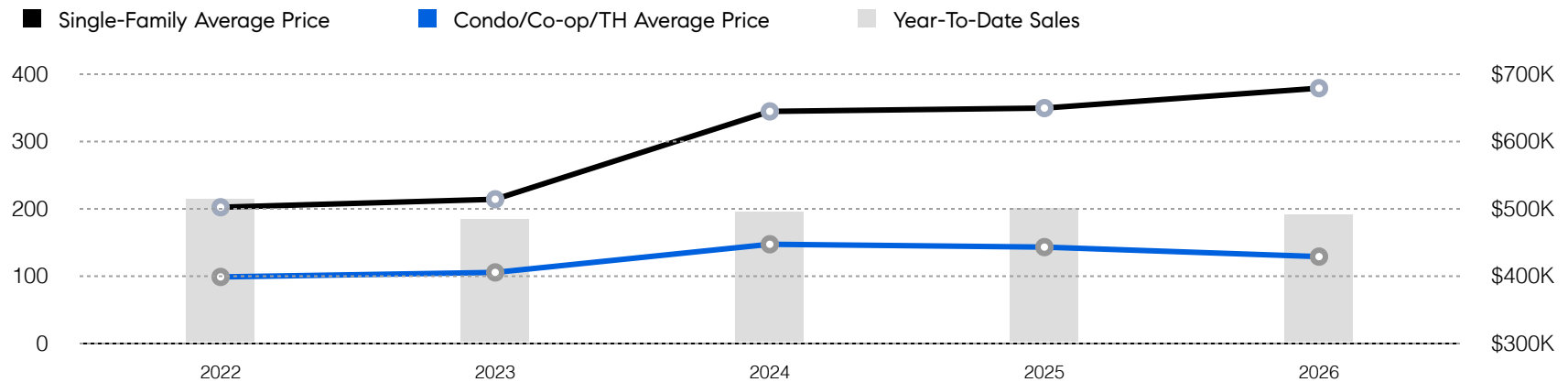
Rockaway Market Report

COMPASS

Rockaway

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	142	140	-1.4%	20	28	40.0%
	ACTIVE LISTINGS	36	37	2.8%	36	37	2.8%
	# OF SALES	134	121	-9.7%	23	20	-13.0%
	SALES VOLUME	\$87,057,132	\$82,187,400	-5.6%	\$14,074,500	\$15,015,500	6.7%
	MEDIAN PRICE	\$597,000	\$625,000	4.7%	\$600,000	\$617,500	2.9%
	AVERAGE PRICE	\$649,680	\$679,235	4.5%	\$611,935	\$750,775	22.7%
	AVERAGE DOM	27	29	7.4%	23	32	39.1%
	% OF ASKING PRICE	106.5%	104.1%	-2.4%	105.8%	101.9%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	68	72	5.9%	8	9	12.5%
	ACTIVE LISTINGS	18	27	50.0%	18	27	50.0%
	# OF SALES	64	68	6.3%	11	10	-9.1%
	SALES VOLUME	\$28,365,915	\$29,176,351	2.9%	\$4,432,000	\$4,455,500	0.5%
	MEDIAN PRICE	\$452,500	\$448,000	-1.0%	\$330,000	\$444,000	34.5%
	AVERAGE PRICE	\$443,217	\$429,064	-3.2%	\$402,909	\$445,550	10.6%
	AVERAGE DOM	42	58	38.1%	43	24	-44.2%
	% OF ASKING PRICE	100.6%	100.1%	-0.6%	103.2%	99.8%	-3.4%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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