



August 2025

Morris County Market Report

COMPASS

Morris County Overview

Year-To-Date Sales

2,281

-1.3% Year-To-Date
4.8% Month-Over-Month

Year-To-Date Contracts

2,464

-0.1% Year-To-Date
-18.5% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

6.2% Year-To-Date
-3.2% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$613K

1.4% Year-To-Date
1.3% Month-Over-Month

Average Days On Market

27

8.0% Year-To-Date
0.0% Month-Over-Month

Active Listings

467

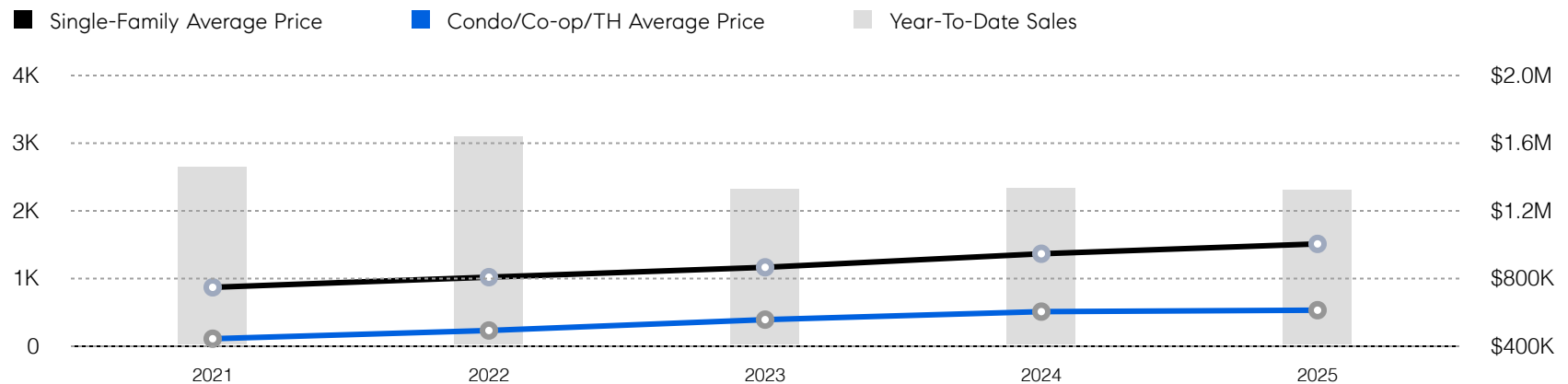
-9.1% Year-Over-Year
-10.9% Month-Over-Month



Morris County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	1,893	1,860	-1.7%
	ACTIVE LISTINGS	419	344	-17.9%
	# OF SALES	1,747	1,708	-2.2%
	SALES VOLUME	\$1,652,688,935	\$1,716,218,521	3.8%
	MEDIAN PRICE	\$795,500	\$826,000	3.8%
	AVERAGE PRICE	\$946,557	\$1,004,812	6.2%
	AVERAGE DOM	26	28	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	573	604	5.4%
	ACTIVE LISTINGS	95	123	29.5%
	# OF SALES	564	573	1.6%
	SALES VOLUME	\$340,971,521	\$350,045,677	2.7%
	MEDIAN PRICE	\$550,000	\$574,800	4.5%
	AVERAGE PRICE	\$604,559	\$613,040	1.4%
	AVERAGE DOM	25	31	24.0%

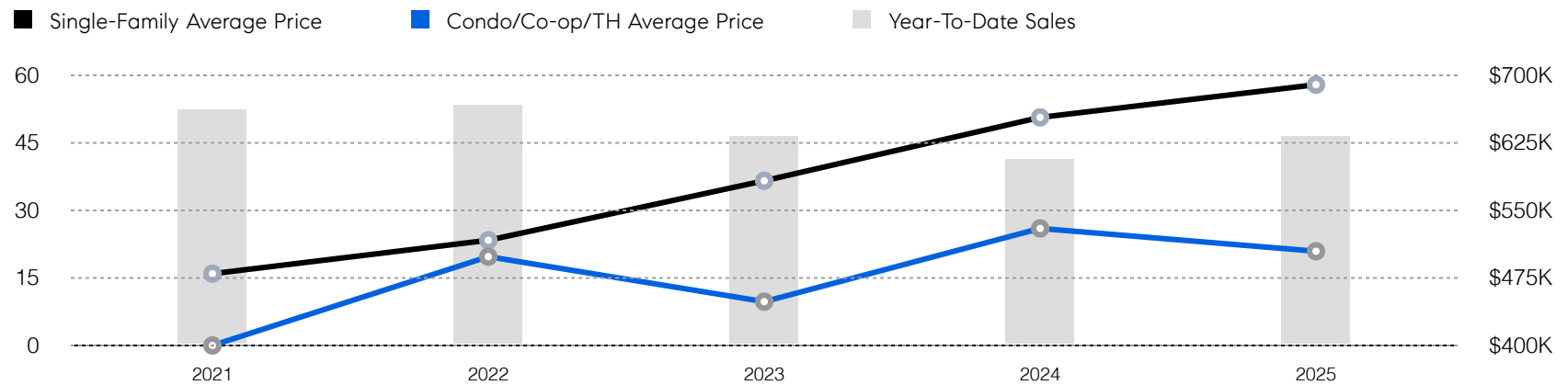
Historic Sales Trends



Boonton

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	40	47	17.5%
	ACTIVE LISTINGS	14	13	-7.1%
	# OF SALES	38	43	13.2%
	SALES VOLUME	\$24,825,300	\$29,655,088	19.5%
	MEDIAN PRICE	\$618,000	\$670,000	8.4%
	AVERAGE PRICE	\$653,297	\$689,653	5.6%
	AVERAGE DOM	28	32	14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,590,000	\$1,514,000	-4.8%
	MEDIAN PRICE	\$540,000	\$535,000	-0.9%
	AVERAGE PRICE	\$530,000	\$504,667	-4.8%
	AVERAGE DOM	26	18	-30.8%

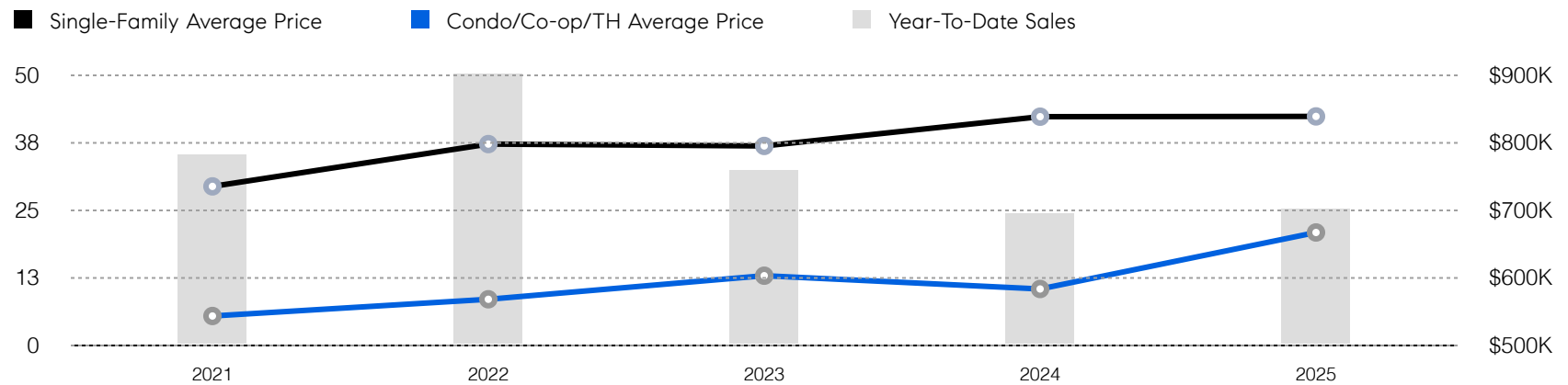
Historic Sales Trends



Boonton Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	23	22	-4.3%
	ACTIVE LISTINGS	10	10	0.0%
	# OF SALES	21	22	4.8%
	SALES VOLUME	\$17,614,500	\$18,462,315	4.8%
	MEDIAN PRICE	\$785,000	\$695,000	-11.5%
	AVERAGE PRICE	\$838,786	\$839,196	0.0%
	AVERAGE DOM	26	31	19.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,751,000	\$2,002,000	14.3%
	MEDIAN PRICE	\$601,000	\$685,000	14.0%
	AVERAGE PRICE	\$583,667	\$667,333	14.3%
	AVERAGE DOM	23	13	-43.5%

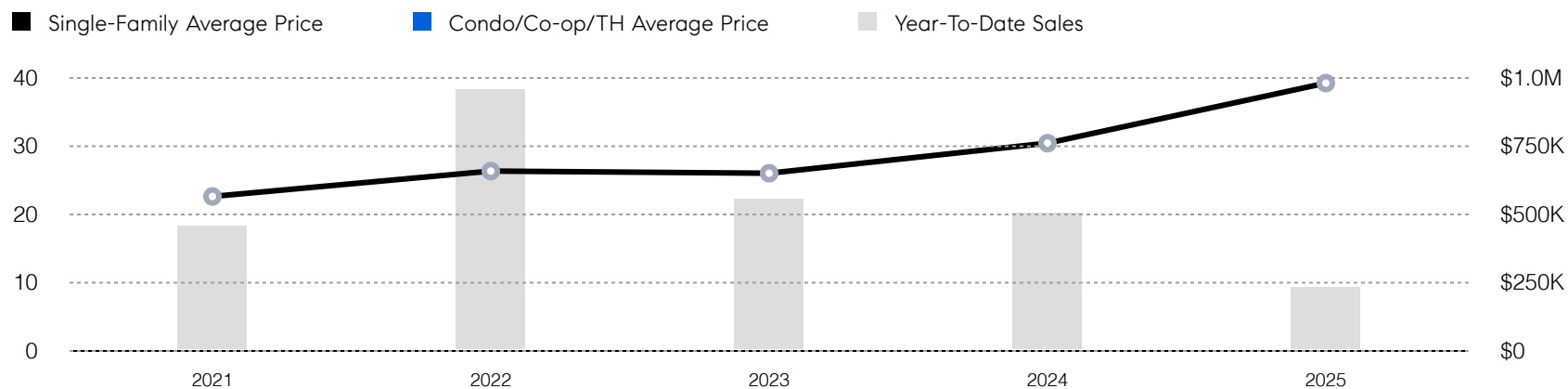
Historic Sales Trends



Cedar Knolls

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	13	10	-23.1%
	ACTIVE LISTINGS	4	1	-75.0%
	# OF SALES	15	9	-40.0%
	SALES VOLUME	\$11,418,622	\$8,831,100	-22.7%
	MEDIAN PRICE	\$700,000	\$1,100,000	57.1%
	AVERAGE PRICE	\$761,241	\$981,233	28.9%
	AVERAGE DOM	31	19	-38.7%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%
	ACTIVE LISTINGS	1	2	100.0%
	# OF SALES	5	0	0.0%
	SALES VOLUME	\$2,468,500	-	-
	MEDIAN PRICE	\$440,000	-	-
	AVERAGE PRICE	\$493,700	-	-
	AVERAGE DOM	15	-	-

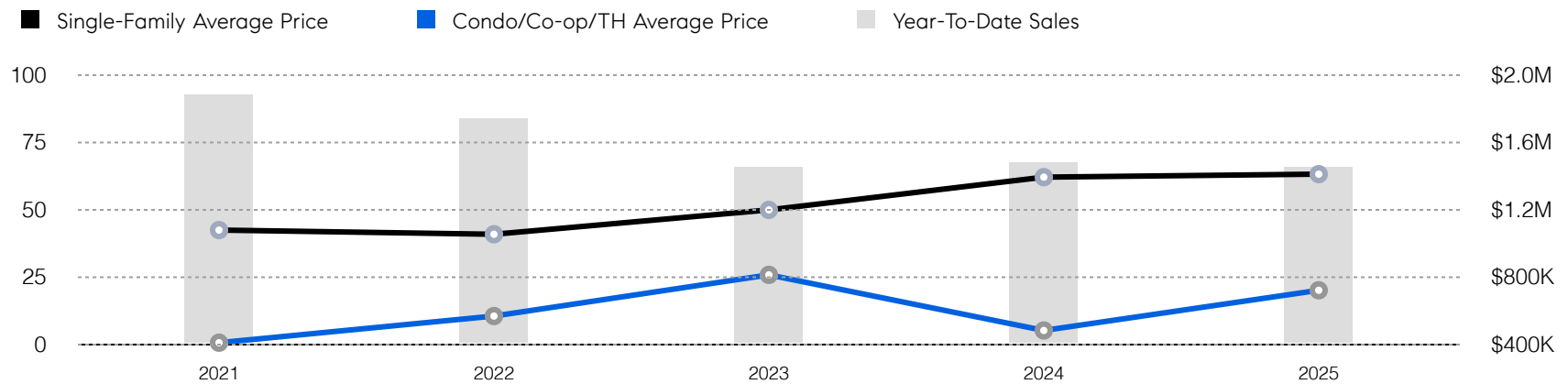
Historic Sales Trends



Chatham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	62	64	3.2%
	ACTIVE LISTINGS	2	5	150.0%
	# OF SALES	60	63	5.0%
	SALES VOLUME	\$83,656,301	\$88,964,523	6.3%
	MEDIAN PRICE	\$1,275,000	\$1,360,000	6.7%
	AVERAGE PRICE	\$1,394,272	\$1,412,135	1.3%
	AVERAGE DOM	17	19	11.8%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%
	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%

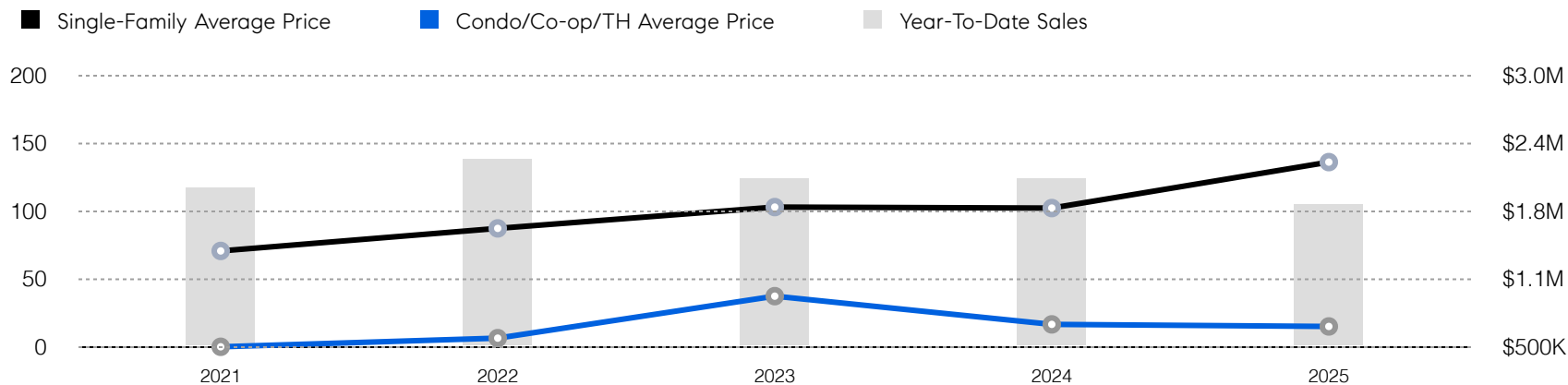
Historic Sales Trends



Chatham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	84	71	-15.5%
	ACTIVE LISTINGS	23	10	-56.5%
	# OF SALES	84	71	-15.5%
	SALES VOLUME	\$149,595,377	\$156,505,450	4.6%
	MEDIAN PRICE	\$1,701,000	\$2,075,000	22.0%
	AVERAGE PRICE	\$1,780,897	\$2,204,302	23.8%
	AVERAGE DOM	22	39	77.3%
Condo/Co-op/TH	CONTRACTS SIGNED	36	37	2.8%
	ACTIVE LISTINGS	4	3	-25.0%
	# OF SALES	39	33	-15.4%
	SALES VOLUME	\$27,676,356	\$22,791,288	-17.7%
	MEDIAN PRICE	\$486,000	\$501,300	3.1%
	AVERAGE PRICE	\$709,650	\$690,645	-2.7%
	AVERAGE DOM	16	23	43.8%

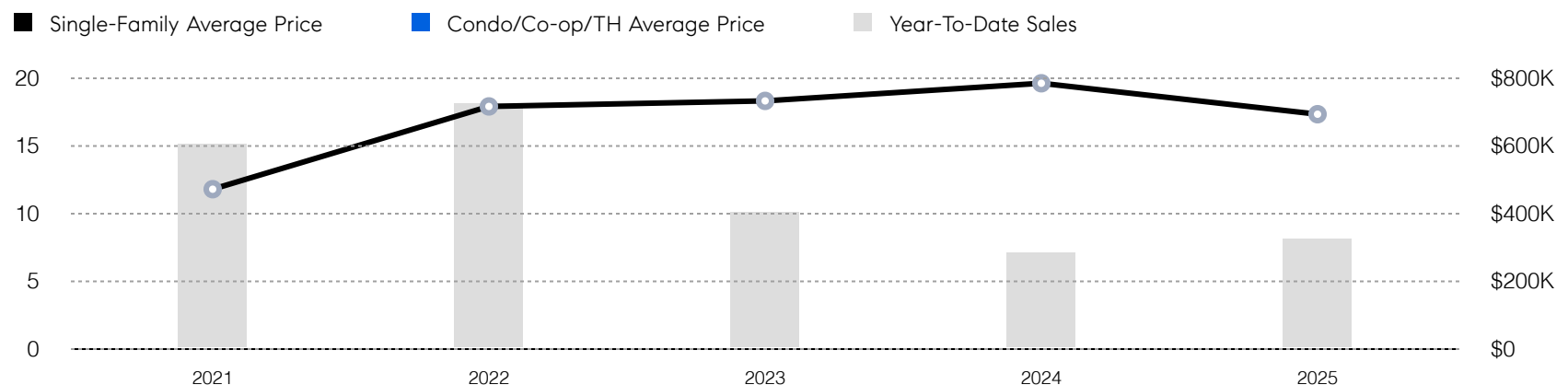
Historic Sales Trends



Chester Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	6	9	50.0%
	ACTIVE LISTINGS	1	3	200.0%
	# OF SALES	5	8	60.0%
	SALES VOLUME	\$3,926,500	\$5,551,000	41.4%
	MEDIAN PRICE	\$827,500	\$650,500	-21.4%
	AVERAGE PRICE	\$785,300	\$693,875	-11.6%
	AVERAGE DOM	25	37	48.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,501,000	-	-
	MEDIAN PRICE	\$750,500	-	-
	AVERAGE PRICE	\$750,500	-	-
	AVERAGE DOM	13	-	-

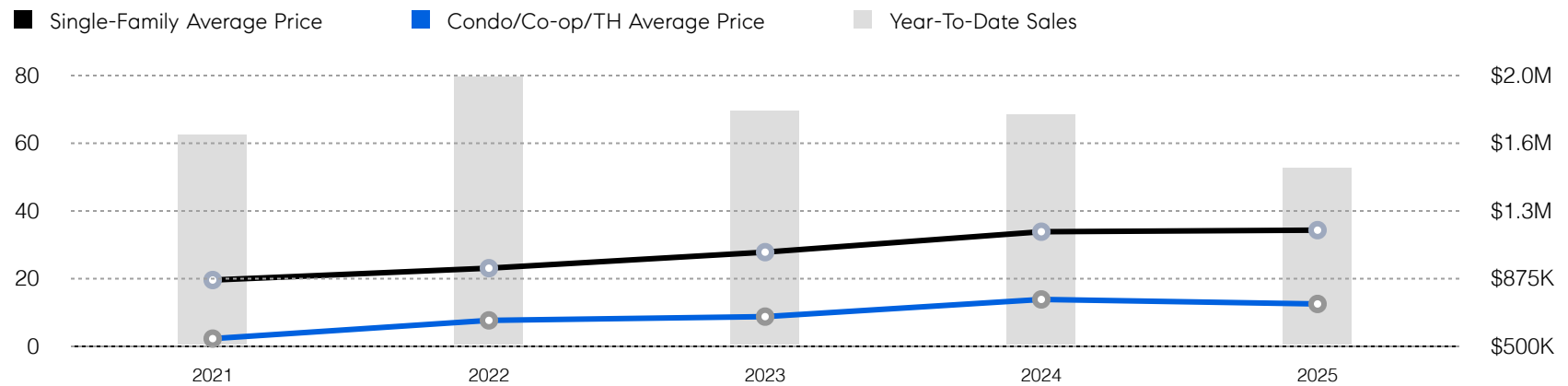
Historic Sales Trends



Chester Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	62	63	1.6%
	ACTIVE LISTINGS	27	16	-40.7%
	# OF SALES	65	50	-23.1%
	SALES VOLUME	\$72,640,869	\$57,184,050	-21.3%
	MEDIAN PRICE	\$1,050,000	\$983,750	-6.3%
	AVERAGE PRICE	\$1,135,014	\$1,143,681	0.8%
	AVERAGE DOM	32	40	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$2,280,000	\$1,470,000	-35.5%
	MEDIAN PRICE	\$750,000	\$735,000	-2.0%
	AVERAGE PRICE	\$760,000	\$735,000	-3.3%
	AVERAGE DOM	11	16	45.5%

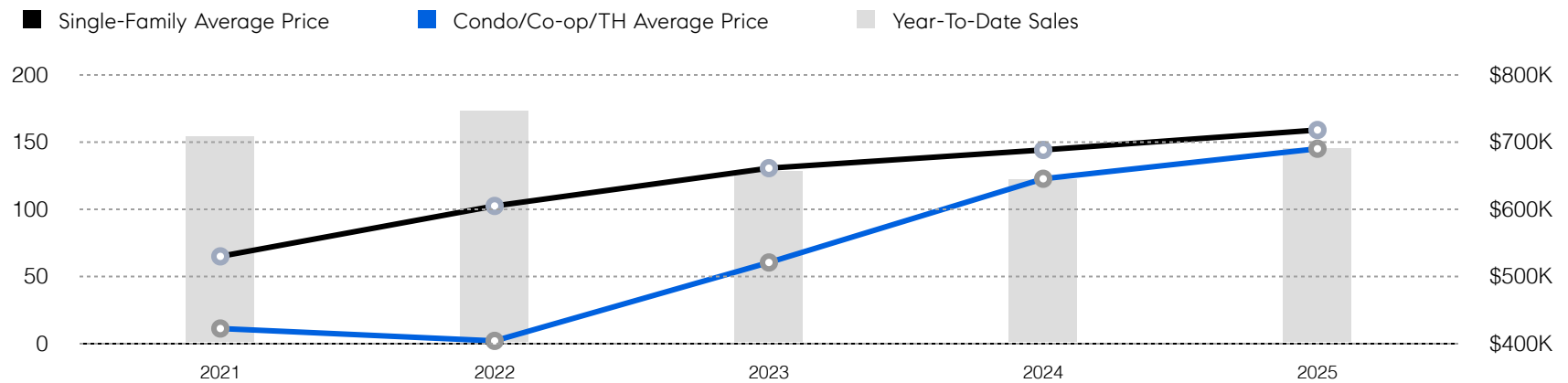
Historic Sales Trends



Denville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	88	108	22.7%
	ACTIVE LISTINGS	16	17	6.3%
	# OF SALES	84	99	17.9%
	SALES VOLUME	\$57,827,151	\$71,089,167	22.9%
	MEDIAN PRICE	\$614,500	\$625,000	1.7%
	AVERAGE PRICE	\$688,418	\$718,072	4.3%
	AVERAGE DOM	27	24	-11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	44	40	-9.1%
	ACTIVE LISTINGS	10	7	-30.0%
	# OF SALES	37	45	21.6%
	SALES VOLUME	\$23,882,960	\$31,058,225	30.0%
	MEDIAN PRICE	\$680,000	\$735,000	8.1%
	AVERAGE PRICE	\$645,485	\$690,183	6.9%
	AVERAGE DOM	23	52	126.1%

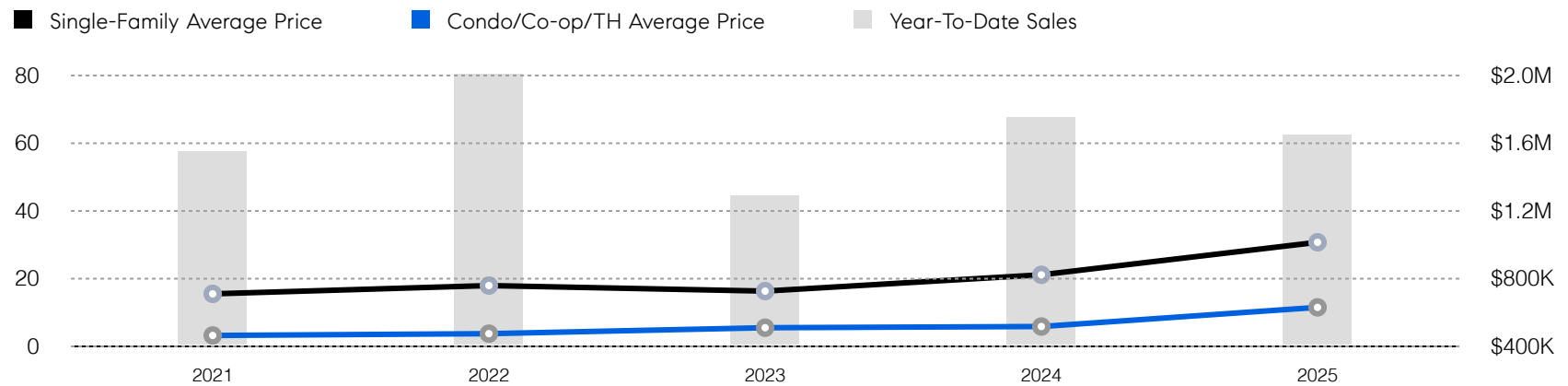
Historic Sales Trends



East Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	56	50	-10.7%
	ACTIVE LISTINGS	10	4	-60.0%
	# OF SALES	54	50	-7.4%
	SALES VOLUME	\$44,433,511	\$50,748,147	14.2%
	MEDIAN PRICE	\$796,000	\$999,999	25.6%
	AVERAGE PRICE	\$822,843	\$1,014,963	23.3%
	AVERAGE DOM	28	21	-25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	12	0.0%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	13	12	-7.7%
	SALES VOLUME	\$6,725,033	\$7,565,866	12.5%
	MEDIAN PRICE	\$500,000	\$529,750	5.9%
	AVERAGE PRICE	\$517,310	\$630,489	21.9%
	AVERAGE DOM	26	16	-38.5%

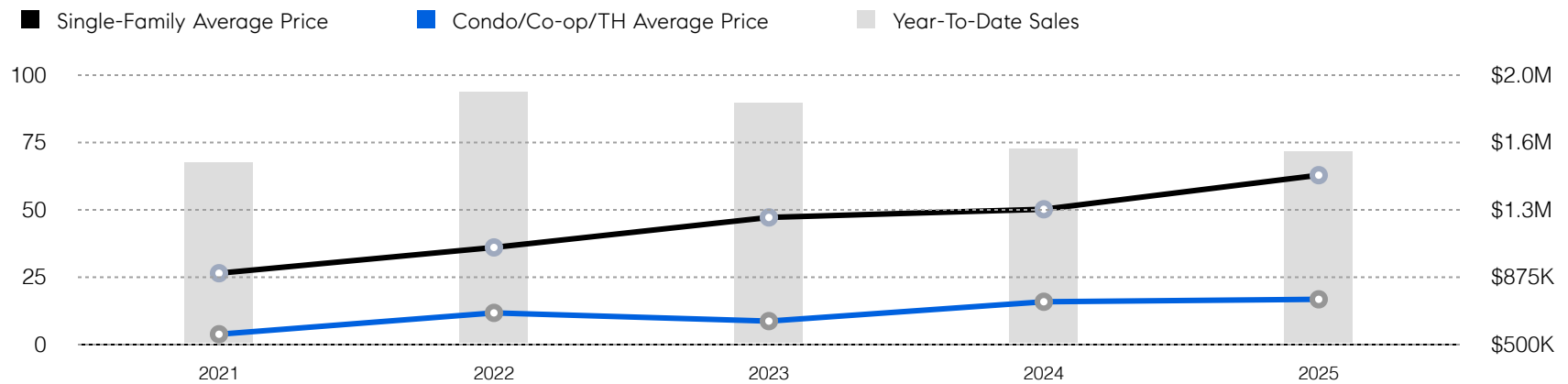
Historic Sales Trends



Florham Park

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	52	54	3.8%
	ACTIVE LISTINGS	20	8	-60.0%
	# OF SALES	47	50	6.4%
	SALES VOLUME	\$58,908,500	\$72,153,988	22.5%
	MEDIAN PRICE	\$1,150,000	\$1,268,500	10.3%
	AVERAGE PRICE	\$1,253,372	\$1,443,080	15.1%
	AVERAGE DOM	22	31	40.9%
Condo/Co-op/TH	CONTRACTS SIGNED	26	29	11.5%
	ACTIVE LISTINGS	2	3	50.0%
	# OF SALES	25	21	-16.0%
	SALES VOLUME	\$18,460,529	\$15,792,542	-14.5%
	MEDIAN PRICE	\$731,000	\$699,000	-4.4%
	AVERAGE PRICE	\$738,421	\$752,026	1.8%
	AVERAGE DOM	36	22	-38.9%

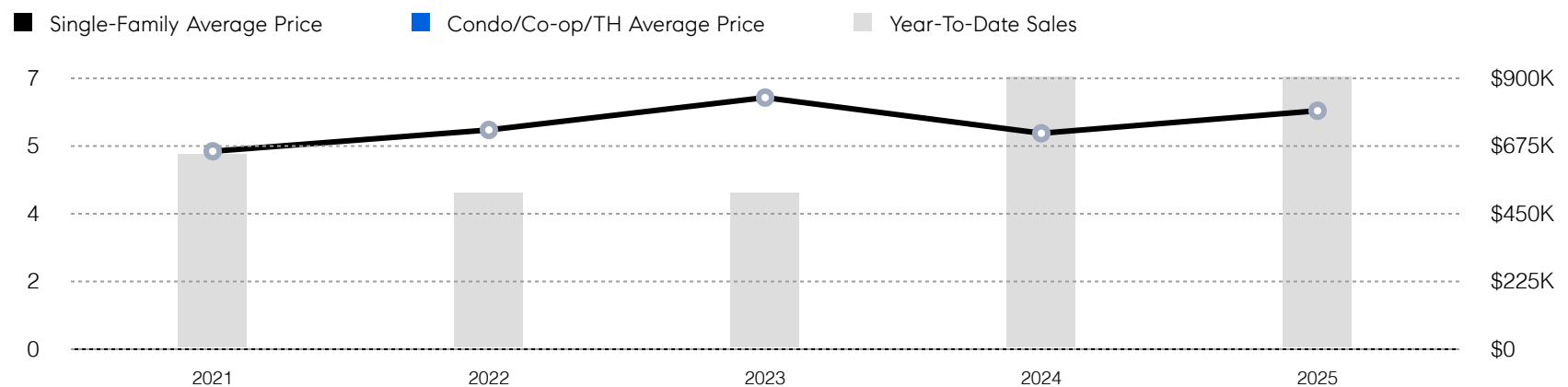
Historic Sales Trends



Hanover

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	6	8	33.3%
	ACTIVE LISTINGS	2	1	-50.0%
	# OF SALES	7	7	0.0%
	SALES VOLUME	\$5,021,914	\$5,546,000	10.4%
	MEDIAN PRICE	\$749,914	\$790,000	5.3%
	AVERAGE PRICE	\$717,416	\$792,286	10.4%
	AVERAGE DOM	26	28	7.7%
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	-	-	-

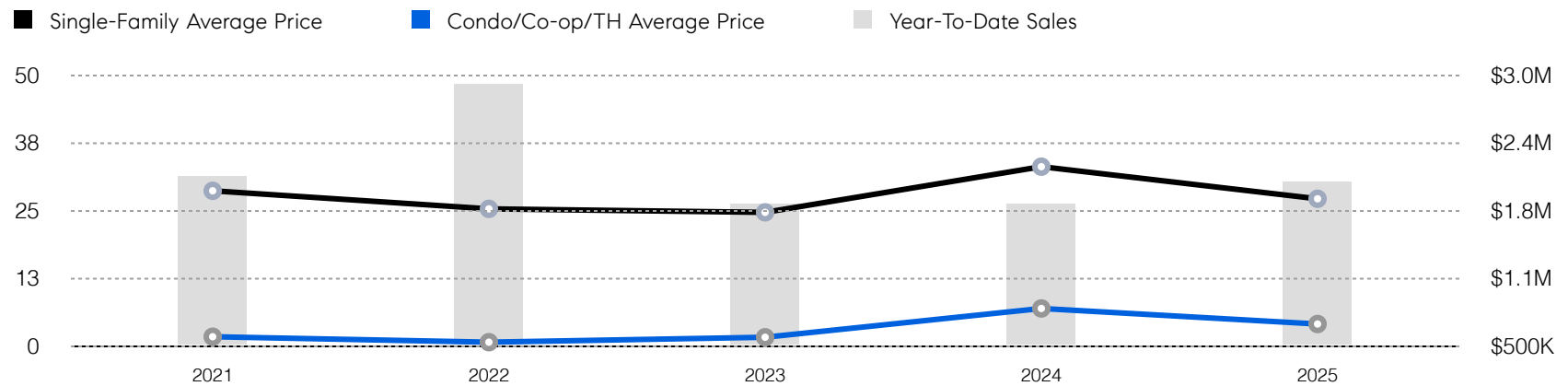
Historic Sales Trends



Harding

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	25	26	4.0%
	ACTIVE LISTINGS	7	4	-42.9%
	# OF SALES	25	26	4.0%
	SALES VOLUME	\$53,969,510	\$48,420,500	-10.3%
	MEDIAN PRICE	\$2,000,000	\$1,728,000	-13.6%
	AVERAGE PRICE	\$2,158,780	\$1,862,327	-13.7%
	AVERAGE DOM	43	37	-14.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	1	4	300.0%
	SALES VOLUME	\$850,000	\$2,826,000	232.5%
	MEDIAN PRICE	\$850,000	\$693,500	-18.4%
	AVERAGE PRICE	\$850,000	\$706,500	-16.9%
	AVERAGE DOM	5	23	360.0%

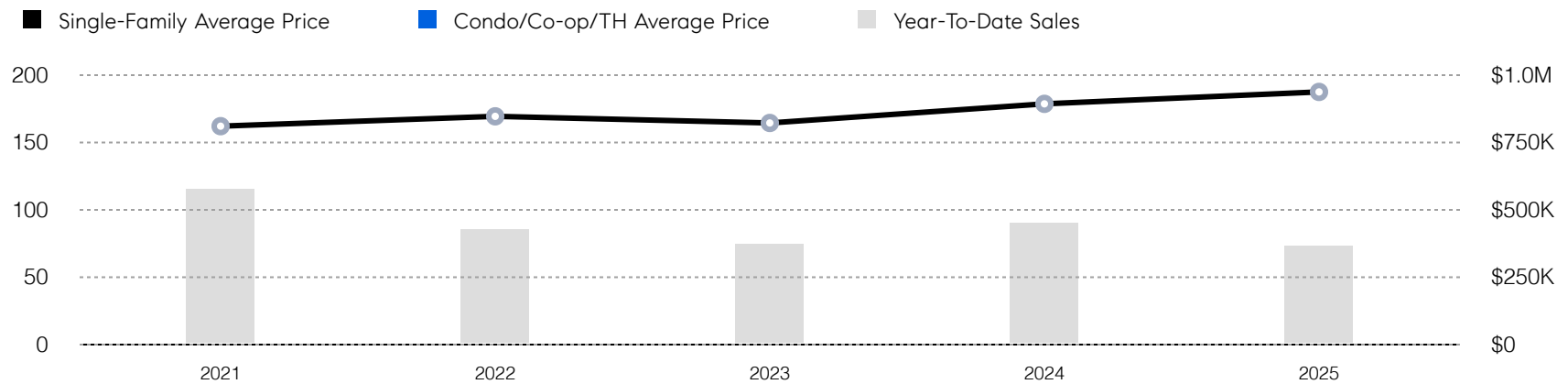
Historic Sales Trends



Kinnelon

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	95	80	-15.8%
	ACTIVE LISTINGS	24	22	-8.3%
	# OF SALES	87	67	-23.0%
	SALES VOLUME	\$77,733,268	\$62,829,338	-19.2%
	MEDIAN PRICE	\$779,000	\$865,000	11.0%
	AVERAGE PRICE	\$893,486	\$937,751	5.0%
	AVERAGE DOM	48	44	-8.3%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	2	5	150.0%
	SALES VOLUME	\$703,000	\$1,732,000	146.4%
	MEDIAN PRICE	\$351,500	\$335,000	-4.7%
	AVERAGE PRICE	\$351,500	\$346,400	-1.5%
	AVERAGE DOM	7	61	771.4%

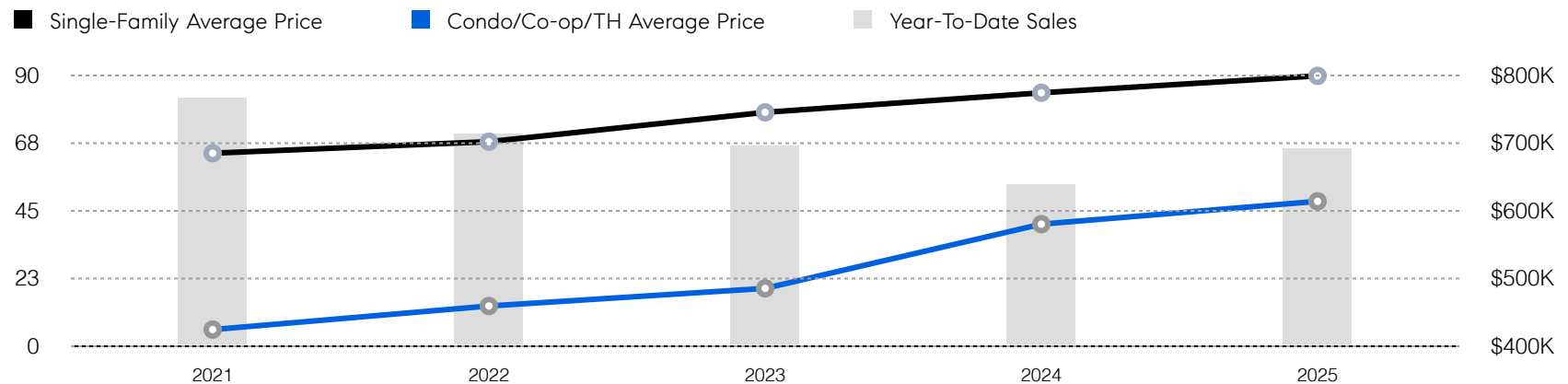
Historic Sales Trends



Long Hill

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	49	69	40.8%
	ACTIVE LISTINGS	10	6	-40.0%
	# OF SALES	48	57	18.8%
	SALES VOLUME	\$37,173,896	\$45,572,000	22.6%
	MEDIAN PRICE	\$741,500	\$760,000	2.5%
	AVERAGE PRICE	\$774,456	\$799,509	3.2%
	AVERAGE DOM	28	29	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%
	ACTIVE LISTINGS	0	5	0.0%
	# OF SALES	5	8	60.0%
	SALES VOLUME	\$2,902,000	\$4,913,000	69.3%
	MEDIAN PRICE	\$575,000	\$609,500	6.0%
	AVERAGE PRICE	\$580,400	\$614,125	5.8%
	AVERAGE DOM	17	35	105.9%

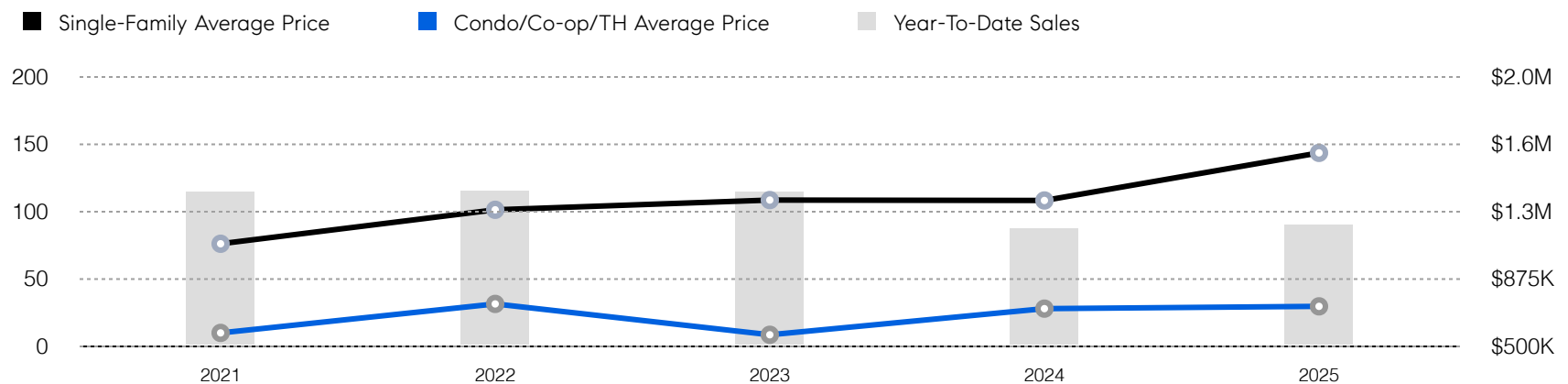
Historic Sales Trends



Madison

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	77	73	-5.2%
	ACTIVE LISTINGS	13	7	-46.2%
	# OF SALES	75	74	-1.3%
	SALES VOLUME	\$98,439,200	\$116,737,033	18.6%
	MEDIAN PRICE	\$1,075,000	\$1,435,500	33.5%
	AVERAGE PRICE	\$1,312,523	\$1,577,527	20.2%
	AVERAGE DOM	31	26	-16.1%
Condo/Co-op/TH	CONTRACTS SIGNED	10	12	20.0%
	ACTIVE LISTINGS	3	3	0.0%
	# OF SALES	11	15	36.4%
	SALES VOLUME	\$7,814,000	\$10,846,230	38.8%
	MEDIAN PRICE	\$703,000	\$801,000	13.9%
	AVERAGE PRICE	\$710,364	\$723,082	1.8%
	AVERAGE DOM	24	19	-20.8%

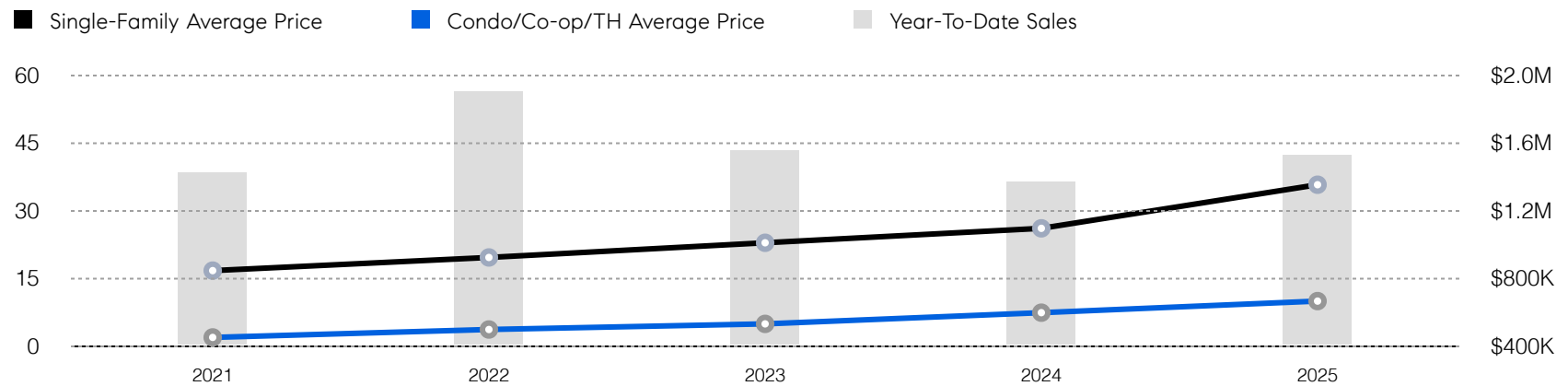
Historic Sales Trends



Mendham Borough

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	29	34	17.2%
	ACTIVE LISTINGS	7	7	0.0%
	# OF SALES	28	32	14.3%
	SALES VOLUME	\$30,726,350	\$43,359,000	41.1%
	MEDIAN PRICE	\$900,450	\$1,073,500	19.2%
	AVERAGE PRICE	\$1,097,370	\$1,354,969	23.5%
	AVERAGE DOM	38	39	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	11	57.1%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	8	10	25.0%
	SALES VOLUME	\$4,793,000	\$6,675,333	39.3%
	MEDIAN PRICE	\$606,500	\$667,500	10.1%
	AVERAGE PRICE	\$599,125	\$667,533	11.4%
	AVERAGE DOM	9	24	166.7%

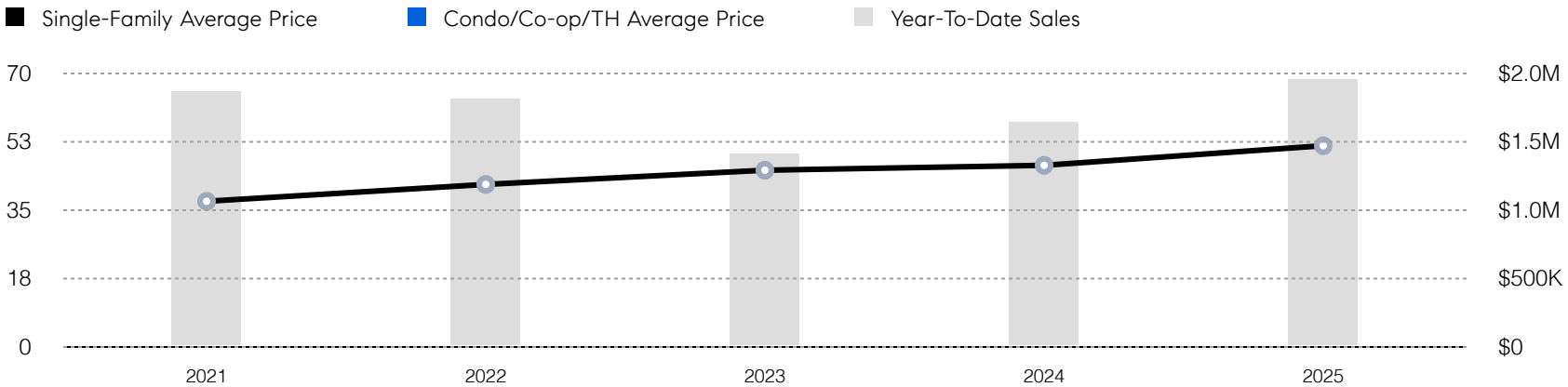
Historic Sales Trends



Mendham Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	57	57	0.0%
	ACTIVE LISTINGS	17	19	11.8%
	# OF SALES	47	53	12.8%
	SALES VOLUME	\$62,437,530	\$78,015,500	24.9%
	MEDIAN PRICE	\$1,275,000	\$1,408,000	10.4%
	AVERAGE PRICE	\$1,328,458	\$1,471,991	10.8%
	AVERAGE DOM	30	41	36.7%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%
	ACTIVE LISTINGS	14	5	-64.3%
	# OF SALES	10	15	50.0%
	SALES VOLUME	\$12,816,043	\$18,182,974	41.9%
	MEDIAN PRICE	\$1,267,500	\$1,269,000	0.1%
	AVERAGE PRICE	\$1,281,604	\$1,212,198	-5.4%
	AVERAGE DOM	130	83	-36.2%

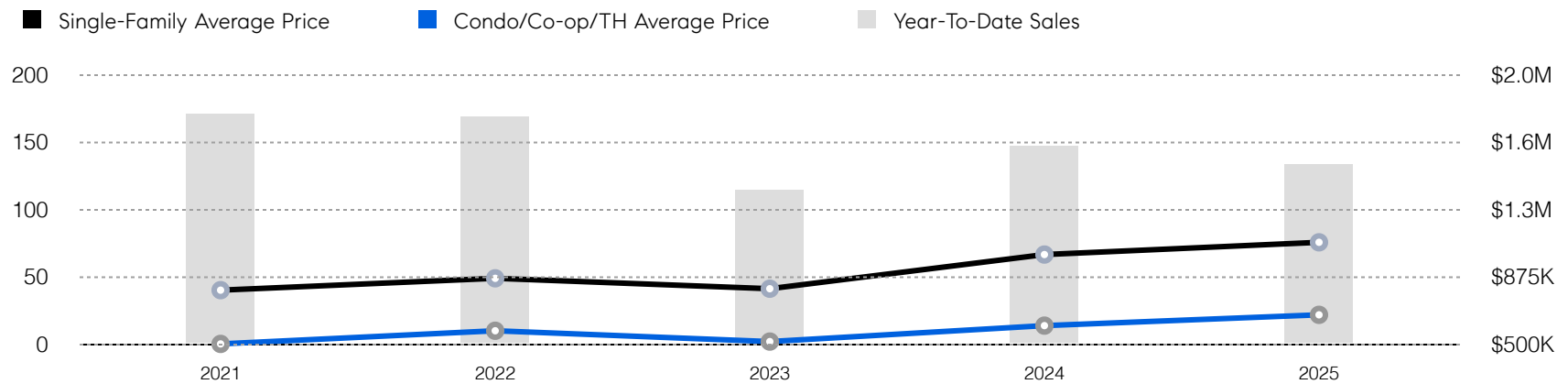
Historic Sales Trends



Montville

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	124	110	-11.3%
	ACTIVE LISTINGS	33	28	-15.2%
	# OF SALES	113	102	-9.7%
	SALES VOLUME	\$113,139,315	\$109,077,781	-3.6%
	MEDIAN PRICE	\$940,000	\$909,000	-3.3%
	AVERAGE PRICE	\$1,001,233	\$1,069,390	6.8%
	AVERAGE DOM	30	23	-23.3%
Condo/Co-op/TH	CONTRACTS SIGNED	34	33	-2.9%
	ACTIVE LISTINGS	5	1	-80.0%
	# OF SALES	33	30	-9.1%
	SALES VOLUME	\$19,983,387	\$19,971,000	-0.1%
	MEDIAN PRICE	\$627,000	\$700,500	11.7%
	AVERAGE PRICE	\$605,557	\$665,700	9.9%
	AVERAGE DOM	25	18	-28.0%

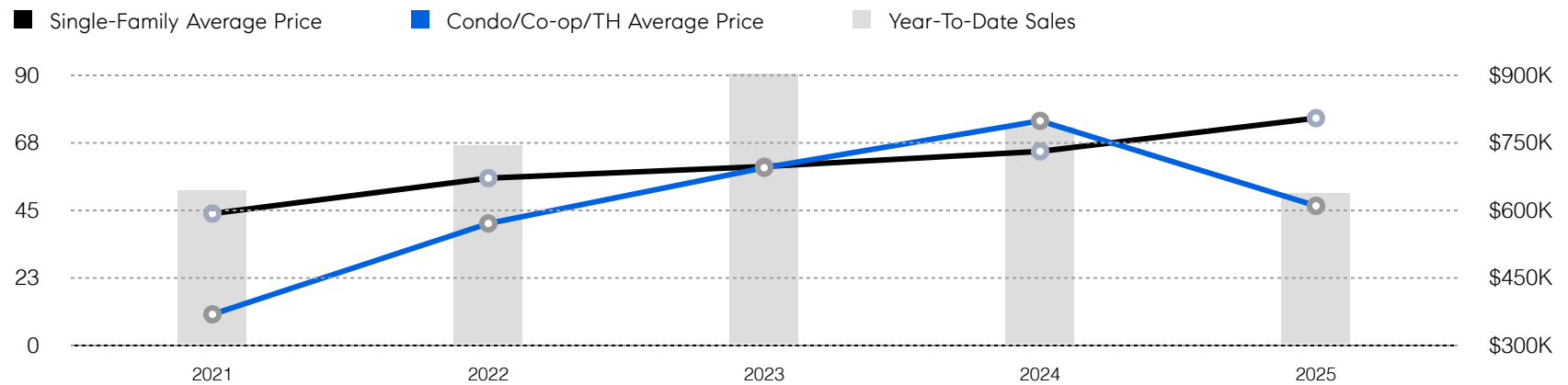
Historic Sales Trends



Morris Plains

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	36	38	5.6%
	ACTIVE LISTINGS	5	2	-60.0%
	# OF SALES	34	35	2.9%
	SALES VOLUME	\$24,856,833	\$28,173,750	13.3%
	MEDIAN PRICE	\$720,500	\$820,000	13.8%
	AVERAGE PRICE	\$731,083	\$804,964	10.1%
	AVERAGE DOM	21	23	9.5%
Condo/Co-op/TH	CONTRACTS SIGNED	29	17	-41.4%
	ACTIVE LISTINGS	1	2	100.0%
	# OF SALES	38	15	-60.5%
	SALES VOLUME	\$30,360,620	\$9,153,000	-69.9%
	MEDIAN PRICE	\$854,995	\$600,000	-29.8%
	AVERAGE PRICE	\$798,964	\$610,200	-23.6%
	AVERAGE DOM	21	34	61.9%

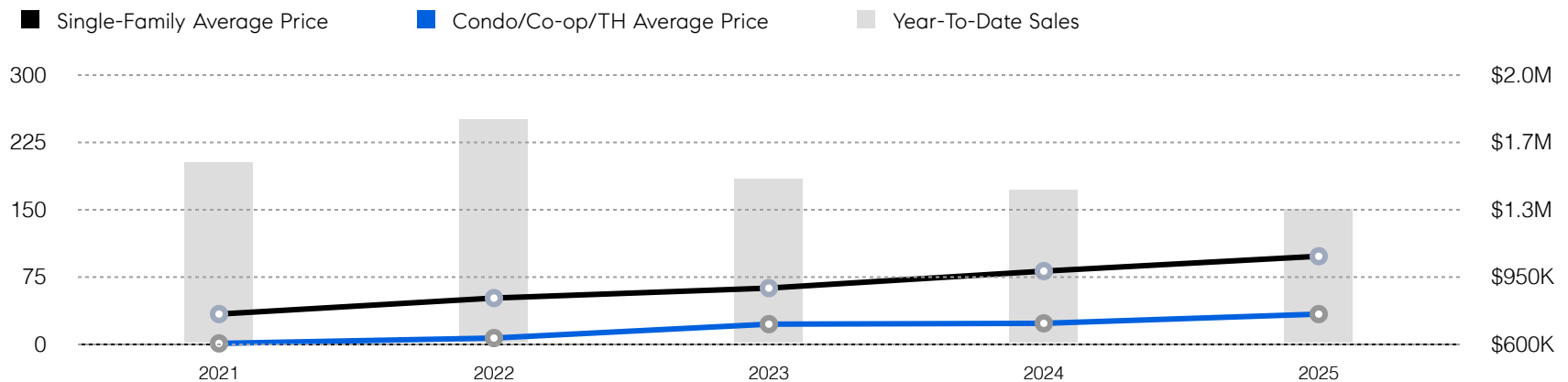
Historic Sales Trends



Morris Township

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	131	112	-14.5%
	ACTIVE LISTINGS	19	15	-21.1%
	# OF SALES	122	94	-23.0%
	SALES VOLUME	\$119,701,305	\$99,494,332	-16.9%
	MEDIAN PRICE	\$887,500	\$982,104	10.7%
	AVERAGE PRICE	\$981,158	\$1,058,450	7.9%
	AVERAGE DOM	18	18	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	47	57	21.3%
	ACTIVE LISTINGS	5	5	0.0%
	# OF SALES	48	54	12.5%
	SALES VOLUME	\$34,066,326	\$40,911,000	20.1%
	MEDIAN PRICE	\$689,500	\$701,000	1.7%
	AVERAGE PRICE	\$709,715	\$757,611	6.7%
	AVERAGE DOM	24	25	4.2%

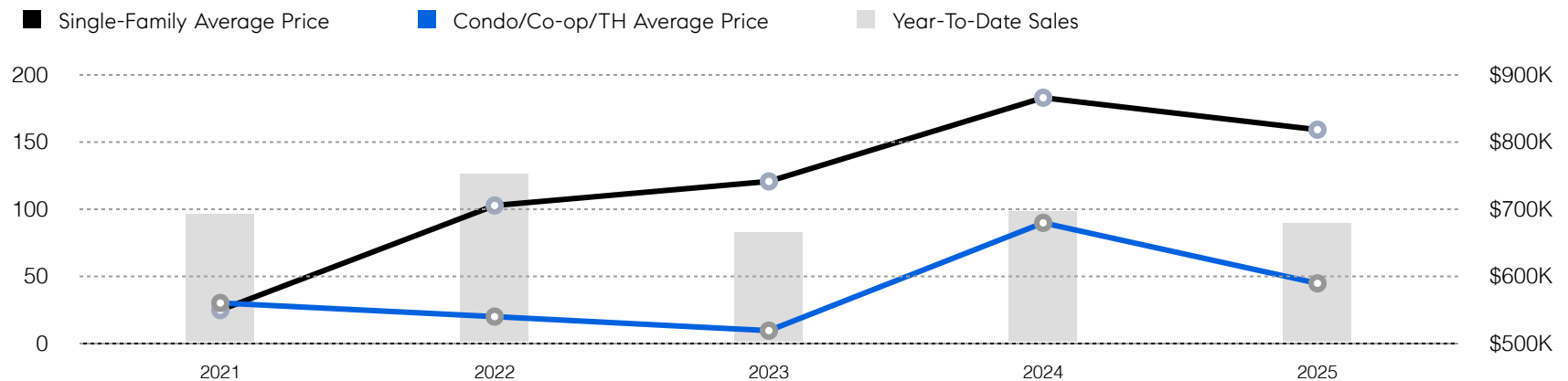
Historic Sales Trends



Morristown

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	50	44	-12.0%
	ACTIVE LISTINGS	14	6	-57.1%
	# OF SALES	42	46	9.5%
	SALES VOLUME	\$36,373,171	\$37,646,398	3.5%
	MEDIAN PRICE	\$696,000	\$725,000	4.2%
	AVERAGE PRICE	\$866,028	\$818,400	-5.5%
	AVERAGE DOM	26	27	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	53	38	-28.3%
	ACTIVE LISTINGS	4	3	-25.0%
	# OF SALES	55	42	-23.6%
	SALES VOLUME	\$37,383,052	\$24,174,708	-35.3%
	MEDIAN PRICE	\$545,000	\$525,000	-3.7%
	AVERAGE PRICE	\$679,692	\$589,627	-13.3%
	AVERAGE DOM	22	32	45.5%

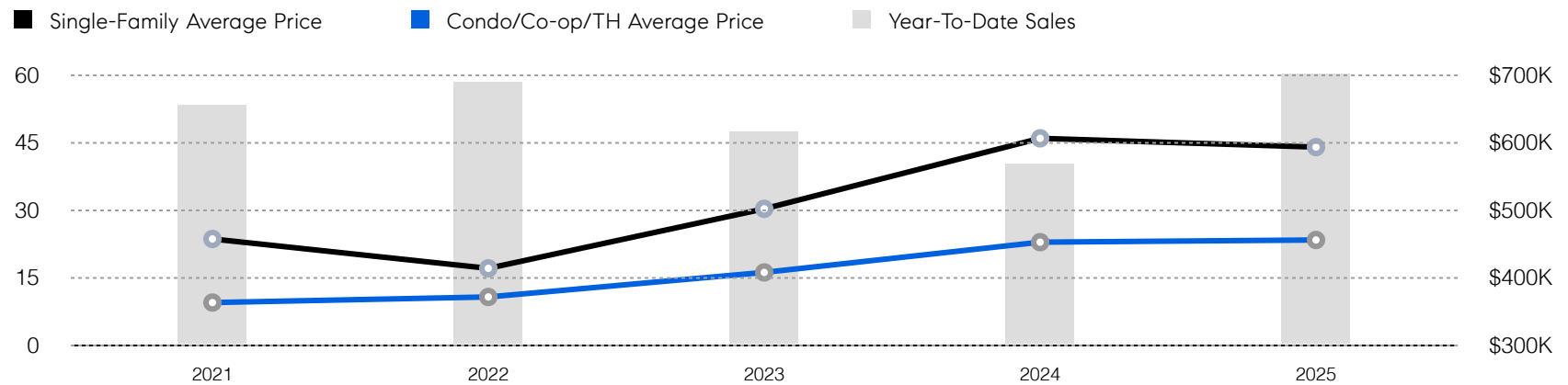
Historic Sales Trends



Mount Arlington

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	16	31	93.8%
	ACTIVE LISTINGS	3	16	433.3%
	# OF SALES	14	21	50.0%
	SALES VOLUME	\$8,494,800	\$12,468,500	46.8%
	MEDIAN PRICE	\$544,950	\$545,000	0.0%
	AVERAGE PRICE	\$606,771	\$593,738	-2.1%
	AVERAGE DOM	20	34	70.0%
Condo/Co-op/TH	CONTRACTS SIGNED	28	41	46.4%
	ACTIVE LISTINGS	4	10	150.0%
	# OF SALES	26	39	50.0%
	SALES VOLUME	\$11,777,650	\$17,792,300	51.1%
	MEDIAN PRICE	\$440,000	\$450,000	2.3%
	AVERAGE PRICE	\$452,987	\$456,213	0.7%
	AVERAGE DOM	17	23	35.3%

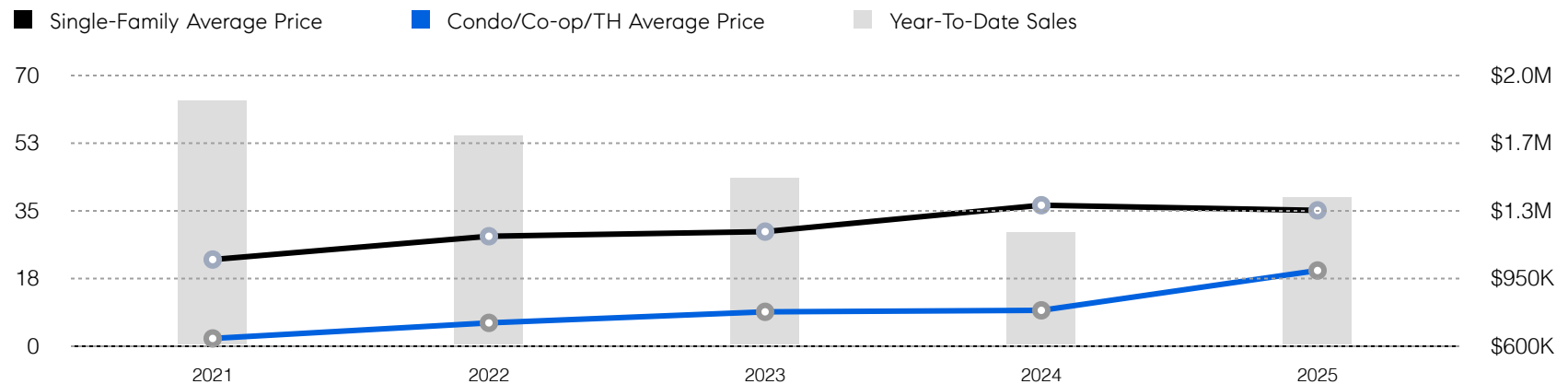
Historic Sales Trends



Mountain Lakes

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	27	40	48.1%
	ACTIVE LISTINGS	10	6	-40.0%
	# OF SALES	24	32	33.3%
	SALES VOLUME	\$31,901,277	\$41,683,609	30.7%
	MEDIAN PRICE	\$1,342,500	\$1,327,500	-1.1%
	AVERAGE PRICE	\$1,329,220	\$1,302,613	-2.0%
	AVERAGE DOM	20	30	50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	7	16.7%
	ACTIVE LISTINGS	0	1	0.0%
	# OF SALES	5	6	20.0%
	SALES VOLUME	\$3,928,250	\$5,950,000	51.5%
	MEDIAN PRICE	\$819,000	\$967,500	18.1%
	AVERAGE PRICE	\$785,650	\$991,667	26.2%
	AVERAGE DOM	9	5	-44.4%

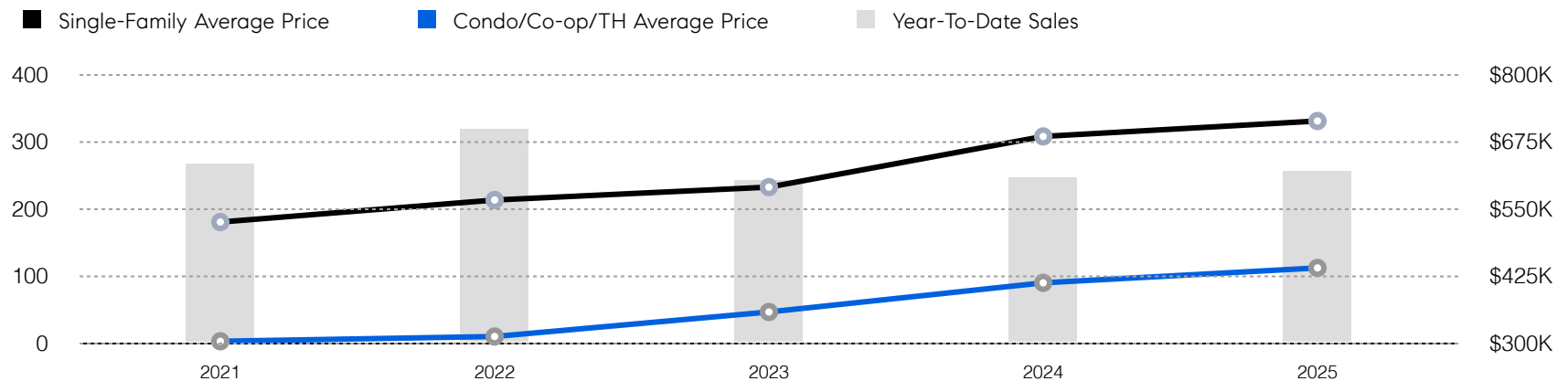
Historic Sales Trends



Parsippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	208	187	-10.1%
	ACTIVE LISTINGS	46	42	-8.7%
	# OF SALES	182	190	4.4%
	SALES VOLUME	\$124,759,933	\$135,700,333	8.8%
	MEDIAN PRICE	\$685,500	\$695,000	1.4%
	AVERAGE PRICE	\$685,494	\$714,212	4.2%
	AVERAGE DOM	25	29	16.0%
Condo/Co-op/TH	CONTRACTS SIGNED	61	68	11.5%
	ACTIVE LISTINGS	16	18	12.5%
	# OF SALES	62	64	3.2%
	SALES VOLUME	\$25,605,067	\$28,207,914	10.2%
	MEDIAN PRICE	\$283,500	\$299,500	5.6%
	AVERAGE PRICE	\$412,985	\$440,749	6.7%
	AVERAGE DOM	22	26	18.2%

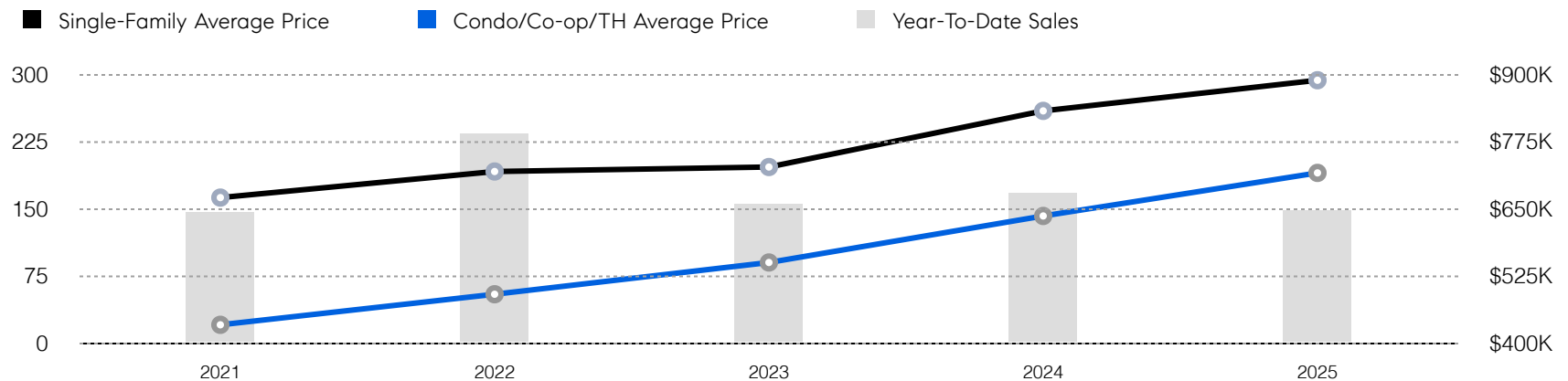
Historic Sales Trends



Randolph

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	173	142	-17.9%
	ACTIVE LISTINGS	16	17	6.3%
	# OF SALES	153	116	-24.2%
	SALES VOLUME	\$127,458,932	\$103,252,247	-19.0%
	MEDIAN PRICE	\$830,000	\$852,500	2.7%
	AVERAGE PRICE	\$833,065	\$890,106	6.8%
	AVERAGE DOM	22	25	13.6%
Condo/Co-op/TH	CONTRACTS SIGNED	15	37	146.7%
	ACTIVE LISTINGS	2	17	750.0%
	# OF SALES	13	30	130.8%
	SALES VOLUME	\$8,287,000	\$20,811,156	151.1%
	MEDIAN PRICE	\$625,000	\$700,000	12.0%
	AVERAGE PRICE	\$637,462	\$717,626	12.6%
	AVERAGE DOM	22	36	63.6%

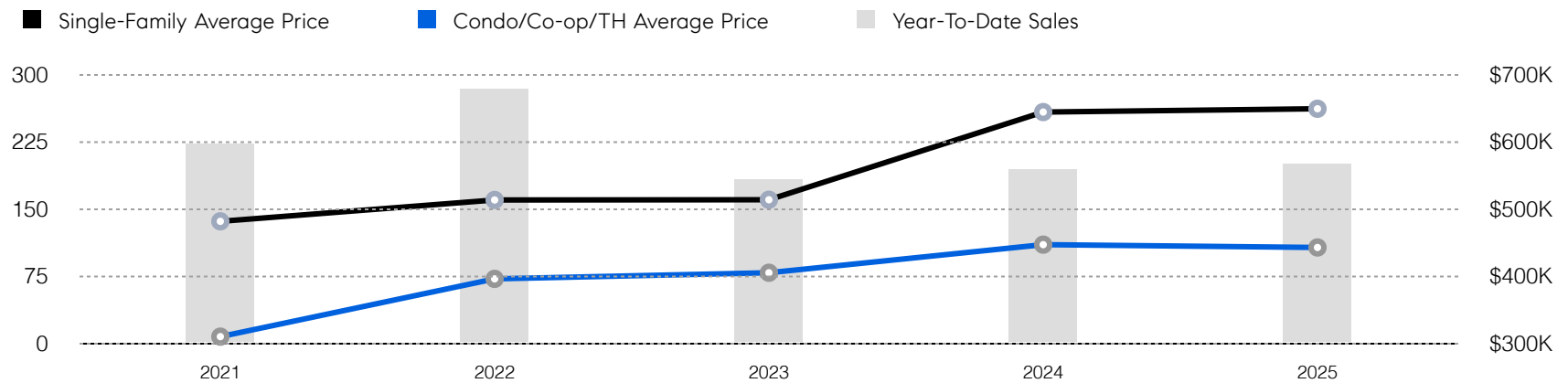
Historic Sales Trends



Rockaway

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	131	148	13.0%
	ACTIVE LISTINGS	39	27	-30.8%
	# OF SALES	123	134	8.9%
	SALES VOLUME	\$79,306,559	\$87,057,132	9.8%
	MEDIAN PRICE	\$557,500	\$597,000	7.1%
	AVERAGE PRICE	\$644,769	\$649,680	0.8%
	AVERAGE DOM	21	27	28.6%
Condo/Co-op/TH	CONTRACTS SIGNED	79	69	-12.7%
	ACTIVE LISTINGS	19	18	-5.3%
	# OF SALES	69	64	-7.2%
	SALES VOLUME	\$30,871,449	\$28,365,915	-8.1%
	MEDIAN PRICE	\$452,000	\$452,500	0.1%
	AVERAGE PRICE	\$447,412	\$443,217	-0.9%
	AVERAGE DOM	35	42	20.0%

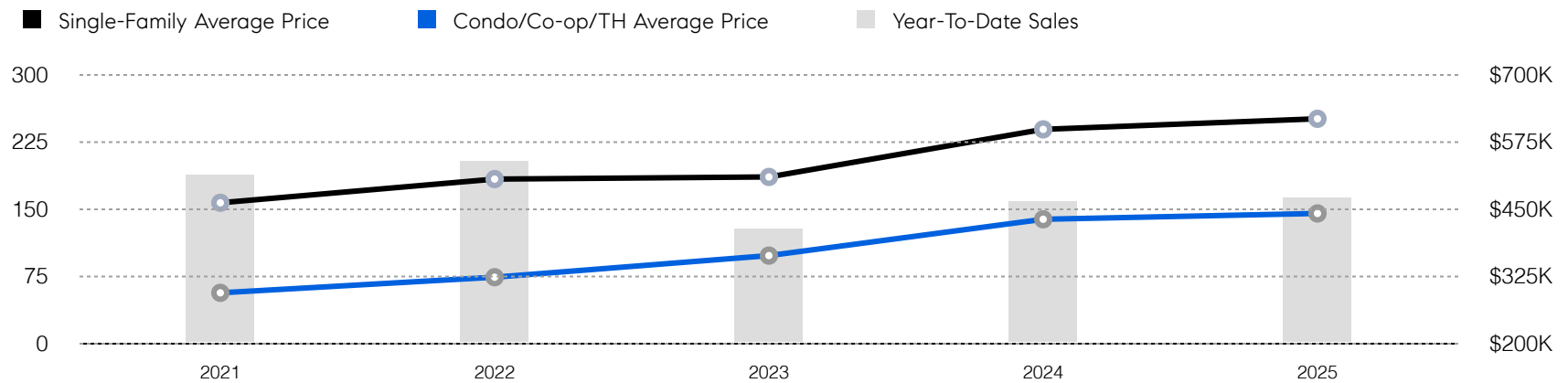
Historic Sales Trends



Roxbury

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	147	132	-10.2%
	ACTIVE LISTINGS	23	21	-8.7%
	# OF SALES	128	128	0.0%
	SALES VOLUME	\$76,645,319	\$79,162,040	3.3%
	MEDIAN PRICE	\$580,000	\$611,250	5.4%
	AVERAGE PRICE	\$598,792	\$618,453	3.3%
	AVERAGE DOM	23	26	13.0%
Condo/Co-op/TH	CONTRACTS SIGNED	28	35	25.0%
	ACTIVE LISTINGS	3	10	233.3%
	# OF SALES	29	33	13.8%
	SALES VOLUME	\$12,513,300	\$14,596,366	16.6%
	MEDIAN PRICE	\$415,000	\$415,319	0.1%
	AVERAGE PRICE	\$431,493	\$442,314	2.5%
	AVERAGE DOM	22	19	-13.6%

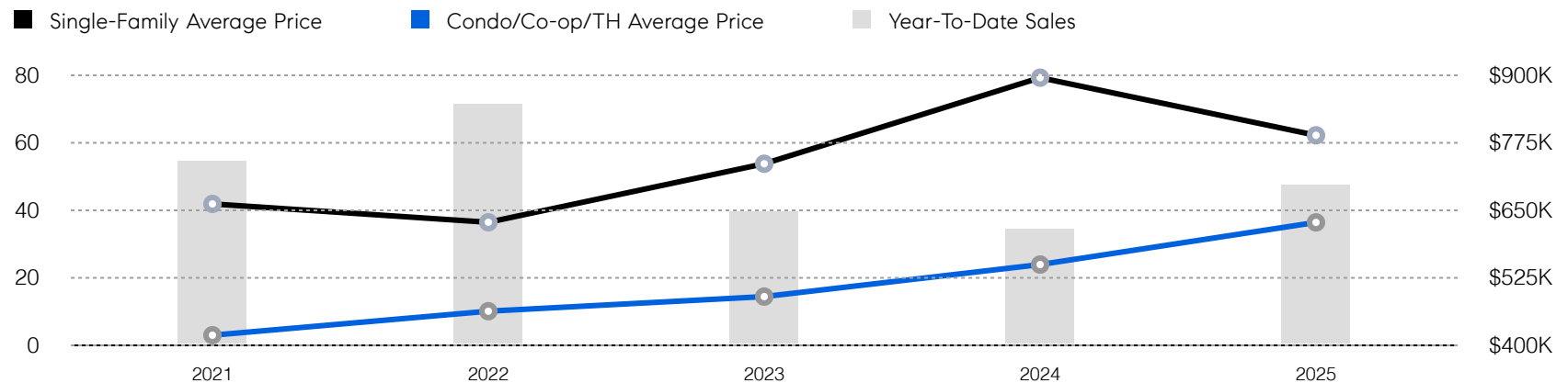
Historic Sales Trends



Whippany

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	26	31	19.2%
	ACTIVE LISTINGS	4	11	175.0%
	# OF SALES	22	29	31.8%
	SALES VOLUME	\$19,703,192	\$22,878,200	16.1%
	MEDIAN PRICE	\$776,000	\$805,000	3.7%
	AVERAGE PRICE	\$895,600	\$788,903	-11.9%
	AVERAGE DOM	28	23	-17.9%
Condo/Co-op/TH	CONTRACTS SIGNED	15	21	40.0%
	ACTIVE LISTINGS	2	4	100.0%
	# OF SALES	12	18	50.0%
	SALES VOLUME	\$6,595,000	\$11,297,860	71.3%
	MEDIAN PRICE	\$562,500	\$582,750	3.6%
	AVERAGE PRICE	\$549,583	\$627,659	14.2%
	AVERAGE DOM	16	24	50.0%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 08/31/2024 vs. 01/01/2025 - 08/31/2025

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