



COMPASS

February 2023

Morris Market Insights

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FEBRUARY 2023

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Boonton

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$523K
Average
Price

\$479K
Median
Price

200%
Increase From
Feb 2022

11%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

2
Total
Properties

\$493K
Average
Price

\$493K
Median
Price

-50%
Decrease From
Feb 2022

18%
Increase From
Feb 2022

18%
Increase From
Feb 2022

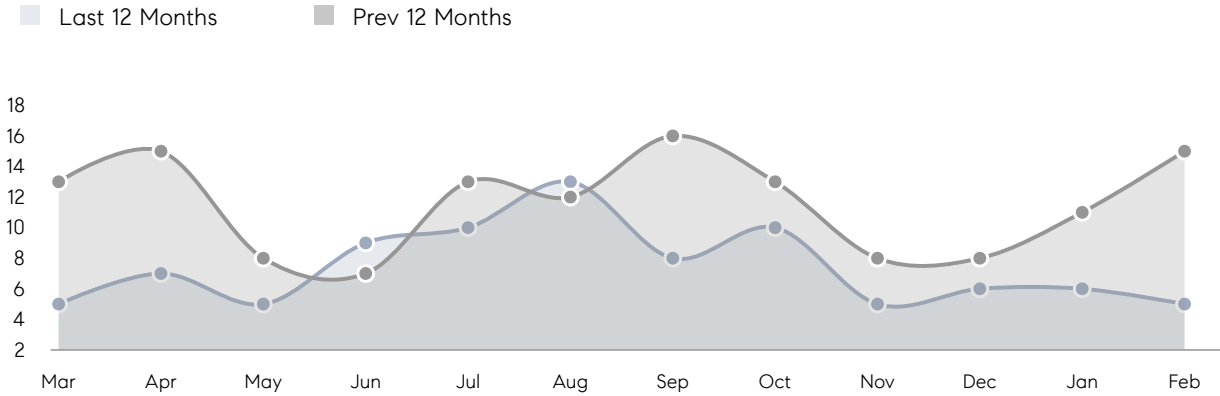
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	19	26	-27%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$493,000	\$418,500	17.8%
	# OF CONTRACTS	9	3	200.0%
	NEW LISTINGS	6	9	-33%
Houses	AVERAGE DOM	22	26	-15%
	% OF ASKING PRICE	97%	107%	
	AVERAGE SOLD PRICE	\$535,000	\$418,500	28%
	# OF CONTRACTS	9	2	350%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	16	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$451,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

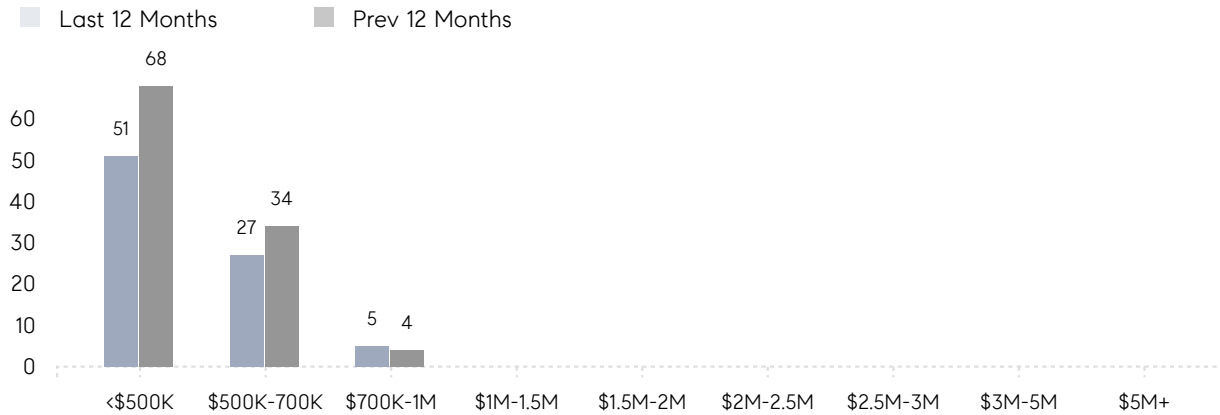
Boonton

FEBRUARY 2023

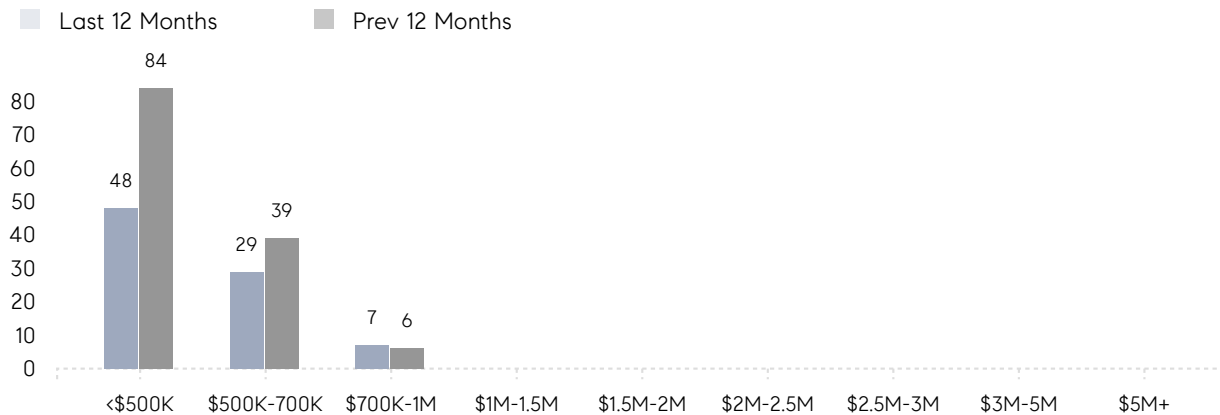
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Boonton Township

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$794K
Average
Price

\$674K
Median
Price

33%
Increase From
Feb 2022

37%
Increase From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$556K
Average
Price

\$625K
Median
Price

0%
Change From
Feb 2022

-38%
Decrease From
Feb 2022

-39%
Decrease From
Feb 2022

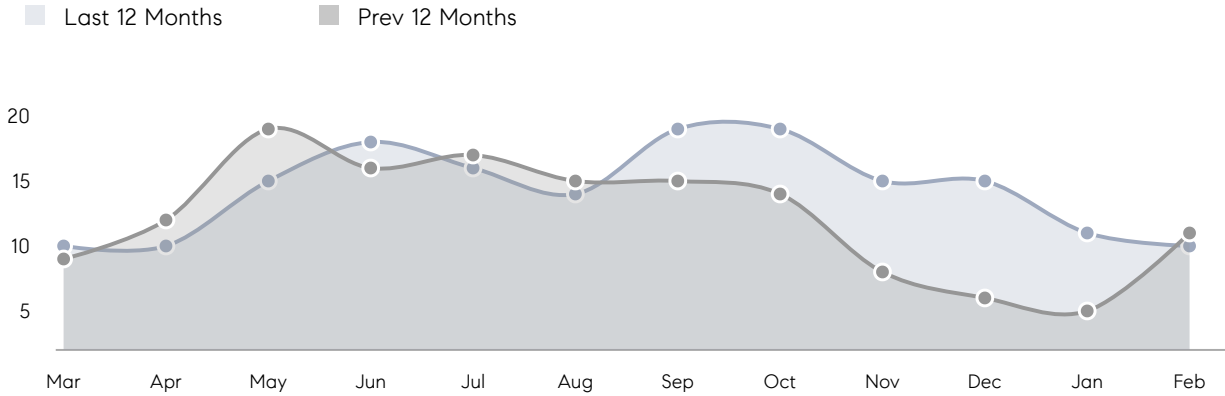
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	33	76	-57%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$556,333	\$900,926	-38.2%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	33	76	-57%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$556,333	\$900,926	-38%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

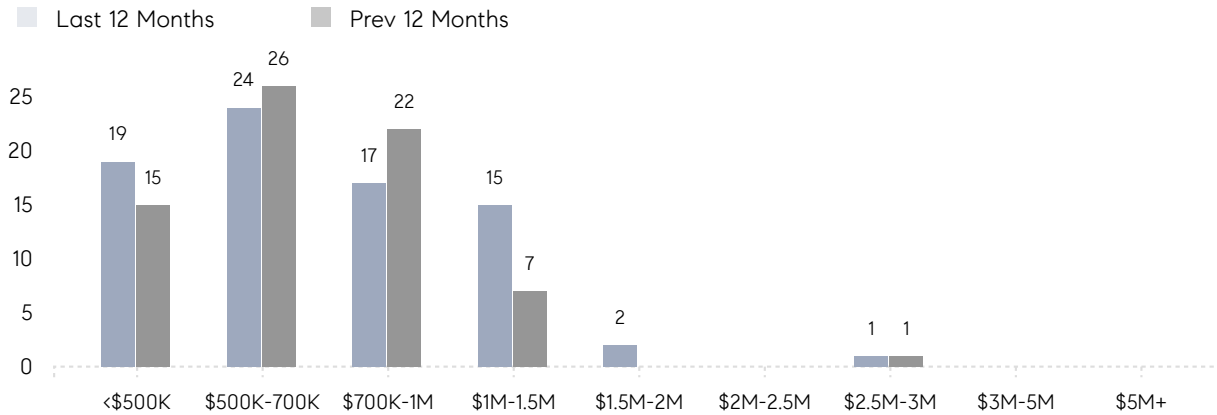
Boonton Township

FEBRUARY 2023

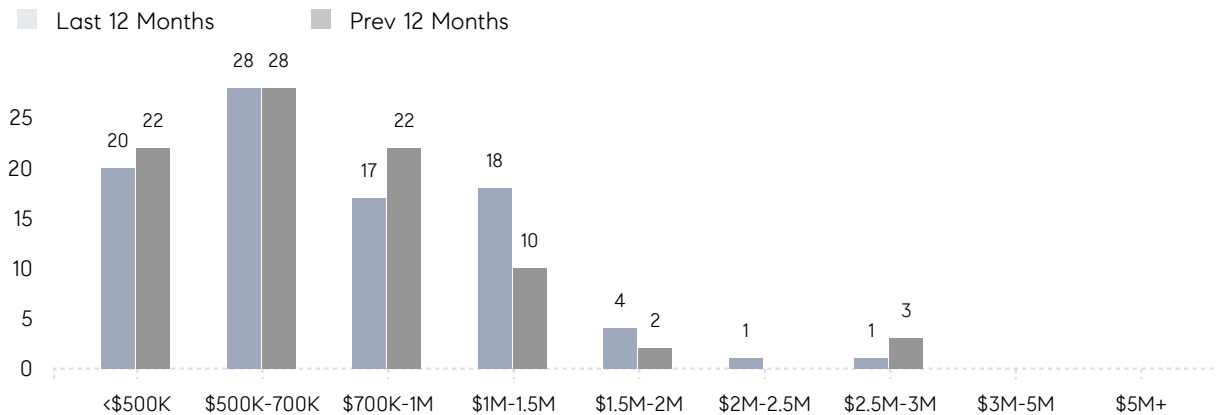
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cedar Knolls

FEBRUARY 2023

UNDER CONTRACT

2
Total
Properties

\$524K
Average
Price

\$524K
Median
Price

-50%
Decrease From
Feb 2022

11%
Increase From
Feb 2022

30%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$888K
Average
Price

\$888K
Median
Price

-67%
Decrease From
Feb 2022

74%
Increase From
Feb 2022

71%
Increase From
Feb 2022

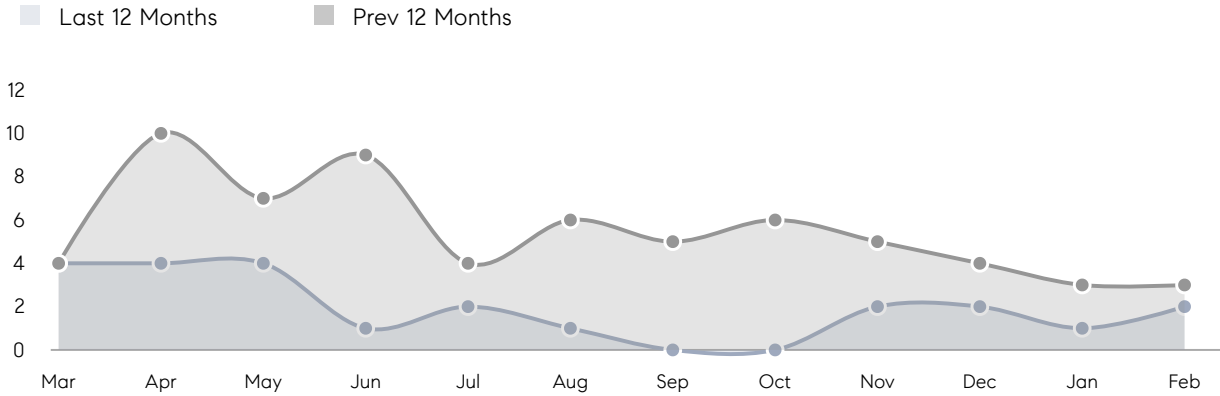
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	69	-74%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$888,000	\$511,667	73.6%
	# OF CONTRACTS	2	4	-50.0%
	NEW LISTINGS	3	4	-25%
Houses	AVERAGE DOM	18	100	-82%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$888,000	\$507,500	75%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$520,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

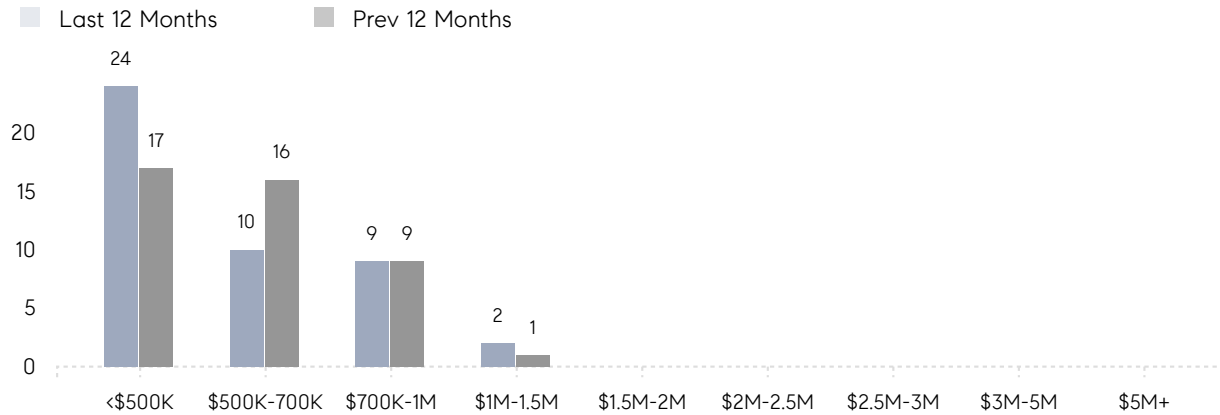
Cedar Knolls

FEBRUARY 2023

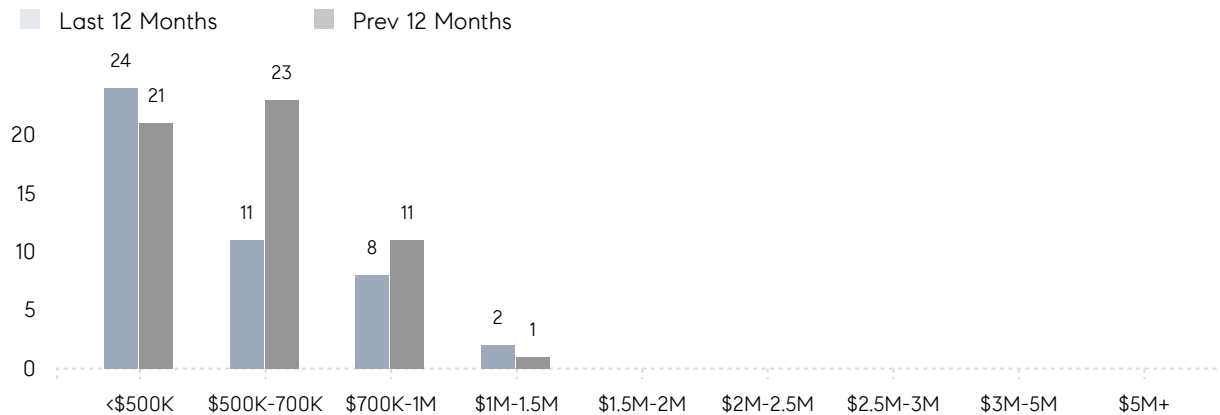
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chatham Borough

FEBRUARY 2023

UNDER CONTRACT

5 **\$942K** **\$869K**
 Total Average Median
 Properties Price Price

-64% **7%** **18%**
 Decrease From Increase From Increase From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

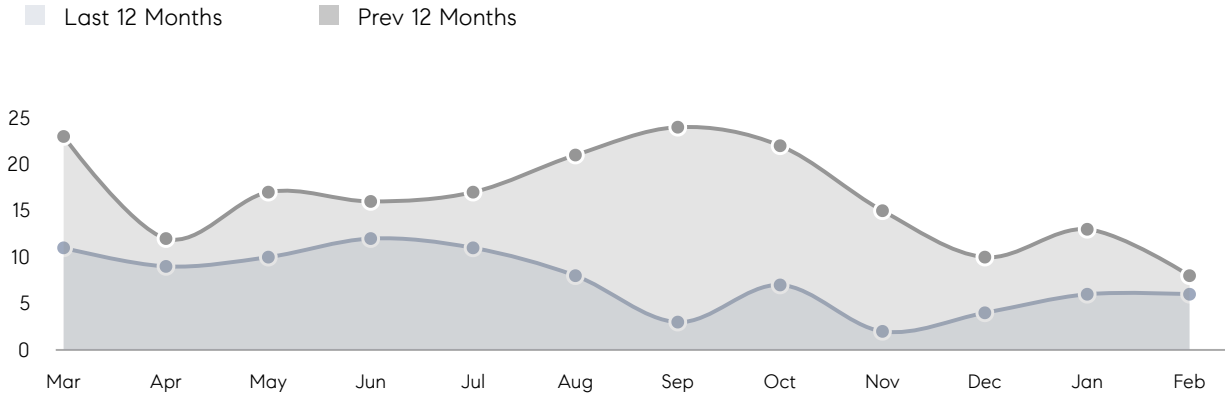
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$809,000	-
	# OF CONTRACTS	5	14	-64.3%
	NEW LISTINGS	5	10	-50%
Houses	AVERAGE DOM	-	68	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$905,200	-
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$328,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

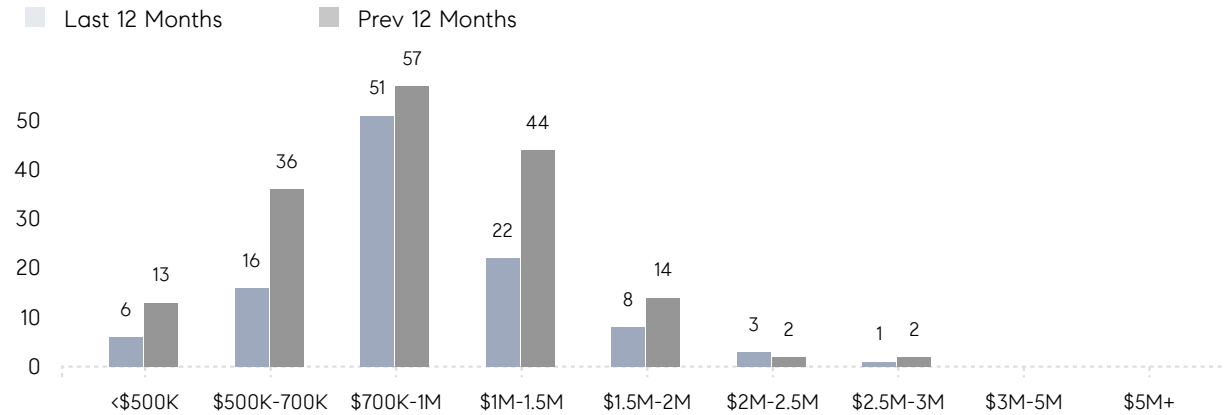
Chatham Borough

FEBRUARY 2023

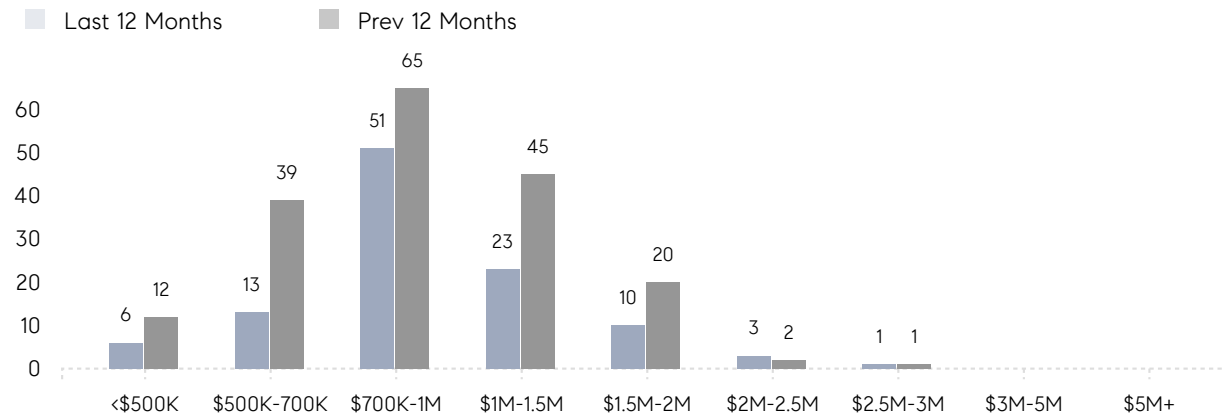
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chatham Township

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$1.7M
Average
Price

\$1.6M
Median
Price

-7%
Decrease From
Feb 2022

45%
Increase From
Feb 2022

11%
Increase From
Feb 2022

UNITS SOLD

11
Total
Properties

\$1.3M
Average
Price

\$1.5M
Median
Price

-31%
Decrease From
Feb 2022

20%
Increase From
Feb 2022

91%
Increase From
Feb 2022

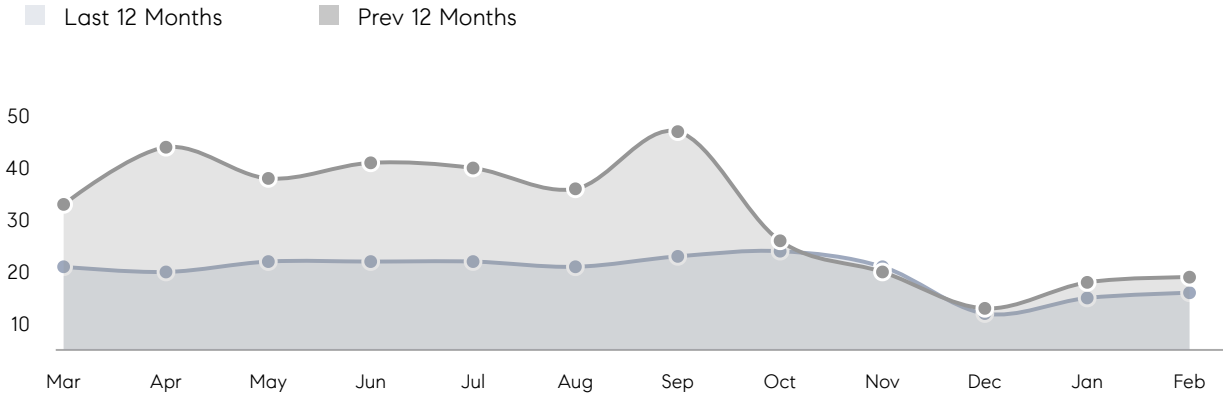
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	81	-58%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,343,001	\$1,114,761	20.5%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	16	18	-11%
Houses	AVERAGE DOM	30	97	-69%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,923,100	\$1,262,928	52%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	38	12	217%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$859,585	\$472,700	82%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	6	9	-33%

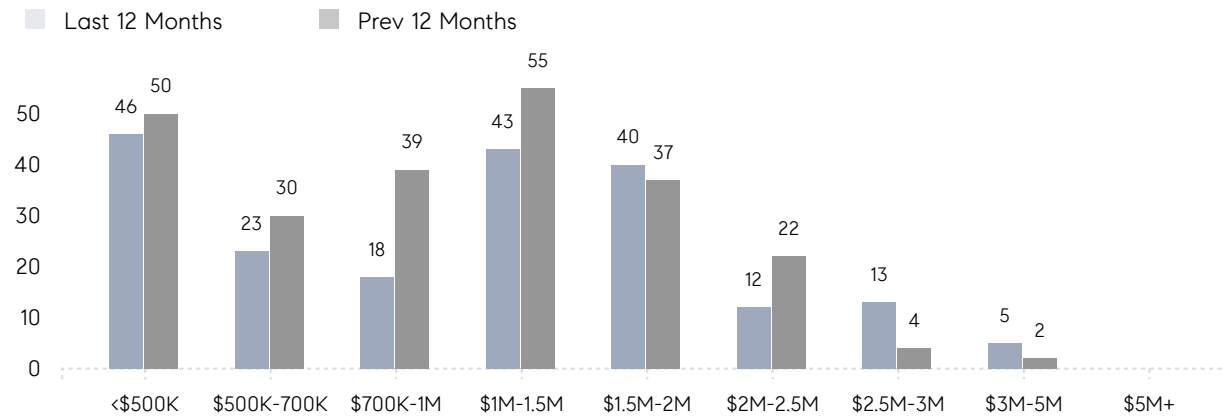
Chatham Township

FEBRUARY 2023

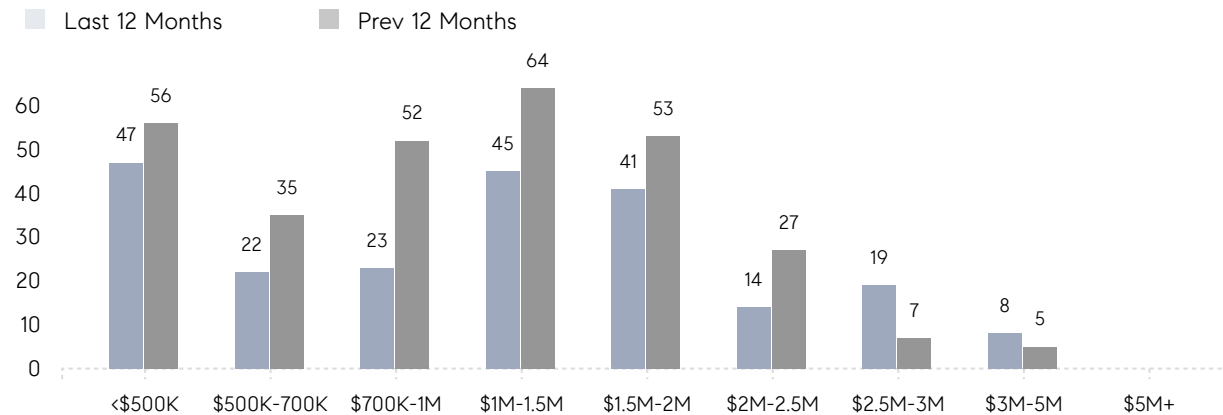
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chester Borough

FEBRUARY 2023

UNDER CONTRACT

2 **\$559K** **\$559K**
 Total Average Median
 Properties Price Price

100% **-2%** **-2%**
 Increase From Decrease From Decrease From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 Feb 2022 Feb 2022 Feb 2022

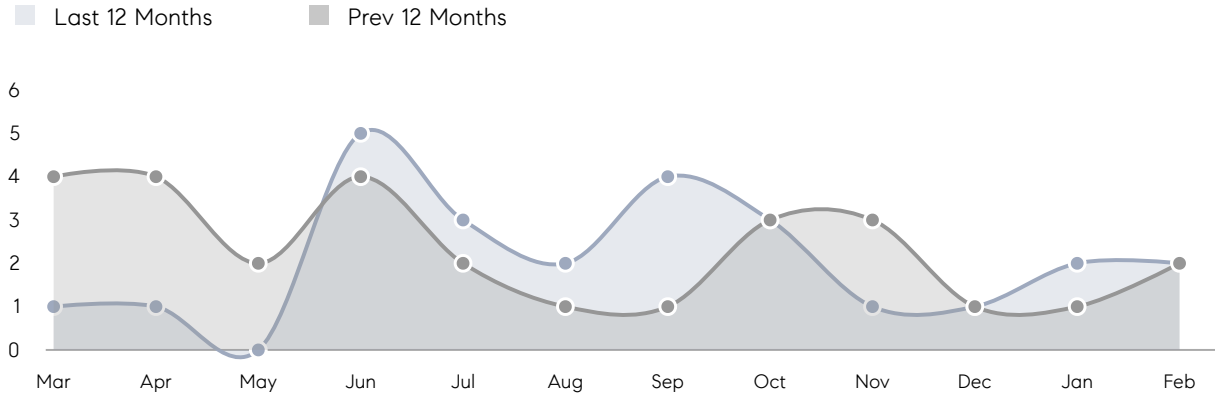
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$590,000	-
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	2	2	0%
Houses	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$590,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

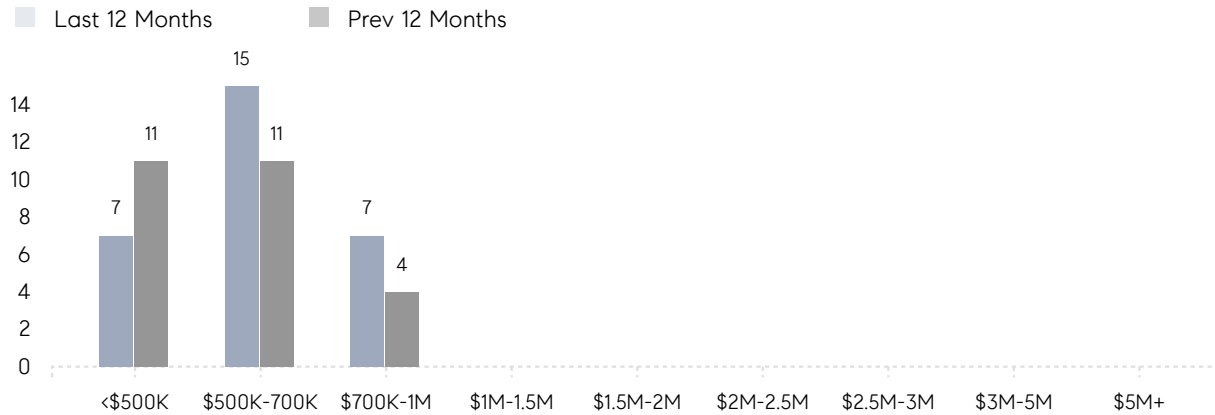
Chester Borough

FEBRUARY 2023

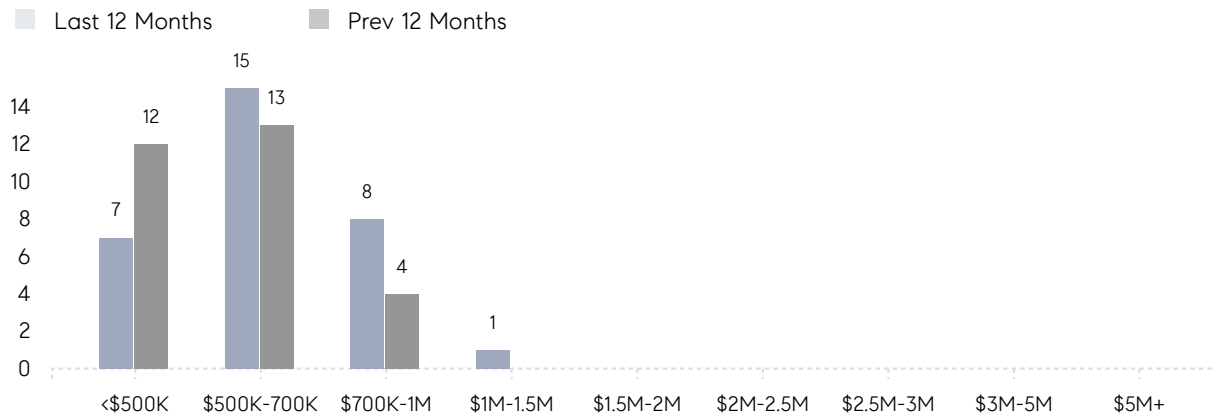
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chester Township

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$802K
Average
Price

\$799K
Median
Price

-36%
Decrease From
Feb 2022

0%
Change From
Feb 2022

14%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$751K
Average
Price

\$734K
Median
Price

33%
Increase From
Feb 2022

-20%
Decrease From
Feb 2022

-20%
Decrease From
Feb 2022

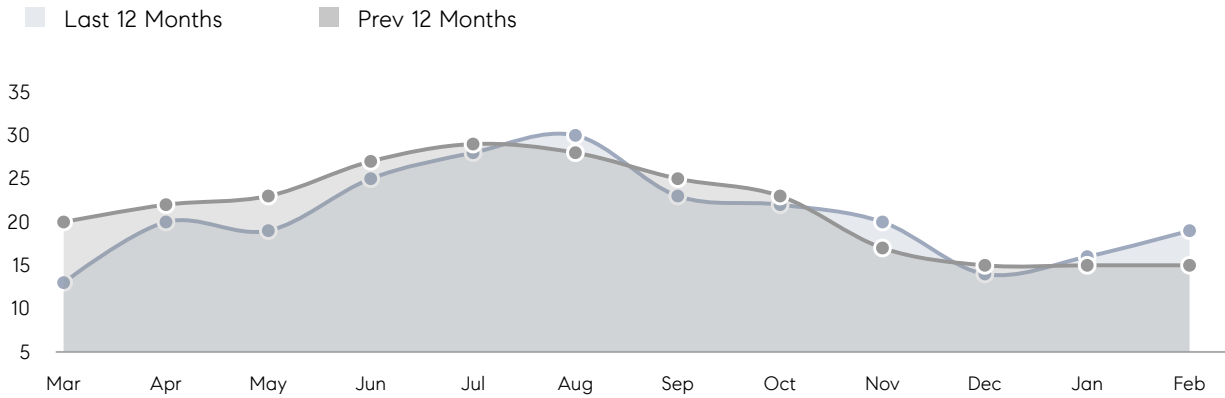
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	31	35	-11%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$751,737	\$941,833	-20.2%
	# OF CONTRACTS	7	11	-36.4%
	NEW LISTINGS	10	12	-17%
Houses	AVERAGE DOM	38	35	9%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$780,817	\$941,833	-17%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$664,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	0	0%

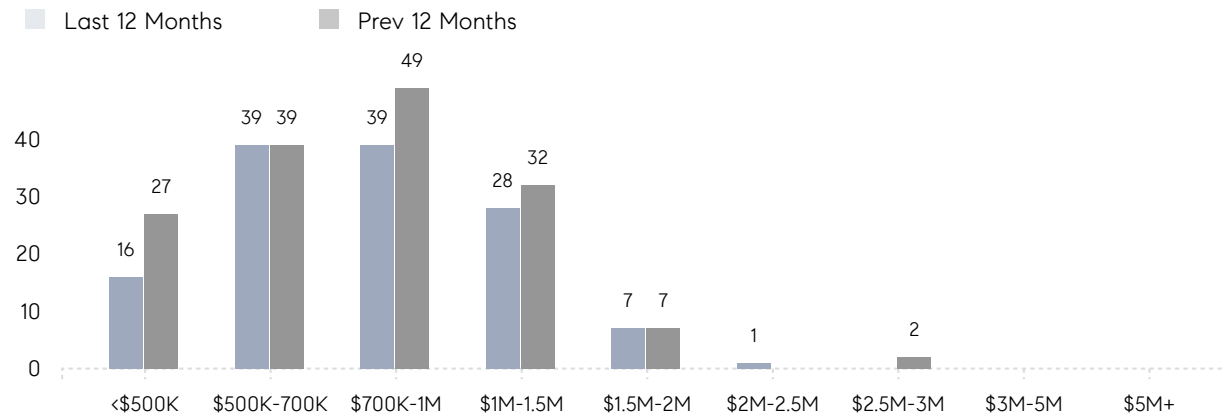
Chester Township

FEBRUARY 2023

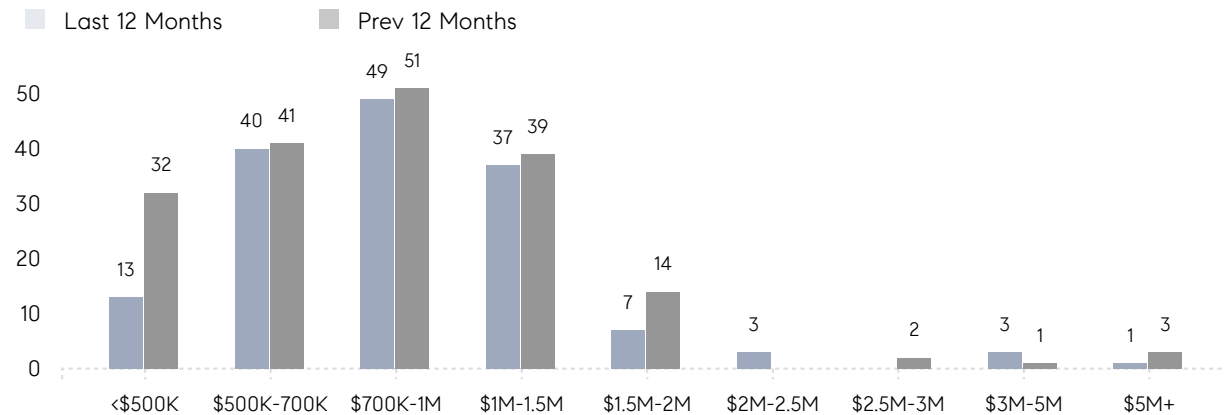
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Denville

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$629K
Average
Price

\$599K
Median
Price

-17%
Decrease From
Feb 2022

32%
Increase From
Feb 2022

43%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$453K
Average
Price

\$417K
Median
Price

-43%
Decrease From
Feb 2022

-31%
Decrease From
Feb 2022

-19%
Decrease From
Feb 2022

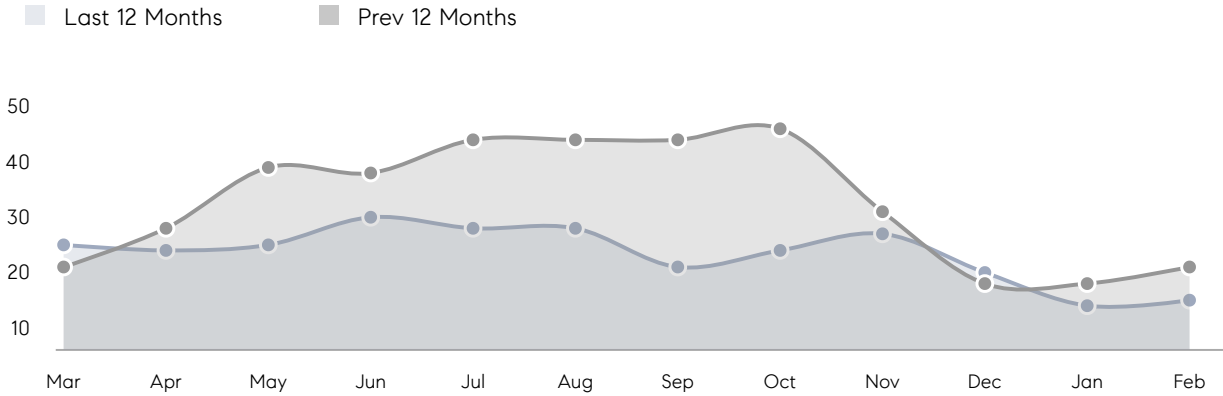
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	31	41	-24%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$453,188	\$660,179	-31.4%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	13	17	-24%
Houses	AVERAGE DOM	38	38	0%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$481,750	\$678,269	-29%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	10	80	-87%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$367,500	\$425,000	-14%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	3	-33%

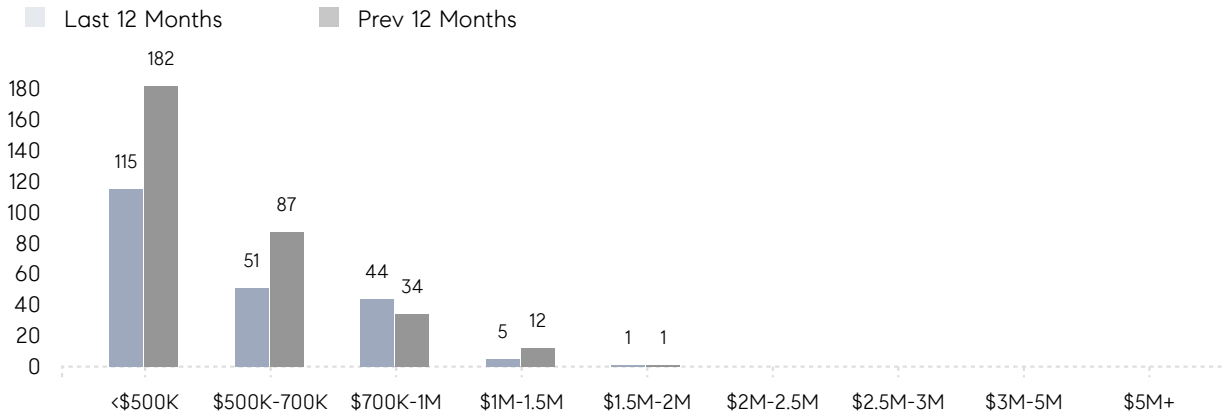
Denville

FEBRUARY 2023

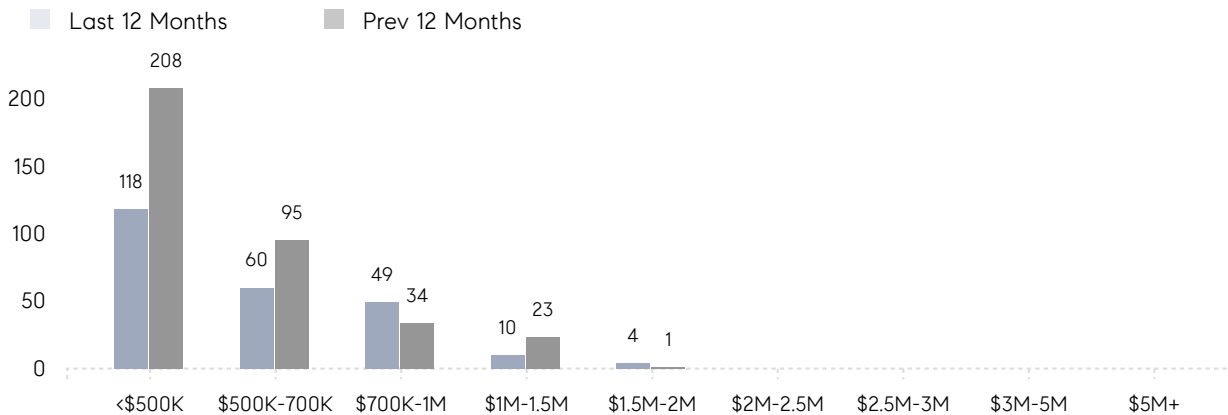
Monthly Inventory



Contracts By Price Range



Listings By Price Range



East Hanover

FEBRUARY 2023

UNDER CONTRACT

5	\$620K	\$625K
Total Properties	Average Price	Median Price
-44%	-27%	-7%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$567K	\$567K
Total Properties	Average Price	Median Price
-60%	-17%	-20%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

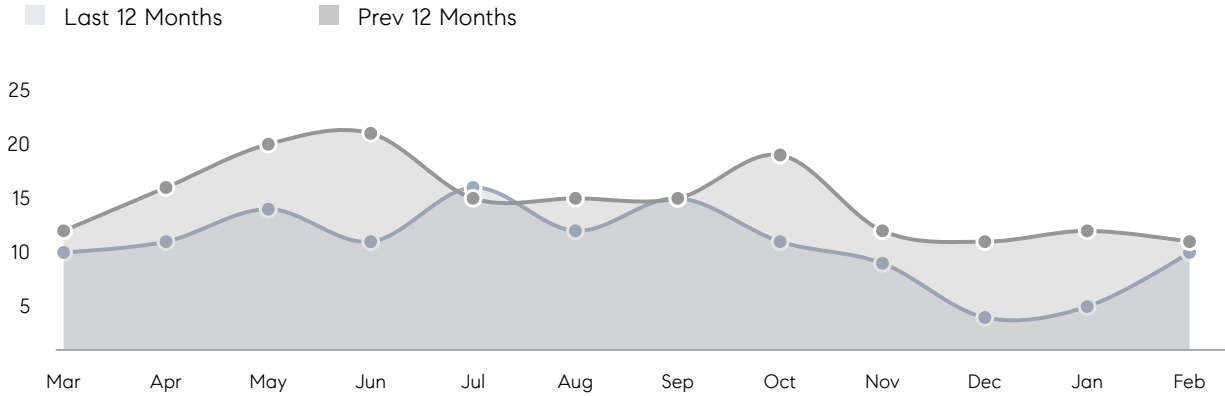
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	56	36	56%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$567,500	\$684,800	-17.1%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	11	11	0%
Houses	AVERAGE DOM	56	19	195%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$567,500	\$719,750	-21%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	8	6	33%
Condo/Co-op/TH	AVERAGE DOM	-	105	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$545,000	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	5	-40%

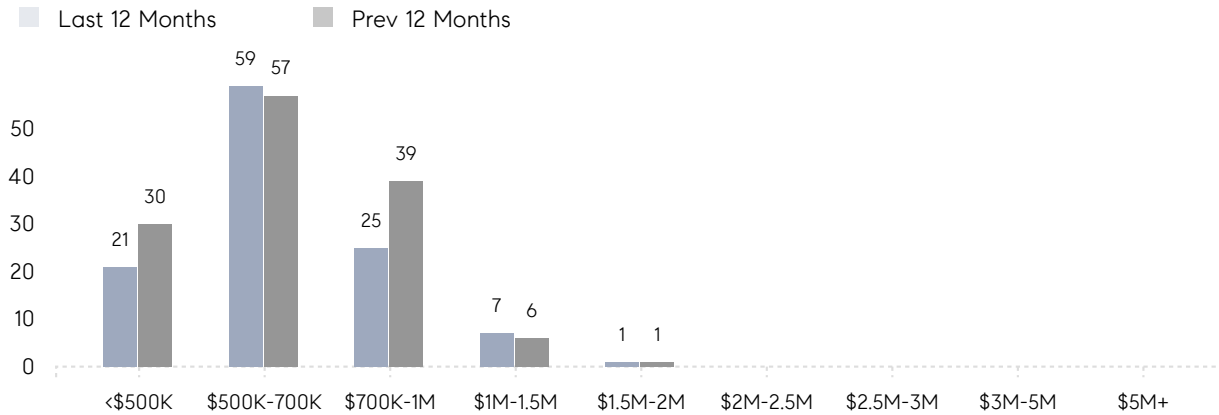
East Hanover

FEBRUARY 2023

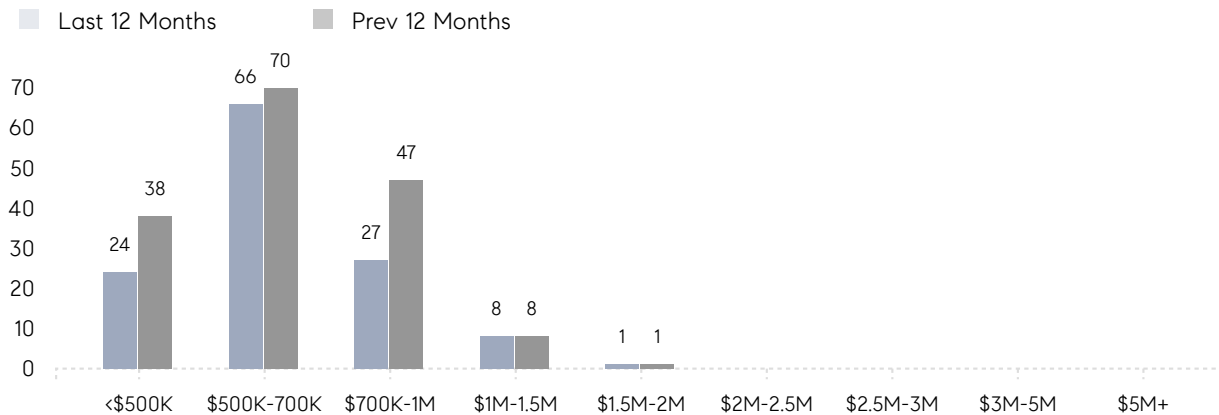
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Florham Park

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$749K
Average
Price

\$850K
Median
Price

-42%
Decrease From
Feb 2022

-15%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$1.0M
Average
Price

\$727K
Median
Price

-50%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

-15%
Decrease From
Feb 2022

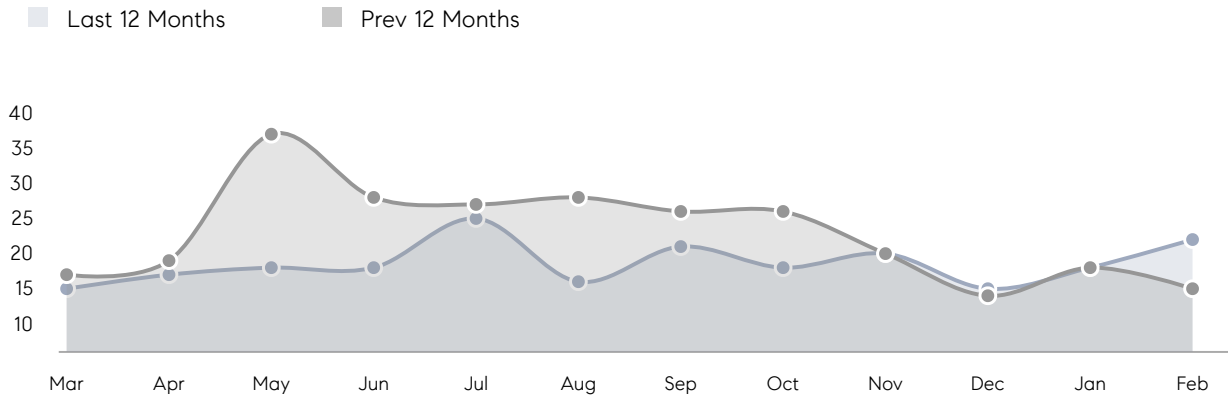
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	14	29	-52%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,032,618	\$972,939	6.1%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	11	10	10%
Houses	AVERAGE DOM	38	33	15%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$2,450,000	\$1,059,002	131%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	8	17	-53%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$678,273	\$772,126	-12%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	7	4	75%

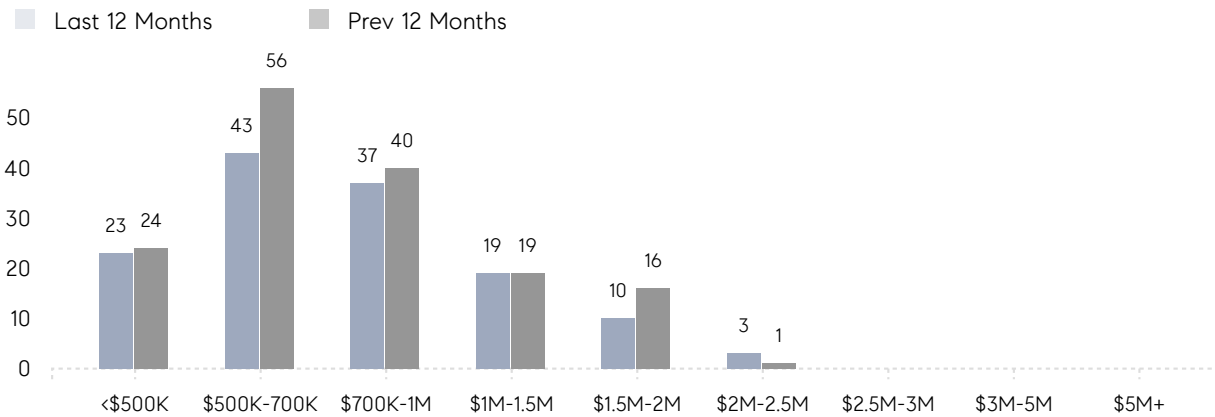
Florham Park

FEBRUARY 2023

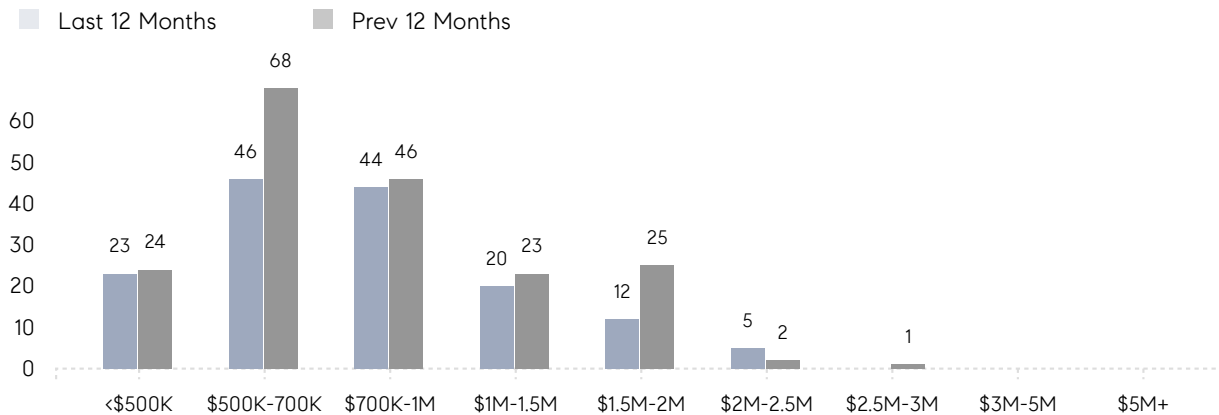
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hanover

FEBRUARY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

UNITS SOLD

1	\$899K	\$899K
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

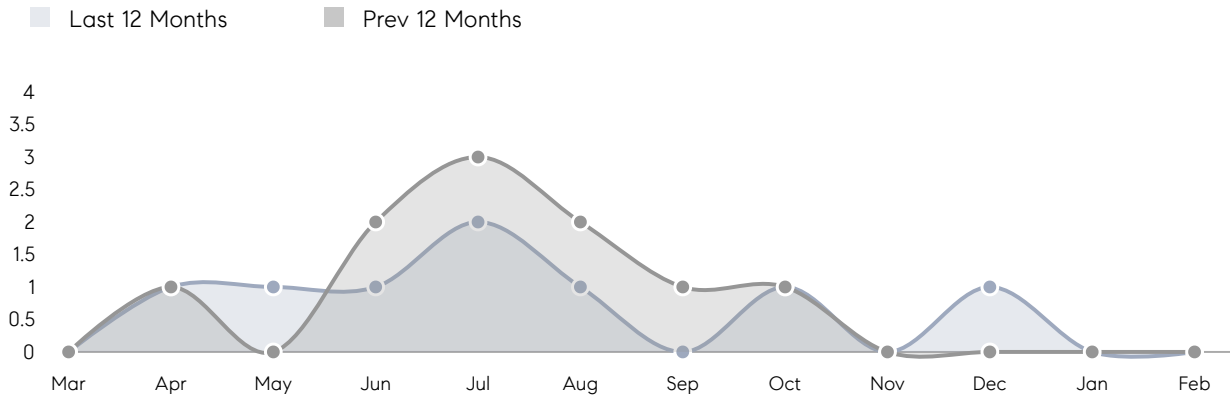
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$899,000	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	0	0	0%
Houses	AVERAGE DOM	26	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$899,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

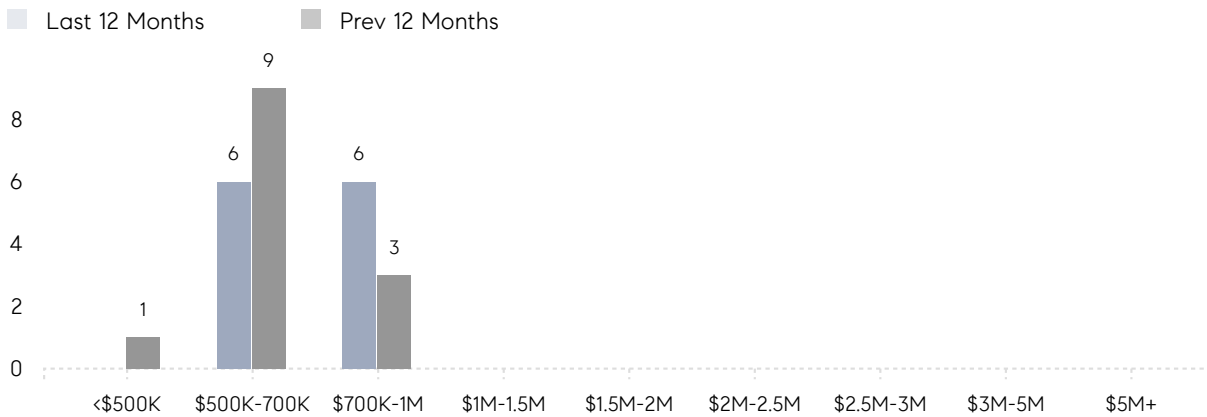
Hanover

FEBRUARY 2023

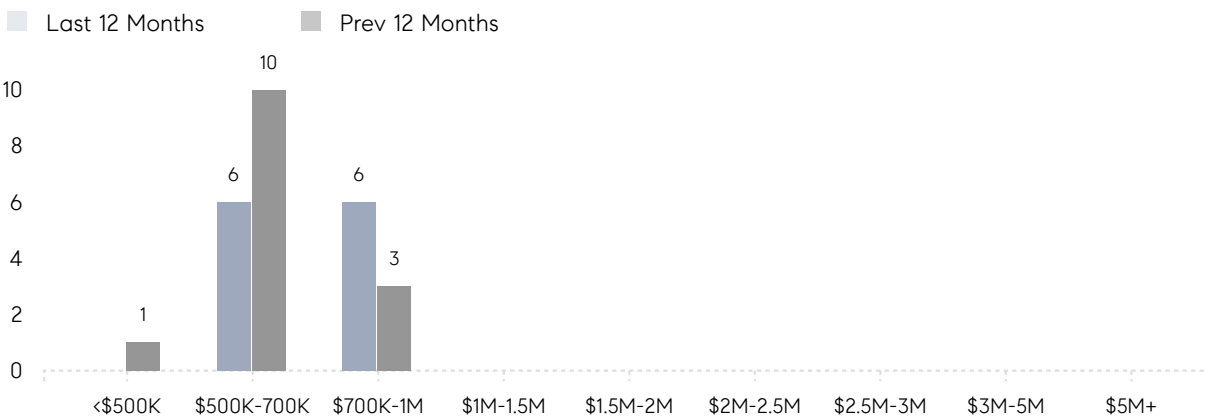
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harding

FEBRUARY 2023

UNDER CONTRACT

7	\$1.6M	\$1.6M
Total Properties	Average Price	Median Price
17%	-28%	-14%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

0	-	-
Total Properties	Average Price	Median Price
0%	-	-
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

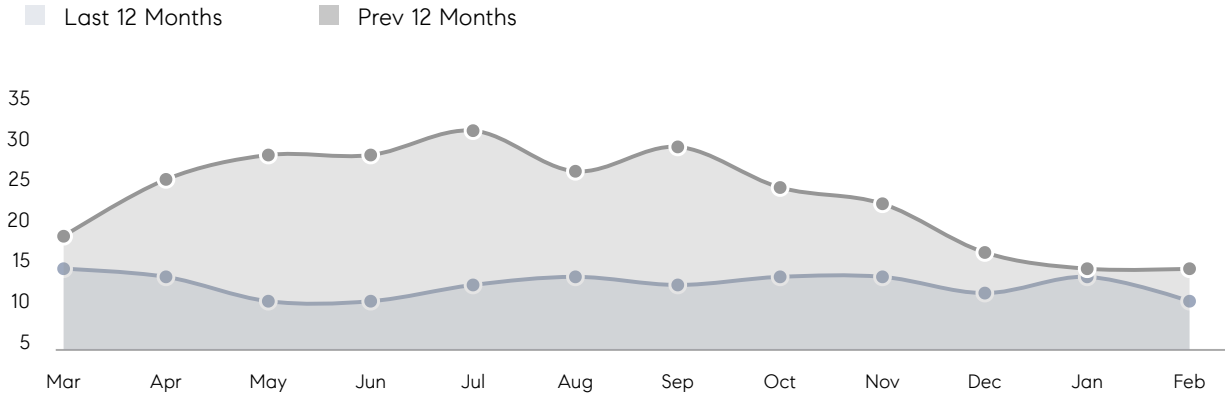
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$2,287,500	-
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	4	7	-43%
Houses	AVERAGE DOM	-	49	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$2,287,500	-
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

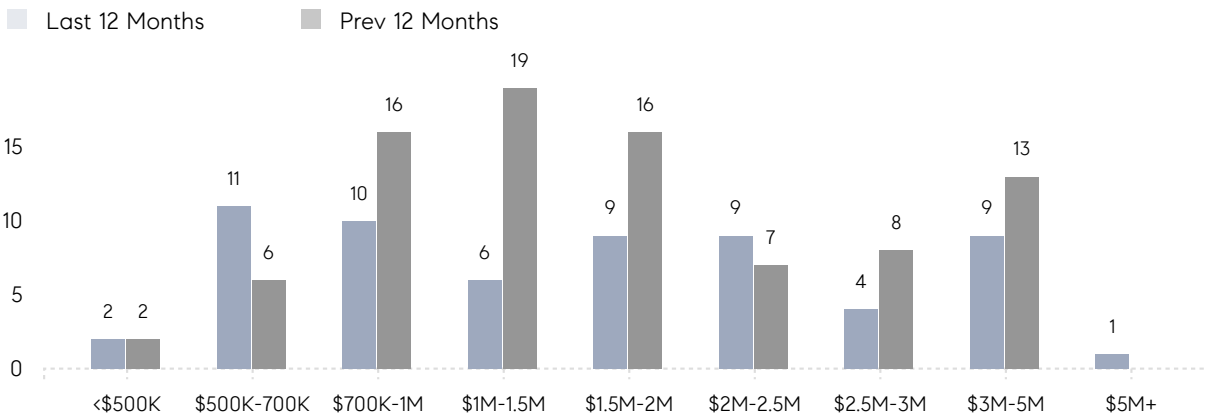
Harding

FEBRUARY 2023

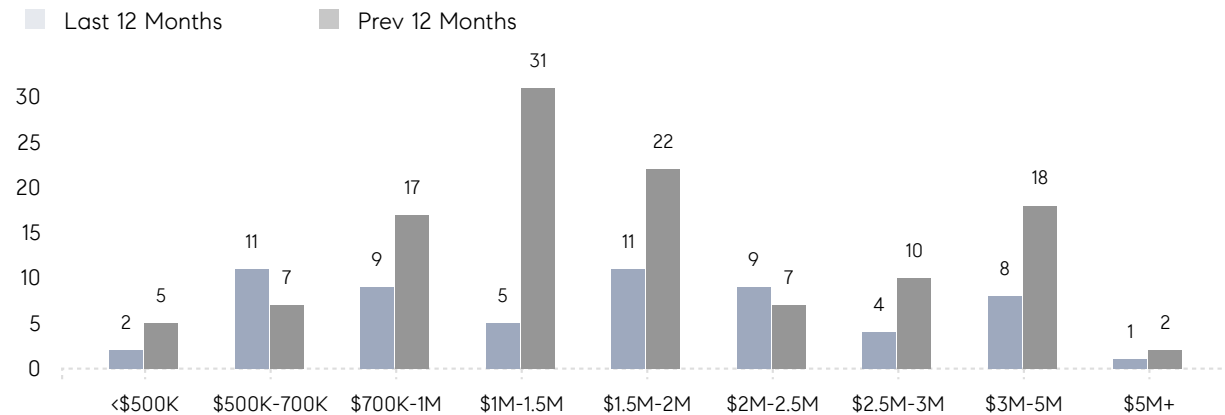
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kinnelon

FEBRUARY 2023

UNDER CONTRACT

9	\$1.3M	\$650K
Total Properties	Average Price	Median Price
29%	81%	-16%
Increase From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

UNITS SOLD

8	\$766K	\$695K
Total Properties	Average Price	Median Price
14%	-5%	23%
Increase From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

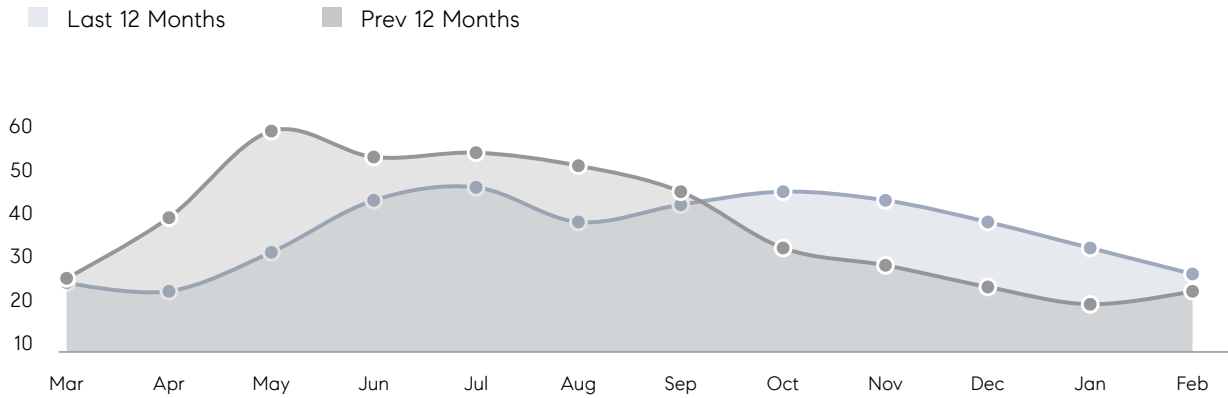
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	96	26	269%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$766,250	\$803,168	-4.6%
	# OF CONTRACTS	9	7	28.6%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	96	26	269%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$766,250	\$803,168	-5%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

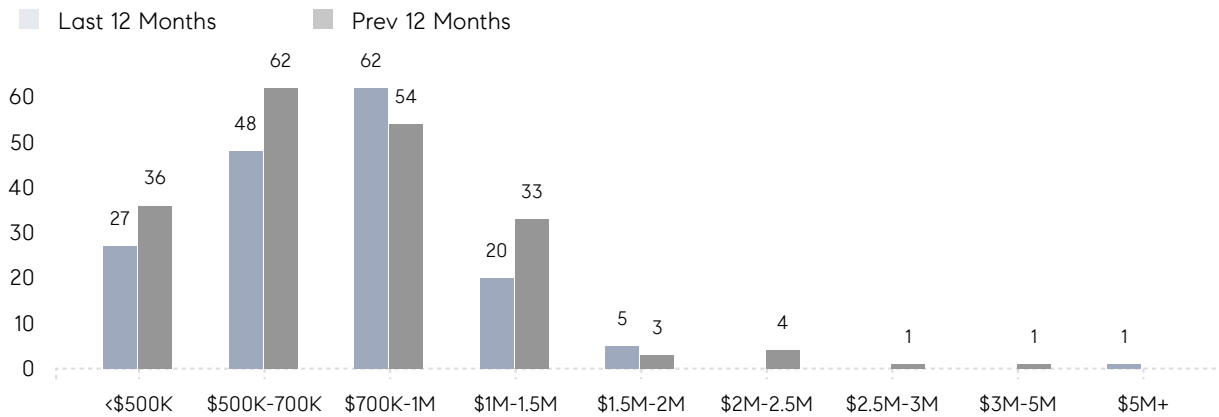
Kinnelon

FEBRUARY 2023

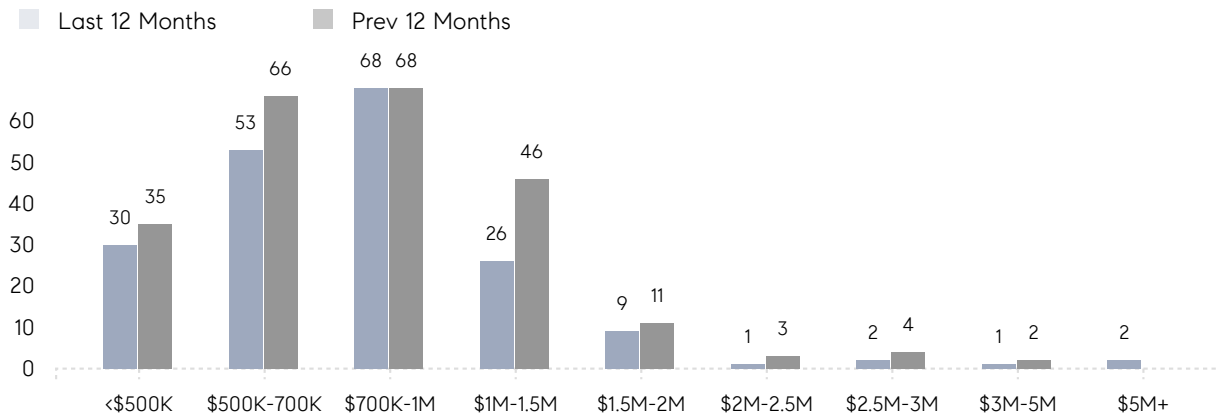
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Long Hill

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$682K
Average
Price

\$599K
Median
Price

40%
Increase From
Feb 2022

-3%
Decrease From
Feb 2022

-
Change From
Feb 2022

UNITS SOLD

1
Total
Properties

\$490K
Average
Price

\$490K
Median
Price

-83%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

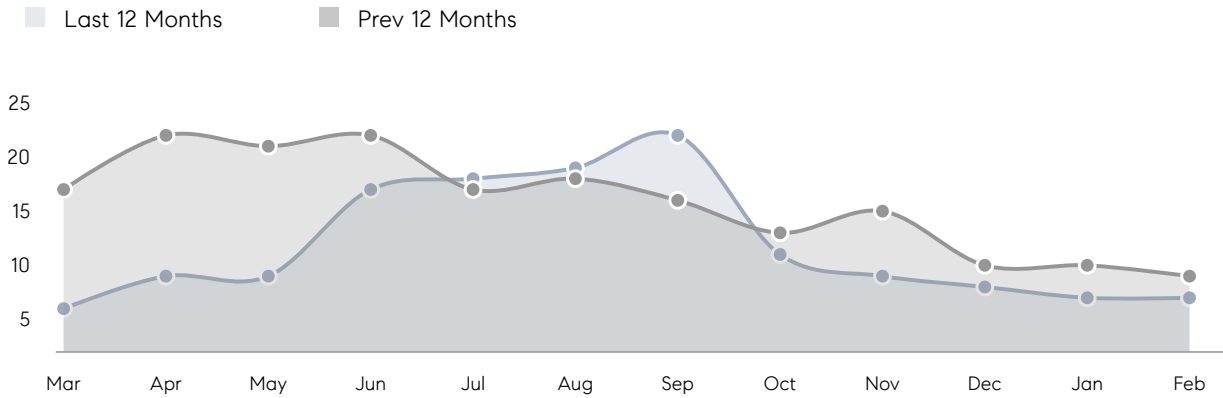
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	53	32	66%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$490,000	\$540,000	-9.3%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	7	5	40%
Houses	AVERAGE DOM	53	32	66%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$490,000	\$540,000	-9%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	0	0%

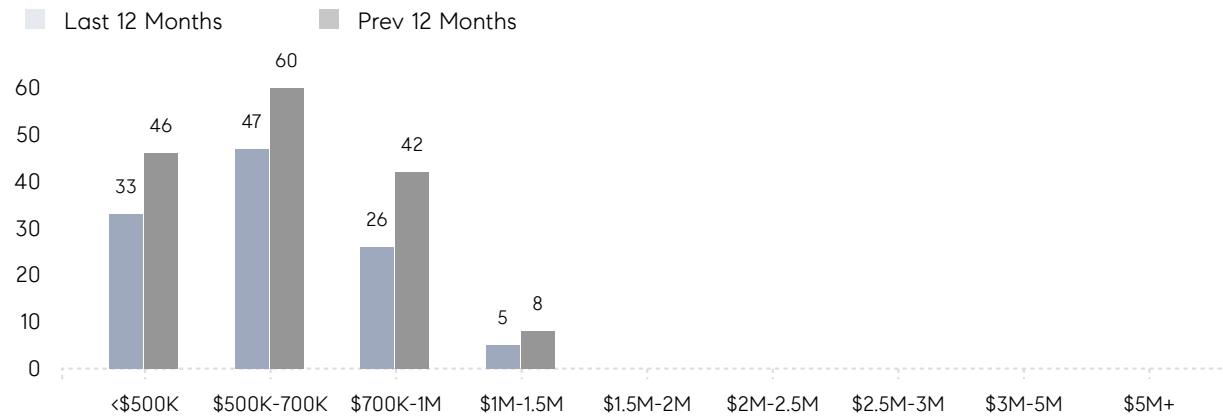
Long Hill

FEBRUARY 2023

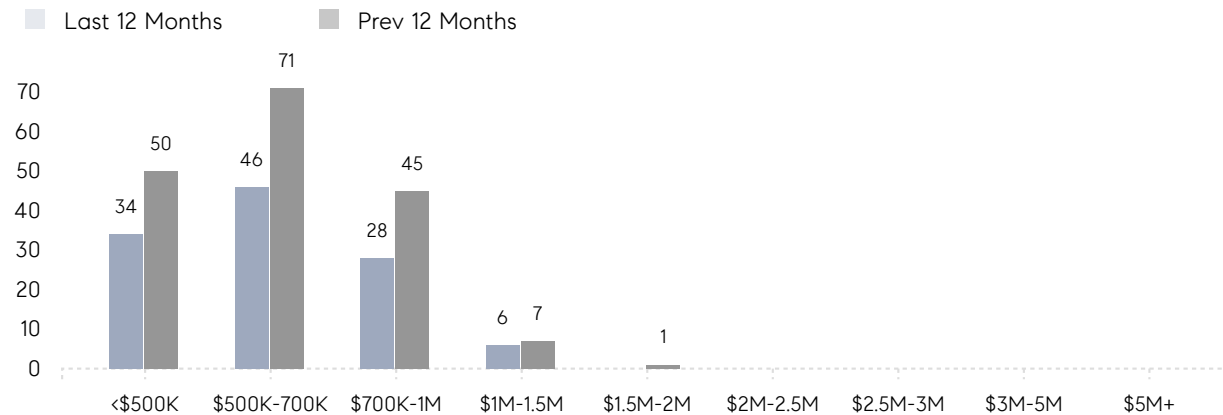
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Madison

FEBRUARY 2023

UNDER CONTRACT

20
Total
Properties

\$995K
Average
Price

\$787K
Median
Price

25%
Increase From
Feb 2022

2%
Increase From
Feb 2022

8%
Increase From
Feb 2022

UNITS SOLD

7
Total
Properties

\$1.4M
Average
Price

\$1.2M
Median
Price

-46%
Decrease From
Feb 2022

19%
Increase From
Feb 2022

51%
Increase From
Feb 2022

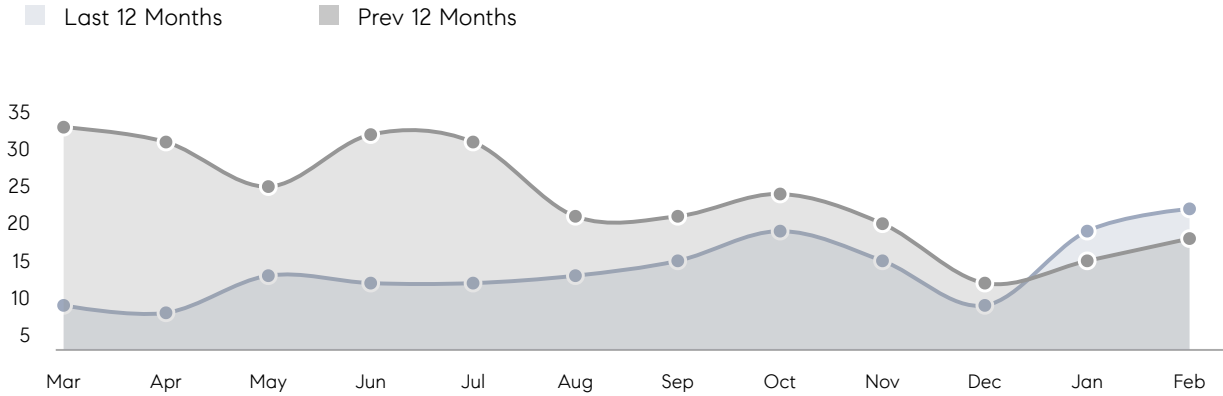
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	33	73%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,428,429	\$1,201,923	18.8%
	# OF CONTRACTS	20	16	25.0%
	NEW LISTINGS	24	21	14%
Houses	AVERAGE DOM	57	36	58%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,428,429	\$1,301,091	10%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	17	19	-11%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$656,500	-
	# OF CONTRACTS	8	1	700%
	NEW LISTINGS	7	2	250%

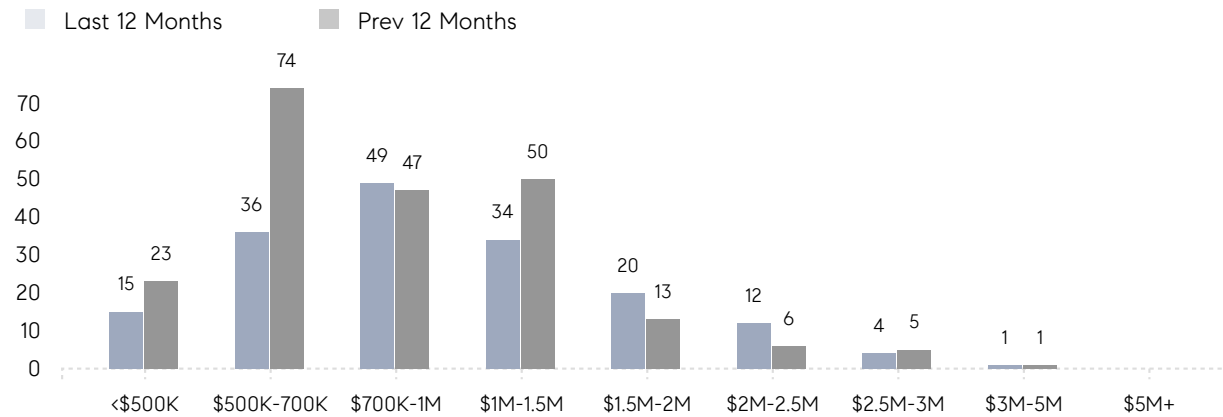
Madison

FEBRUARY 2023

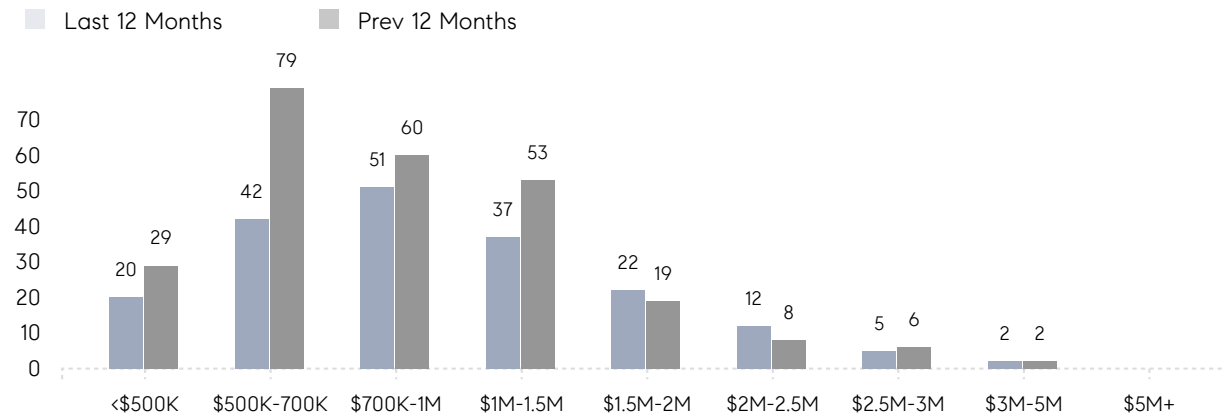
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mendham Borough

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$694K
Average
Price

\$699K
Median
Price

0%
Change From
Feb 2022

-36%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$526K
Average
Price

\$508K
Median
Price

-25%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

-15%
Decrease From
Feb 2022

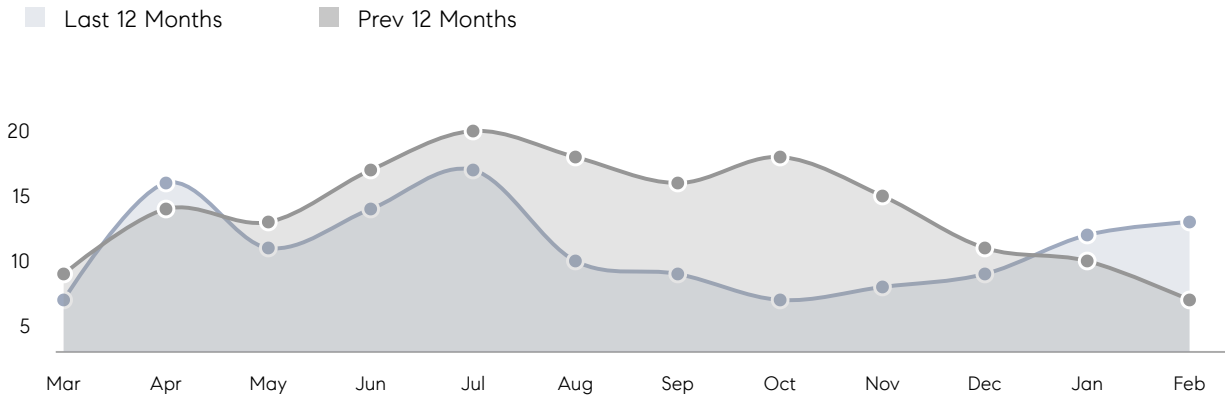
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	282	23	1,126%
	% OF ASKING PRICE	93%	102%	
	AVERAGE SOLD PRICE	\$526,667	\$690,000	-23.7%
	# OF CONTRACTS	5	5	0.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	824	23	3,483%
	% OF ASKING PRICE	77%	102%	
	AVERAGE SOLD PRICE	\$480,000	\$690,000	-30%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	4	-25%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	101%	-	
	AVERAGE SOLD PRICE	\$550,000	-	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	0	0%

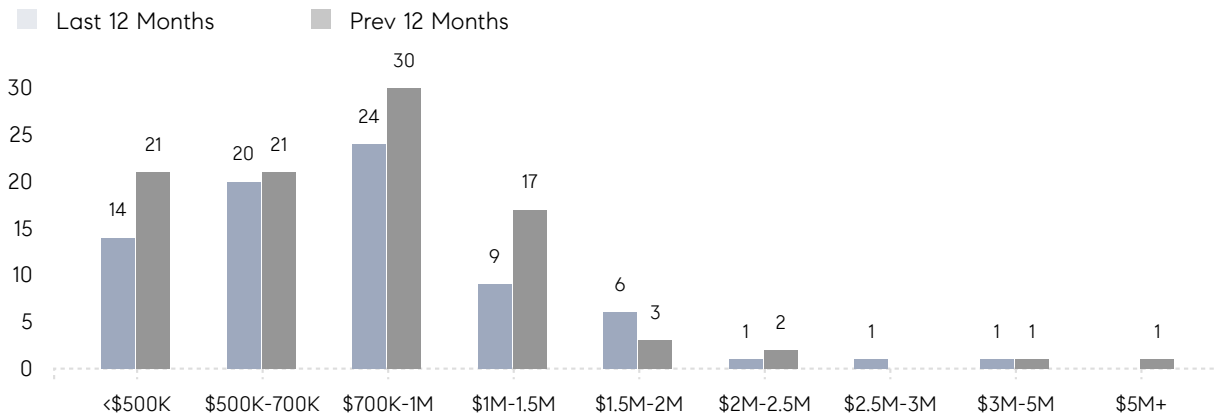
Mendham Borough

FEBRUARY 2023

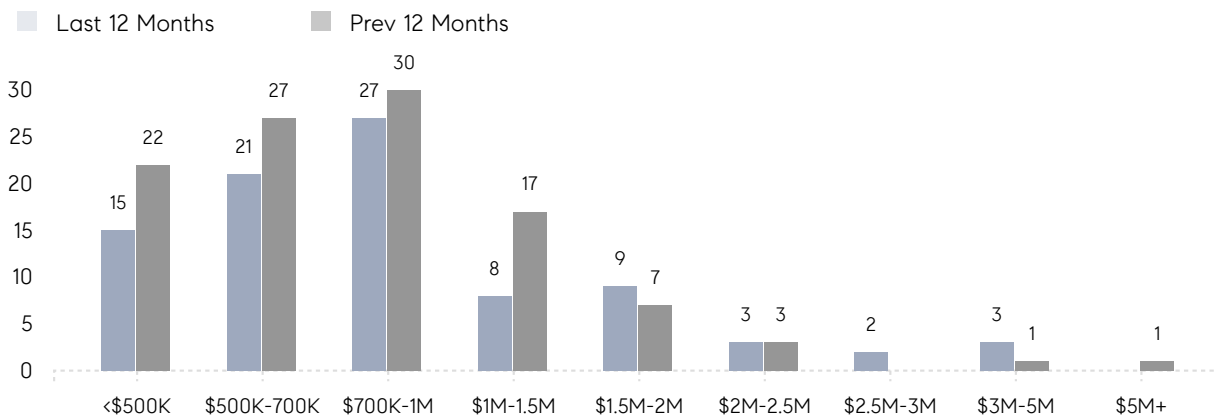
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mendham Township

FEBRUARY 2023

UNDER CONTRACT

6
Total
Properties

\$1.0M
Average
Price

\$904K
Median
Price

200%
Increase From
Feb 2022

1%
Change From
Feb 2022

-15%
Decrease From
Feb 2022

UNITS SOLD

4
Total
Properties

\$1.4M
Average
Price

\$748K
Median
Price

0%
Change From
Feb 2022

-4%
Decrease From
Feb 2022

-46%
Decrease From
Feb 2022

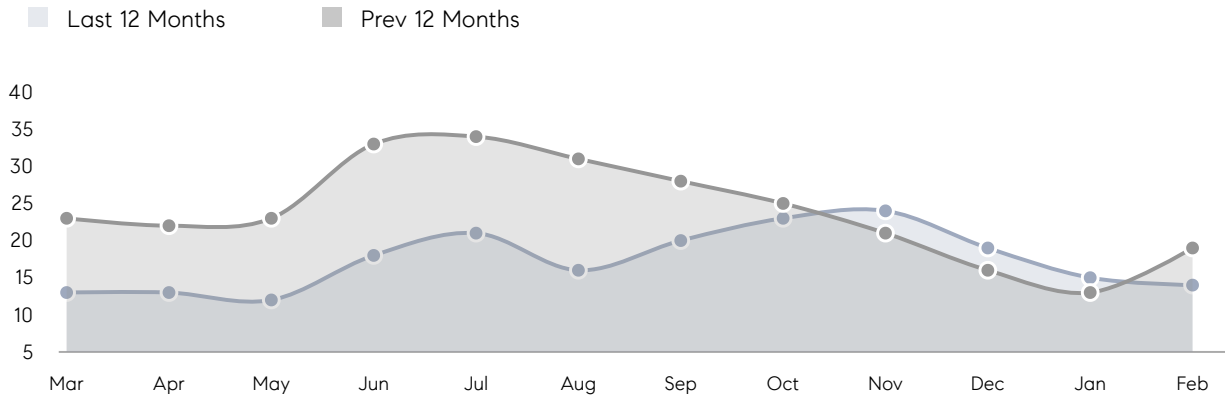
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	88	32	175%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$1,439,500	\$1,505,250	-4.4%
	# OF CONTRACTS	6	2	200.0%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	88	32	175%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$1,439,500	\$1,505,250	-4%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

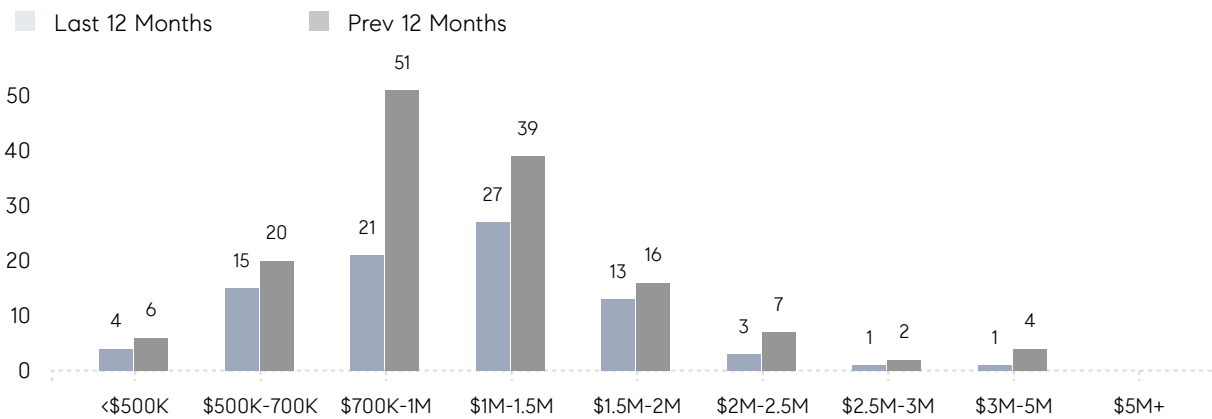
Mendham Township

FEBRUARY 2023

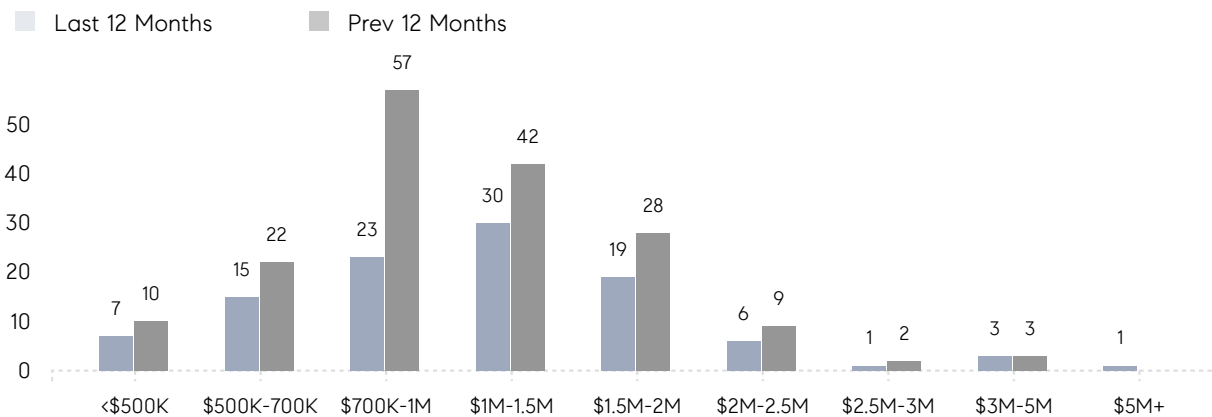
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montville

FEBRUARY 2023

UNDER CONTRACT

12
Total
Properties

\$800K
Average
Price

\$649K
Median
Price

50%
Increase From
Feb 2022

7%
Increase From
Feb 2022

-6%
Decrease From
Feb 2022

UNITS SOLD

9
Total
Properties

\$774K
Average
Price

\$815K
Median
Price

-36%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

27%
Increase From
Feb 2022

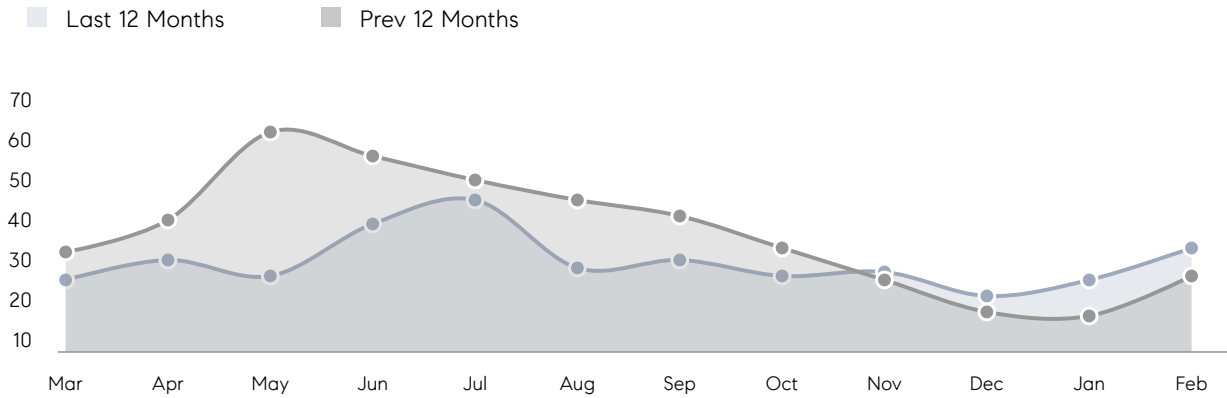
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	28	33	-15%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$774,056	\$848,976	-8.8%
	# OF CONTRACTS	12	8	50.0%
	NEW LISTINGS	21	23	-9%
Houses	AVERAGE DOM	31	37	-16%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$786,438	\$932,061	-16%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	16	14	14%
Condo/Co-op/TH	AVERAGE DOM	6	15	-60%
	% OF ASKING PRICE	97%	104%	
	AVERAGE SOLD PRICE	\$675,000	\$544,333	24%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	9	-44%

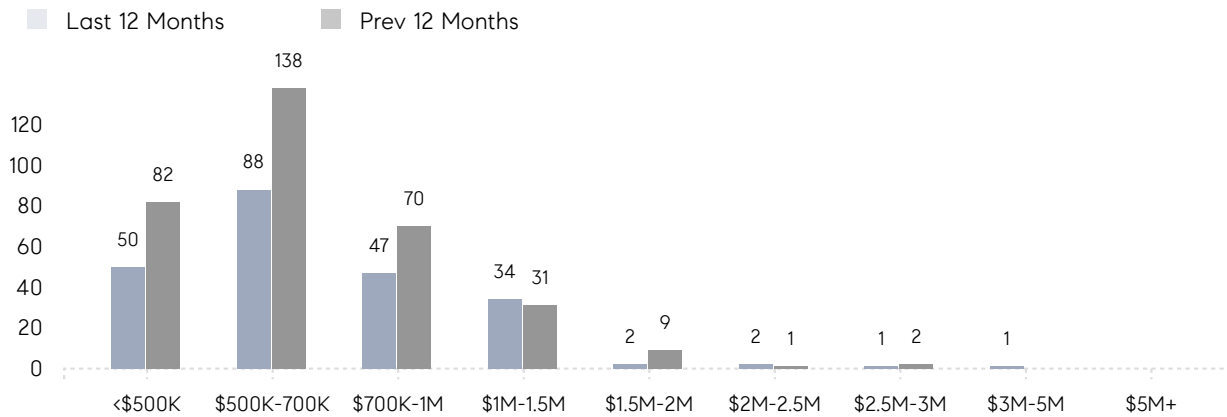
Montville

FEBRUARY 2023

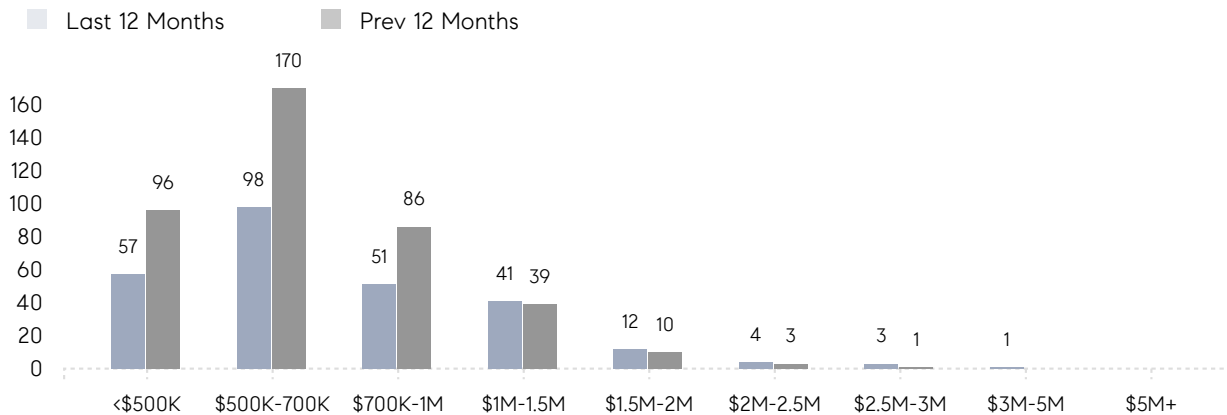
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morris Plains

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$563K
Average
Price

\$599K
Median
Price

-22%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

UNITS SOLD

9
Total
Properties

\$664K
Average
Price

\$610K
Median
Price

80%
Increase From
Feb 2022

22%
Increase From
Feb 2022

7%
Increase From
Feb 2022

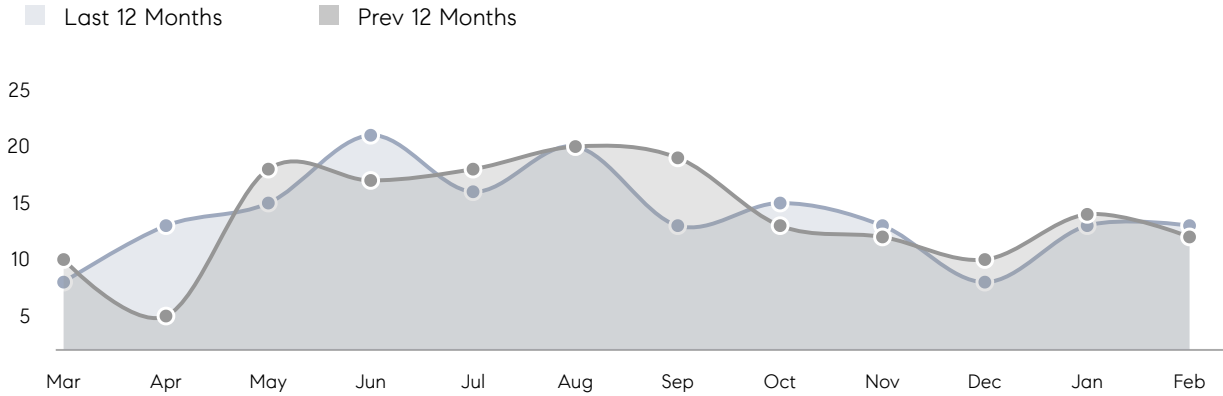
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	21	18	17%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$664,328	\$546,198	21.6%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	13	11	18%
Houses	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$533,000	-
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	21	22	-5%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$664,328	\$565,995	17%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	11	6	83%

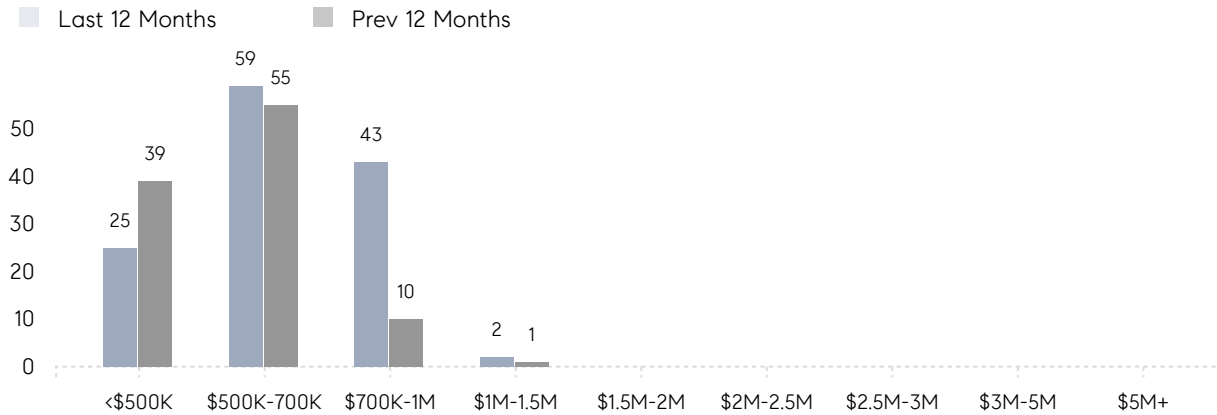
Morris Plains

FEBRUARY 2023

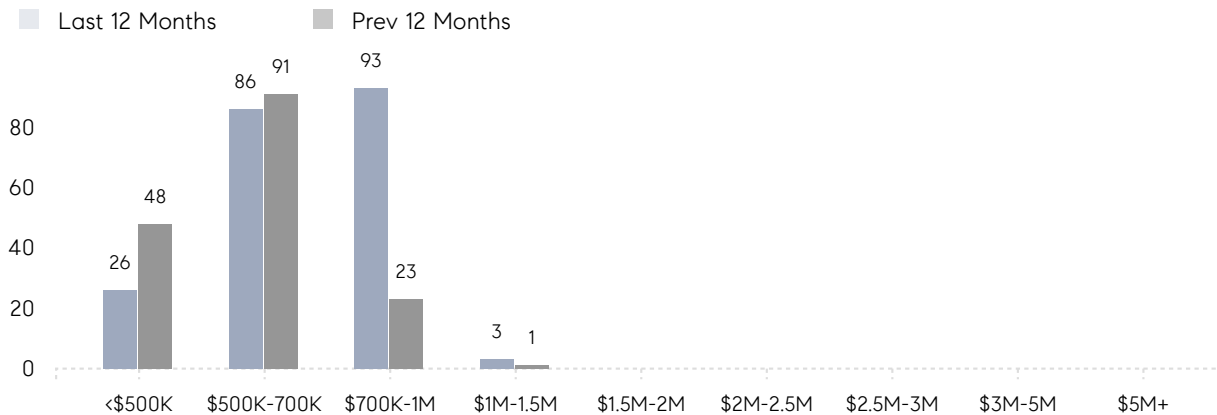
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morris Township

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$943K
Average
Price

\$669K
Median
Price

-67%
Decrease From
Feb 2022

28%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

21
Total
Properties

\$853K
Average
Price

\$780K
Median
Price

5%
Increase From
Feb 2022

16%
Increase From
Feb 2022

7%
Increase From
Feb 2022

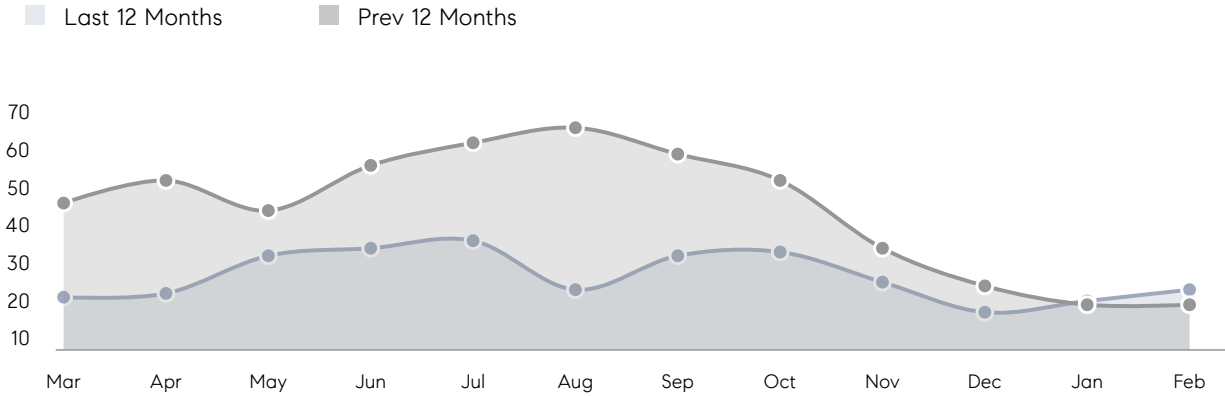
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	40	-15%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$853,571	\$738,328	15.6%
	# OF CONTRACTS	10	30	-66.7%
	NEW LISTINGS	13	32	-59%
Houses	AVERAGE DOM	32	44	-27%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$870,625	\$775,137	12%
	# OF CONTRACTS	6	19	-68%
	NEW LISTINGS	8	20	-60%
Condo/Co-op/TH	AVERAGE DOM	41	29	41%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$799,000	\$652,440	22%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	5	12	-58%

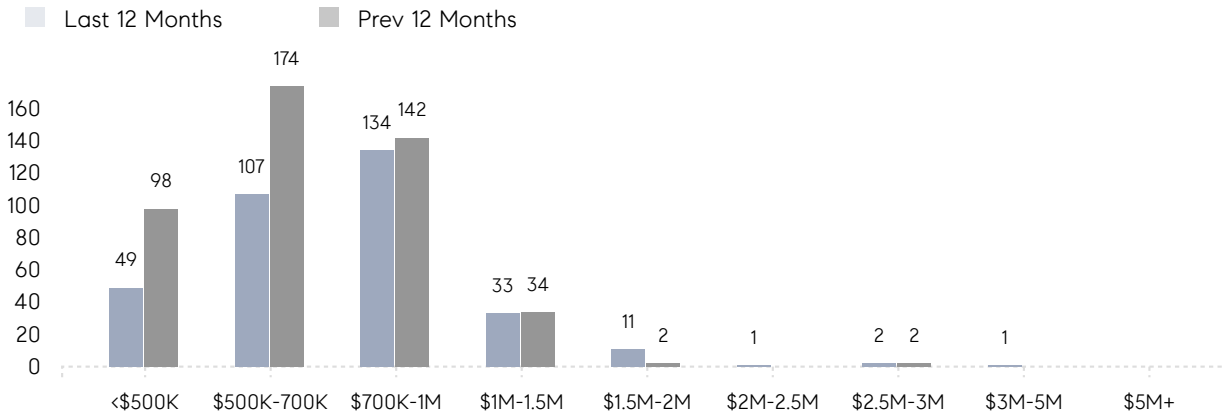
Morris Township

FEBRUARY 2023

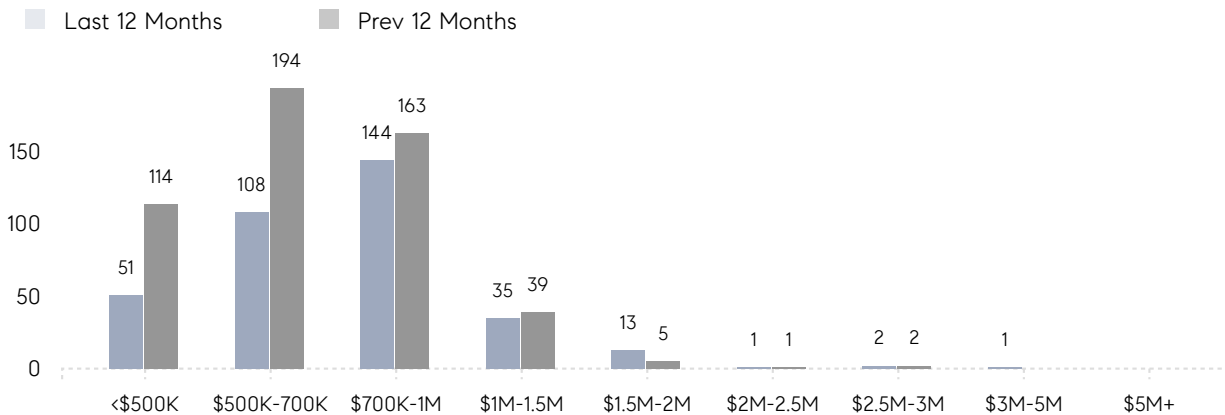
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morristown

FEBRUARY 2023

UNDER CONTRACT

12
Total
Properties

\$528K
Average
Price

\$396K
Median
Price

9%
Increase From
Feb 2022

-17%
Decrease From
Feb 2022

-31%
Decrease From
Feb 2022

UNITS SOLD

5
Total
Properties

\$605K
Average
Price

\$625K
Median
Price

-64%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

39%
Increase From
Feb 2022

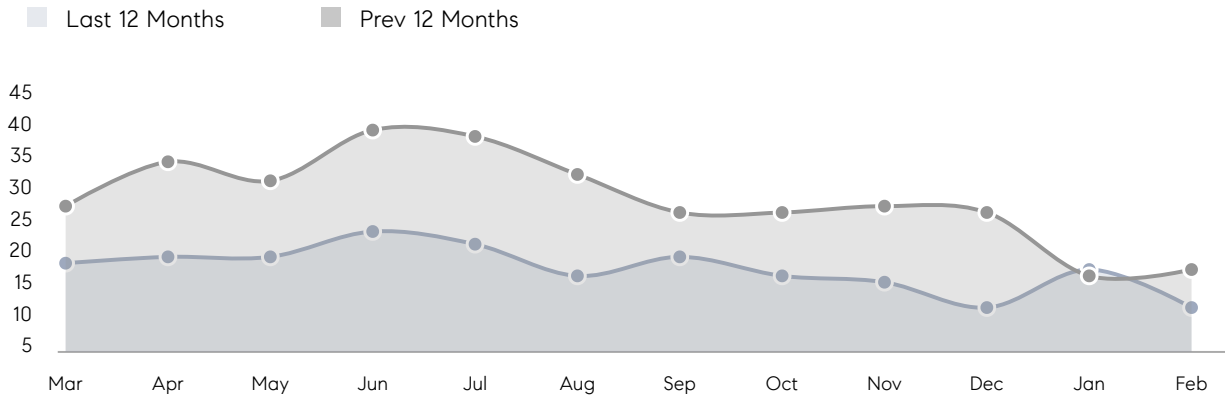
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	20	43	-53%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$605,600	\$522,786	15.8%
	# OF CONTRACTS	12	11	9.1%
	NEW LISTINGS	6	13	-54%
Houses	AVERAGE DOM	28	47	-40%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$683,000	\$600,000	14%
	# OF CONTRACTS	3	5	-40%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	8	41	-80%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$489,500	\$491,900	0%
	# OF CONTRACTS	9	6	50%
	NEW LISTINGS	4	5	-20%

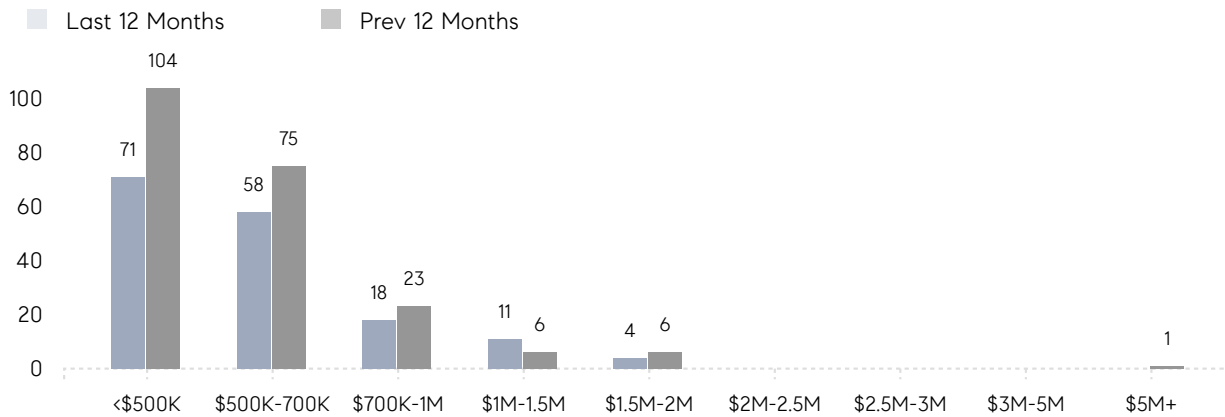
Morristown

FEBRUARY 2023

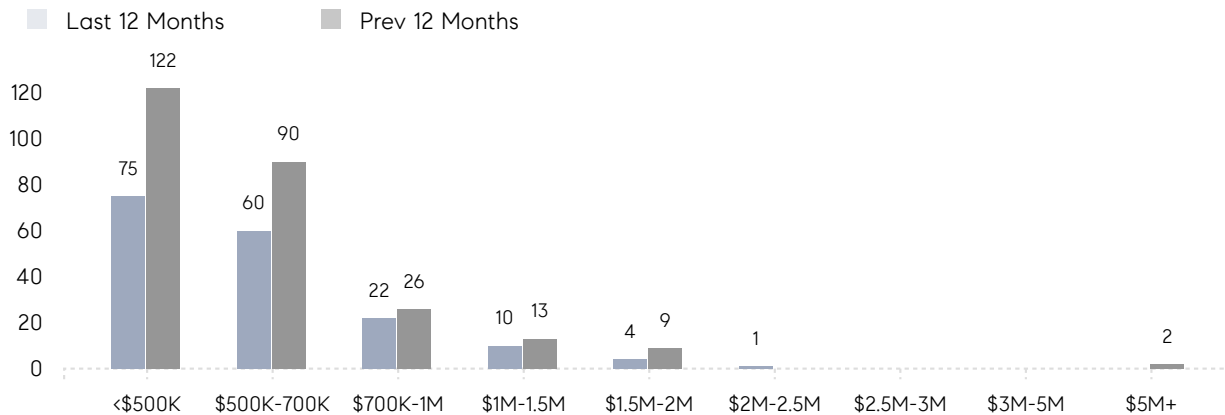
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mount Arlington

FEBRUARY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

UNITS SOLD

4	\$339K	\$355K
Total Properties	Average Price	Median Price
33%	-1%	11%
Increase From Feb 2022	Change From Feb 2022	Increase From Feb 2022

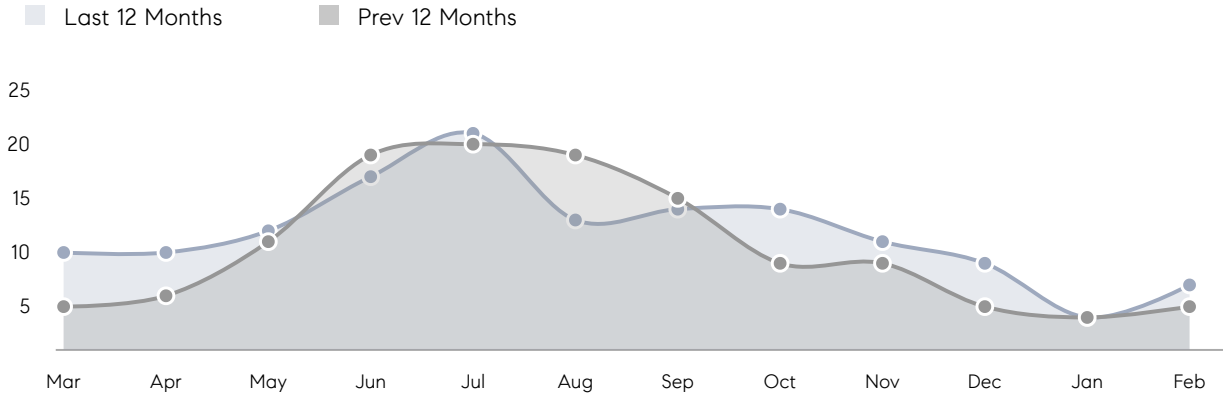
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	45	38	18%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$339,275	\$341,333	-0.6%
	# OF CONTRACTS	0	4	0.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	-	69	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$318,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	45	23	96%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$339,275	\$353,000	-4%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	2	50%

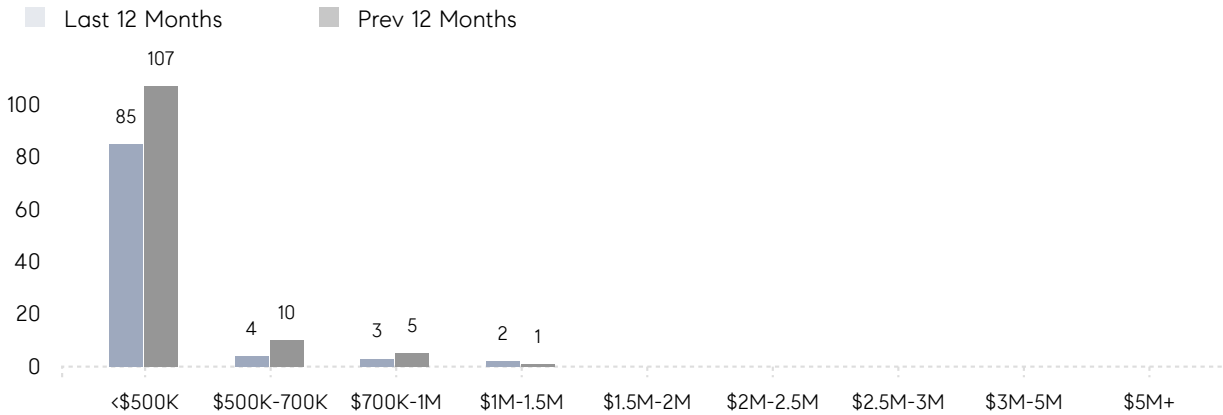
Mount Arlington

FEBRUARY 2023

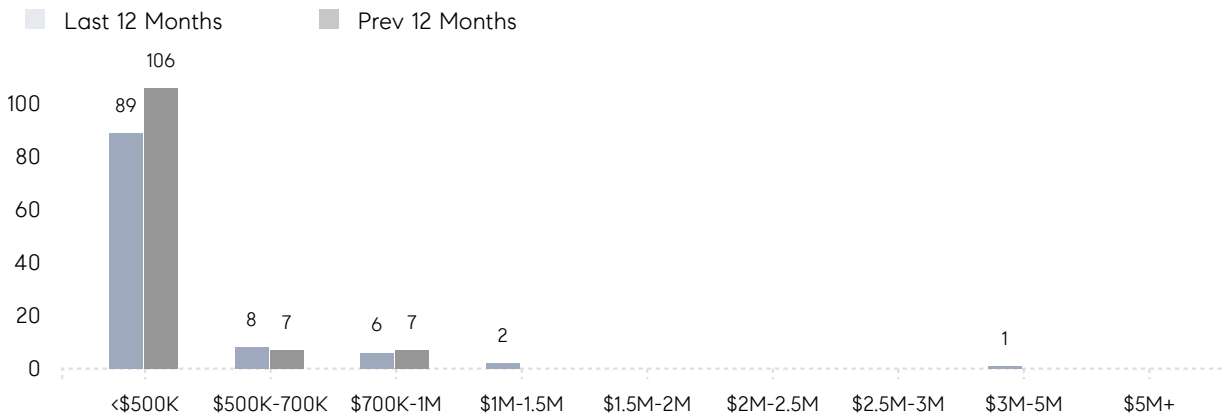
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mountain Lakes

FEBRUARY 2023

UNDER CONTRACT

3	\$2.2M	\$1.4M
Total Properties	Average Price	Median Price
-25%	192%	88%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

7	\$953K	\$890K
Total Properties	Average Price	Median Price
250%	59%	48%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

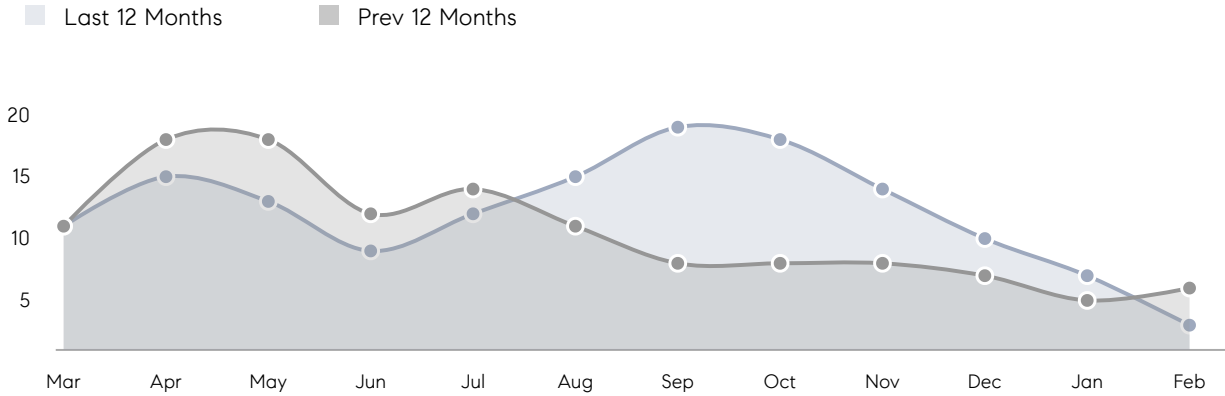
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	77	-29%
	% OF ASKING PRICE	100%	95%	
	AVERAGE SOLD PRICE	\$953,214	\$600,000	58.9%
	# OF CONTRACTS	3	4	-25.0%
	NEW LISTINGS	0	6	0%
Houses	AVERAGE DOM	63	101	-38%
	% OF ASKING PRICE	98%	93%	
	AVERAGE SOLD PRICE	\$1,032,500	\$325,000	218%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	0	4	0%
Condo/Co-op/TH	AVERAGE DOM	36	52	-31%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$755,000	\$875,000	-14%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	2	0%

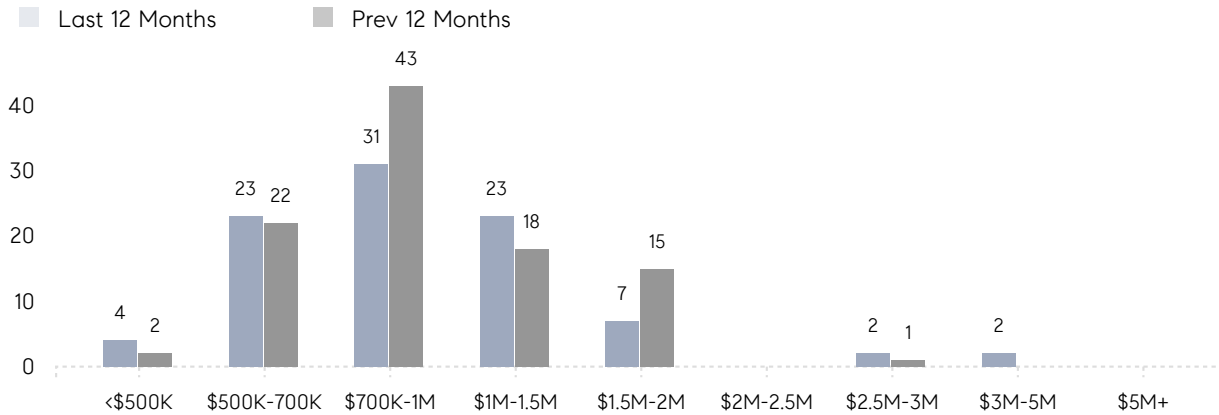
Mountain Lakes

FEBRUARY 2023

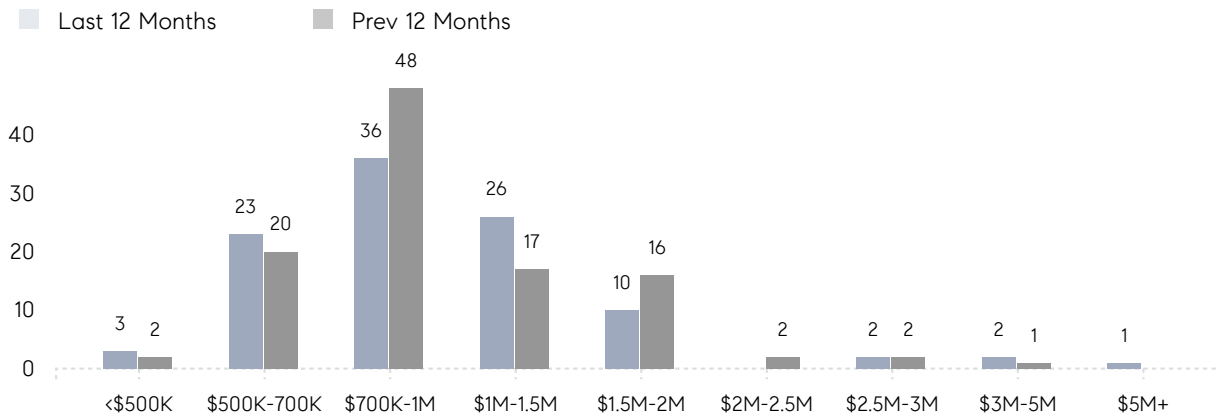
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Parsippany

FEBRUARY 2023

UNDER CONTRACT

23
Total
Properties

\$454K
Average
Price

\$449K
Median
Price

-18%
Decrease From
Feb 2022

-3%
Decrease From
Feb 2022

0%
Change From
Feb 2022

UNITS SOLD

13
Total
Properties

\$564K
Average
Price

\$575K
Median
Price

-58%
Decrease From
Feb 2022

26%
Increase From
Feb 2022

26%
Increase From
Feb 2022

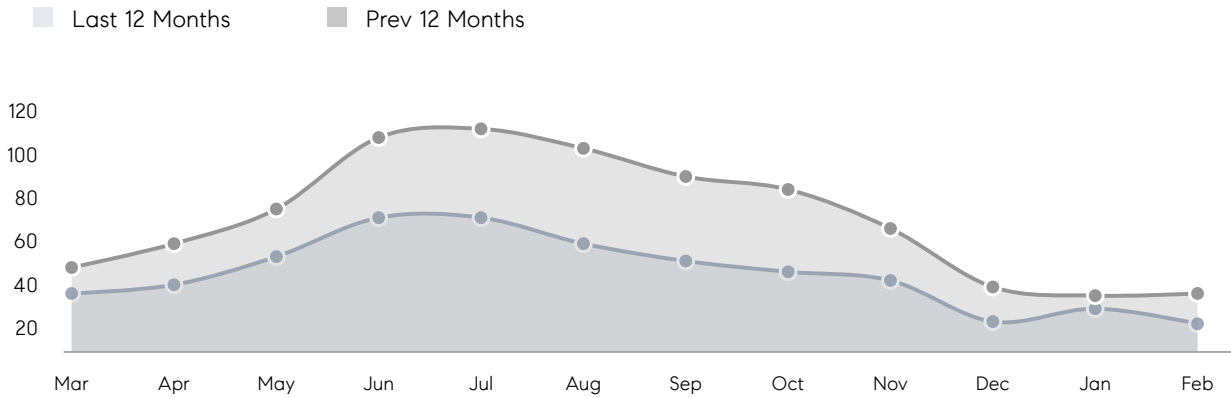
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	42	-24%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$564,029	\$447,077	26.2%
	# OF CONTRACTS	23	28	-17.9%
	NEW LISTINGS	20	35	-43%
Houses	AVERAGE DOM	41	46	-11%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$552,235	\$519,018	6%
	# OF CONTRACTS	17	21	-19%
	NEW LISTINGS	17	24	-29%
Condo/Co-op/TH	AVERAGE DOM	17	34	-50%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$582,900	\$271,222	115%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	3	11	-73%

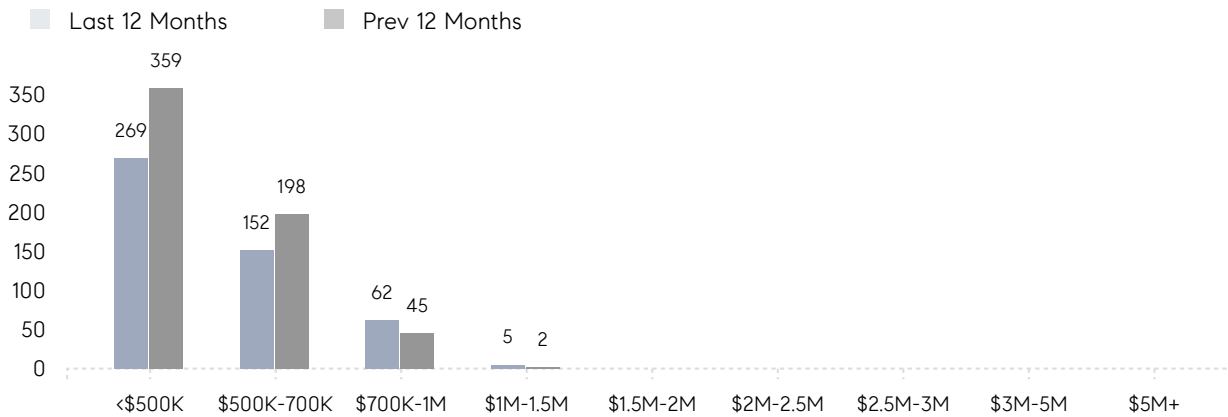
Parsippany

FEBRUARY 2023

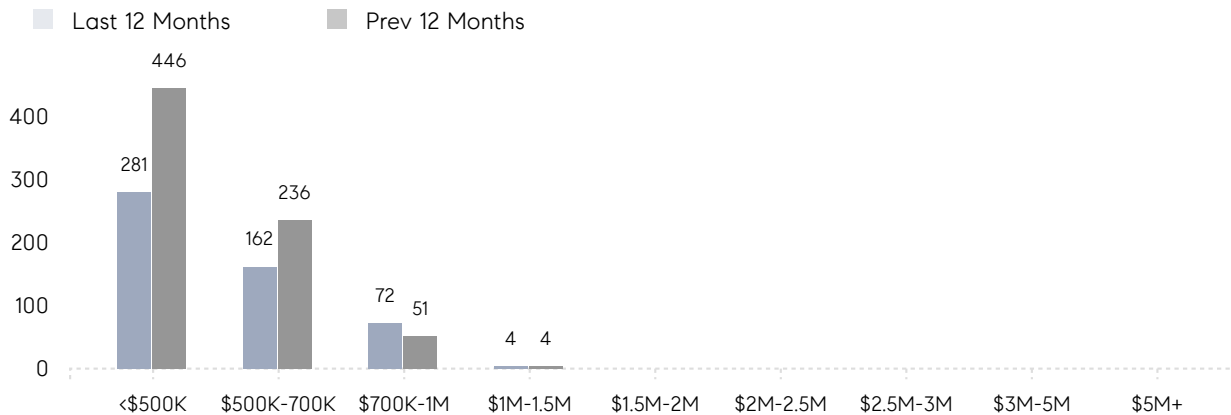
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Randolph

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$644K
Average
Price

\$689K
Median
Price

0%
Change From
Feb 2022

-6%
Decrease From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$776K
Average
Price

\$500K
Median
Price

-67%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

-25%
Decrease From
Feb 2022

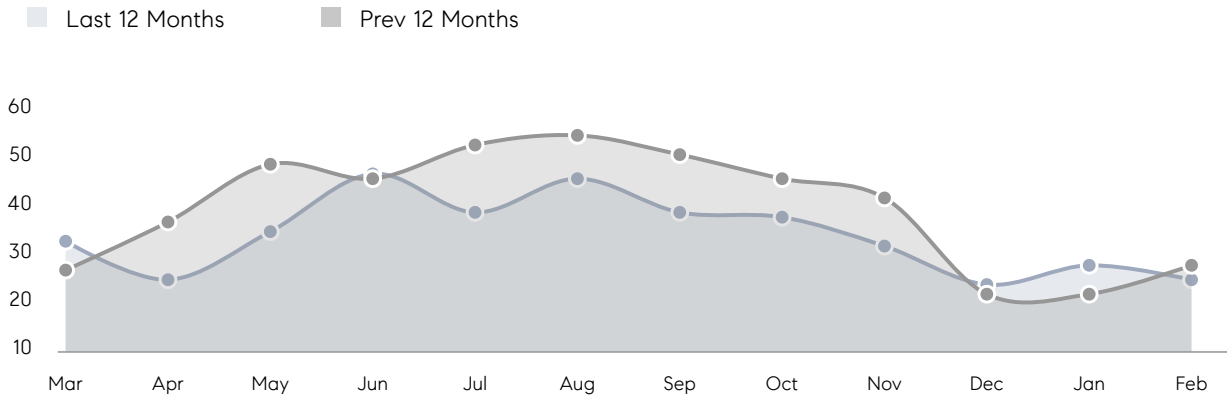
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	48	27	78%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$776,980	\$710,133	9.4%
	# OF CONTRACTS	17	17	0.0%
	NEW LISTINGS	16	25	-36%
Houses	AVERAGE DOM	64	25	156%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$973,300	\$719,429	35%
	# OF CONTRACTS	16	16	0%
	NEW LISTINGS	14	23	-39%
Condo/Co-op/TH	AVERAGE DOM	24	52	-54%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$482,500	\$580,000	-17%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

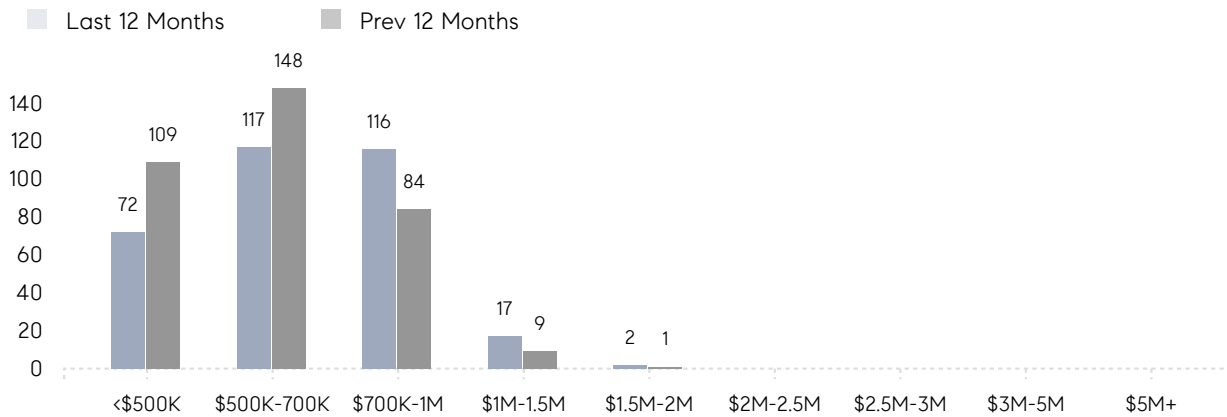
Randolph

FEBRUARY 2023

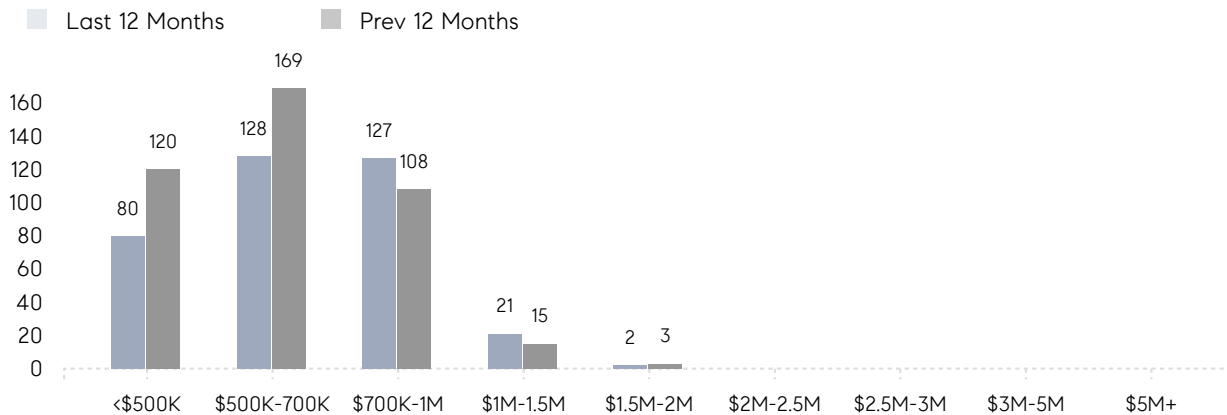
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rockaway

FEBRUARY 2023

UNDER CONTRACT

15
Total
Properties

\$389K
Average
Price

\$395K
Median
Price

-52%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

UNITS SOLD

19
Total
Properties

\$425K
Average
Price

\$395K
Median
Price

-17%
Decrease From
Feb 2022

1%
Increase From
Feb 2022

-1%
Decrease From
Feb 2022

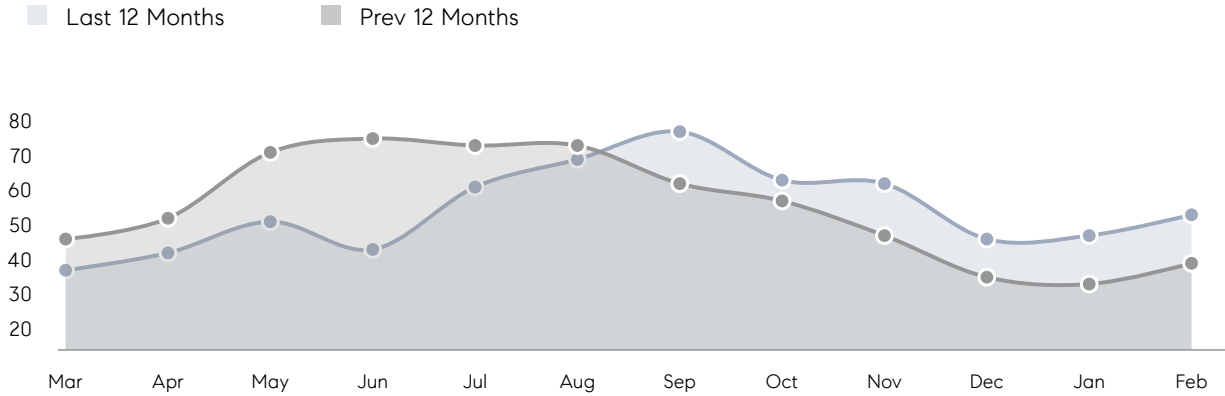
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	69	43	60%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$425,343	\$420,413	1.2%
	# OF CONTRACTS	15	31	-51.6%
	NEW LISTINGS	23	37	-38%
Houses	AVERAGE DOM	67	49	37%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$466,550	\$470,100	-1%
	# OF CONTRACTS	8	20	-60%
	NEW LISTINGS	11	26	-58%
Condo/Co-op/TH	AVERAGE DOM	71	33	115%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$379,558	\$327,250	16%
	# OF CONTRACTS	7	11	-36%
	NEW LISTINGS	12	11	9%

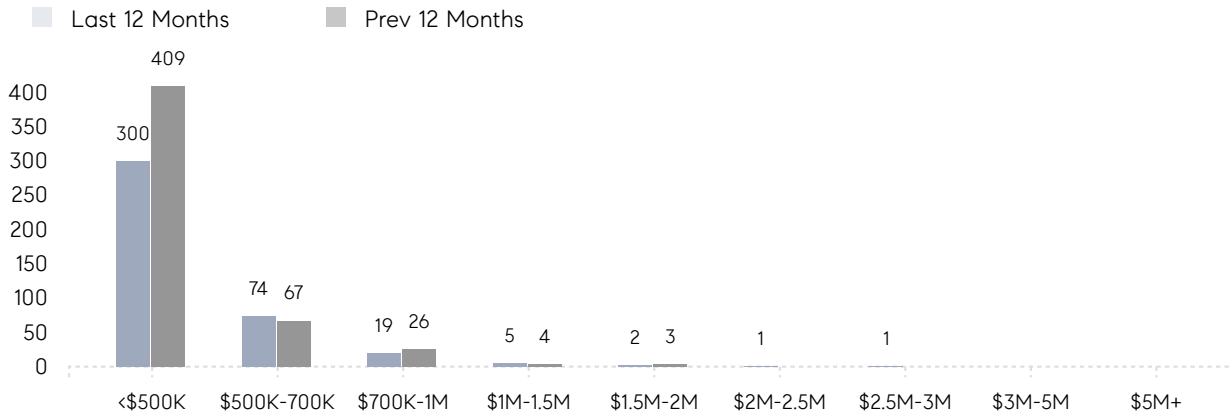
Rockaway

FEBRUARY 2023

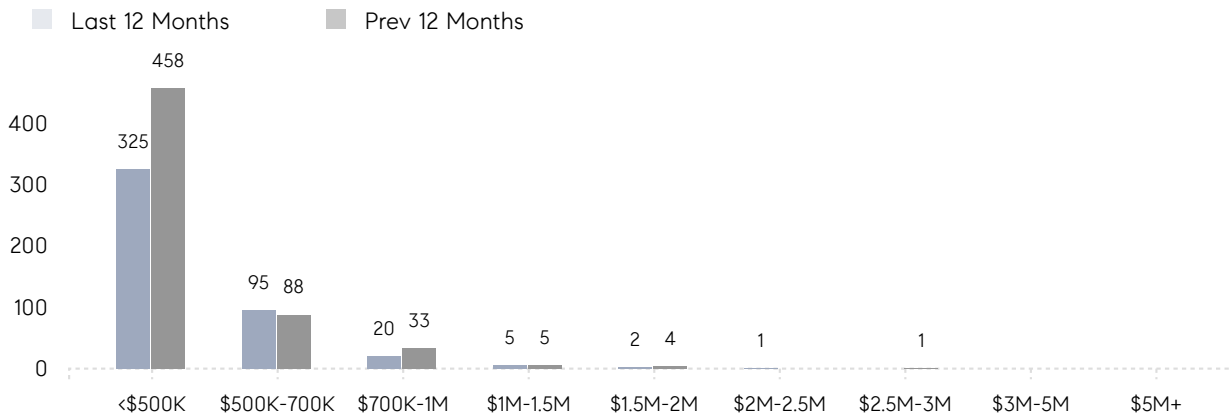
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Whippany

FEBRUARY 2023

UNDER CONTRACT

5
Total
Properties

\$640K
Average
Price

\$549K
Median
Price

-44%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

2%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$461K
Average
Price

\$461K
Median
Price

-89%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

-13%
Decrease From
Feb 2022

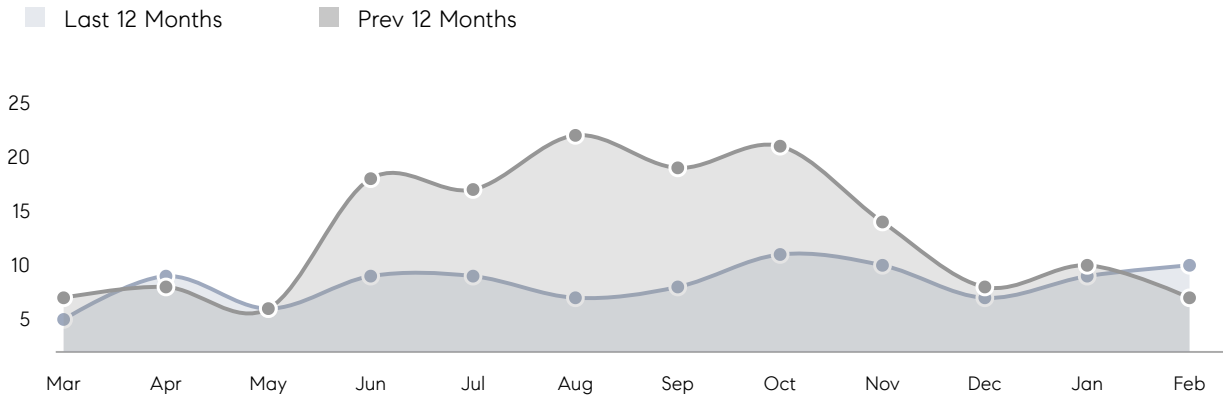
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	8	24	-67%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$461,000	\$546,556	-15.7%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	-	31	-
	% OF ASKING PRICE	-	107%	
	AVERAGE SOLD PRICE	-	\$585,000	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	8	14	-43%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$461,000	\$498,500	-8%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	4	-75%

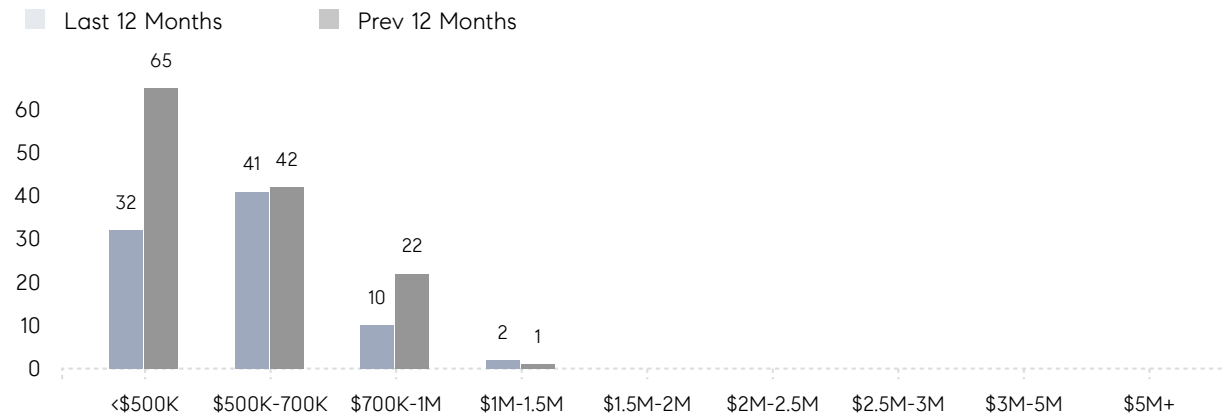
Whippany

FEBRUARY 2023

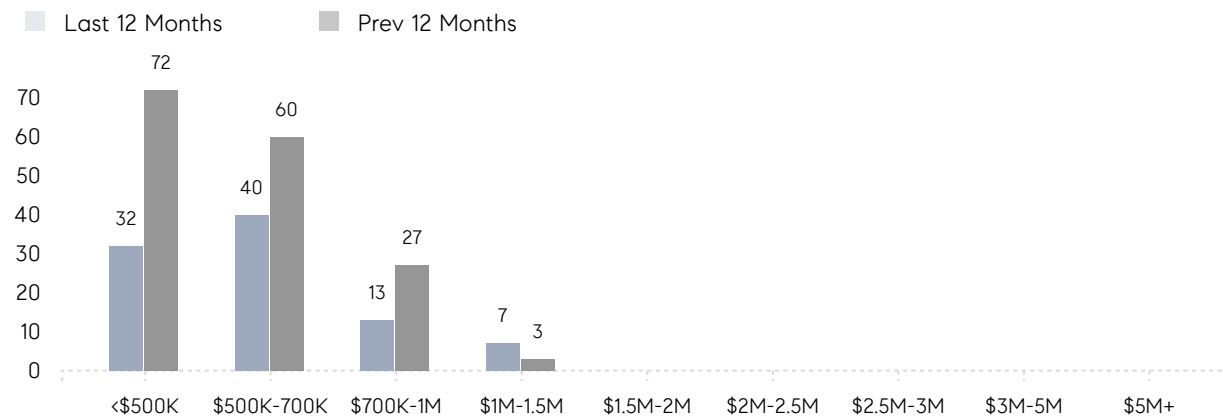
Monthly Inventory

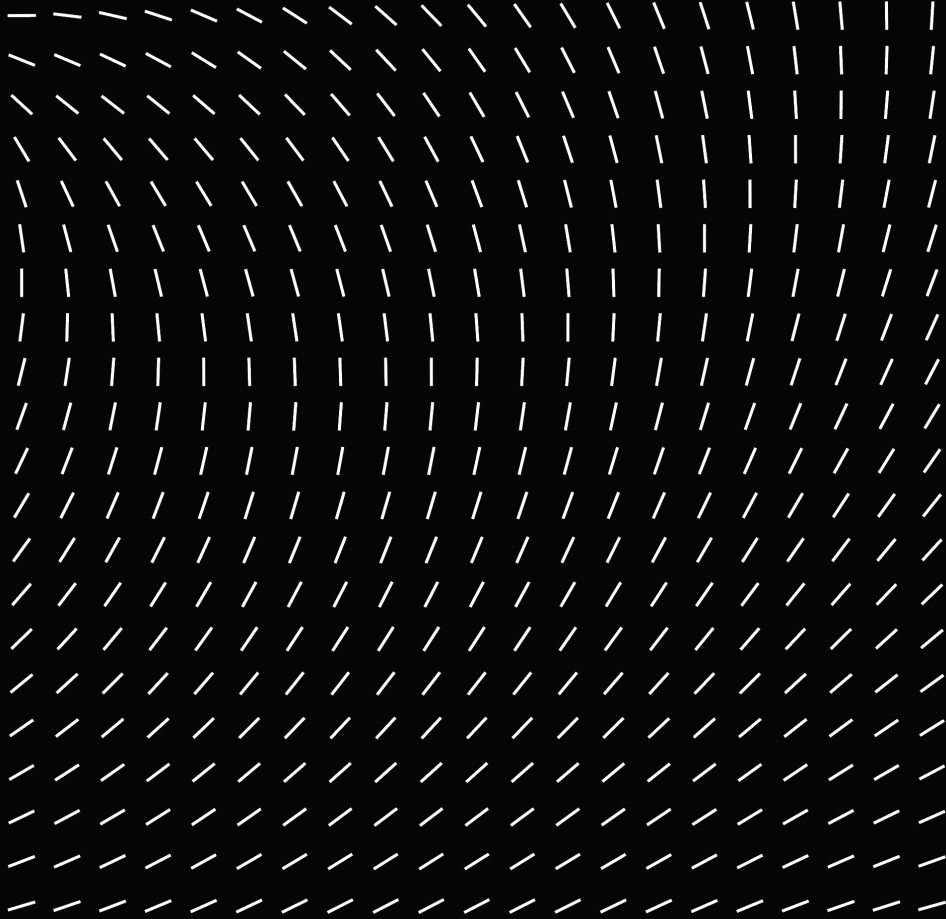


Contracts By Price Range



Listings By Price Range





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Boonton

FEBRUARY 2023



\$493K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$493K

Median
Sales Price

200%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-27%

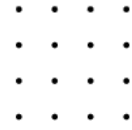
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Boonton Township

FEBRUARY 2023



\$556K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$625K

Median
Sales Price

33%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-57%

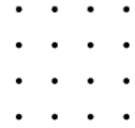
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cedar Knolls

FEBRUARY 2023



\$888K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$888K

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-74%

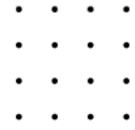
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chatham Borough

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

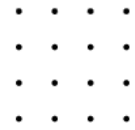
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chatham Township

FEBRUARY 2023



\$1.3M

Average
Sales Price

-31%

Decrease In Sales
From Feb 2022

\$1.5M

Median
Sales Price

-7%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-58%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chester Borough

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

100%

Increase In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Chester Township

FEBRUARY 2023



\$751K

Average
Sales Price

33%

Increase In Sales
From Feb 2022

\$734K

Median
Sales Price

-36%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-11%

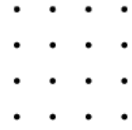
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Denville

FEBRUARY 2023



\$453K

Average
Sales Price

-43%

Decrease In Sales
From Feb 2022

\$417K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

-24%

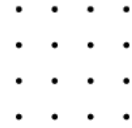
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

East Hanover

FEBRUARY 2023



\$567K

Average
Sales Price

-60%

Decrease In Sales
From Feb 2022

\$567K

Median
Sales Price

-44%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

56%

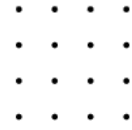
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Florham Park

FEBRUARY 2023



\$1.0M

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$727K

Median
Sales Price

-42%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-52%

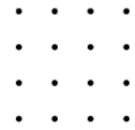
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hanover

FEBRUARY 2023



\$899K

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$899K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

—

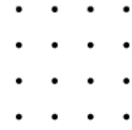
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harding

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

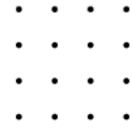
Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kinnelon

FEBRUARY 2023



\$766K

Average
Sales Price

14%

Increase In Sales
From Feb 2022

\$695K

Median
Sales Price

29%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

269%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Long Hill

FEBRUARY 2023



\$490K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$490K

Median
Sales Price

40%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

66%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Madison

FEBRUARY 2023



\$1.4M

Average
Sales Price

-46%

Decrease In Sales
From Feb 2022

\$1.2M

Median
Sales Price

25%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

73%

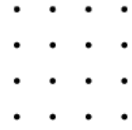
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mendham Borough

FEBRUARY 2023



\$526K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$508K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

93%

Average %
Of Asking Price

1,126%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mendham Township

FEBRUARY 2023



\$1.4M

Average
Sales Price

0%

Change In Sales
From Feb 2022

\$748K

Median
Sales Price

200%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

175%

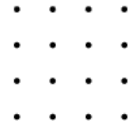
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montville

FEBRUARY 2023



\$774K

Average
Sales Price

-36%

Decrease In Sales
From Feb 2022

\$815K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-15%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morris Plains

FEBRUARY 2023



\$664K

Average
Sales Price

80%

Increase In Sales
From Feb 2022

\$610K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

17%

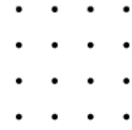
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morris Township

FEBRUARY 2023



\$853K

Average
Sales Price

5%

Increase In Sales
From Feb 2022

\$780K

Median
Sales Price

-67%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-15%

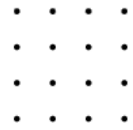
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Morristown

FEBRUARY 2023



\$605K

Average
Sales Price

-64%

Decrease In Sales
From Feb 2022

\$625K

Median
Sales Price

9%

Increase In Contracts
From Feb 2022

105%

Average %
Of Asking Price

-53%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mount Arlington

FEBRUARY 2023



\$339K

Average
Sales Price

33%

Increase In Sales
From Feb 2022

\$355K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

104%

Average %
Of Asking Price

18%

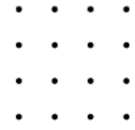
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountain Lakes

FEBRUARY 2023



\$953K

Average
Sales Price

250%

Increase In Sales
From Feb 2022

\$890K

Median
Sales Price

-25%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-29%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Parsippany

FEBRUARY 2023



\$564K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$575K

Median
Sales Price

-18%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-24%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Randolph

FEBRUARY 2023



\$776K

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$500K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

97%

Average %
Of Asking Price

78%

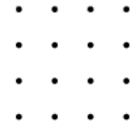
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rockaway

FEBRUARY 2023



\$425K

Average
Sales Price

-17%

Decrease In Sales
From Feb 2022

\$395K

Median
Sales Price

-52%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

60%

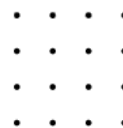
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Whippany

FEBRUARY 2023



\$461K

Average
Sales Price

-89%

Decrease In Sales
From Feb 2022

\$461K

Median
Sales Price

-44%

Decrease In Contracts
From Feb 2022

108%

Average %
Of Asking Price

-67%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS