



COMPASS

May 2023

# Morris Market Insights

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MAY 2023

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# Boonton

MAY 2023

## UNDER CONTRACT

**11**  
Total  
Properties

**\$555K**  
Average  
Price

**\$589K**  
Median  
Price

**-15%**  
Decrease From  
May 2022

**4%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

## UNITS SOLD

**2**  
Total  
Properties

**\$650K**  
Average  
Price

**\$650K**  
Median  
Price

**-67%**  
Decrease From  
May 2022

**13%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

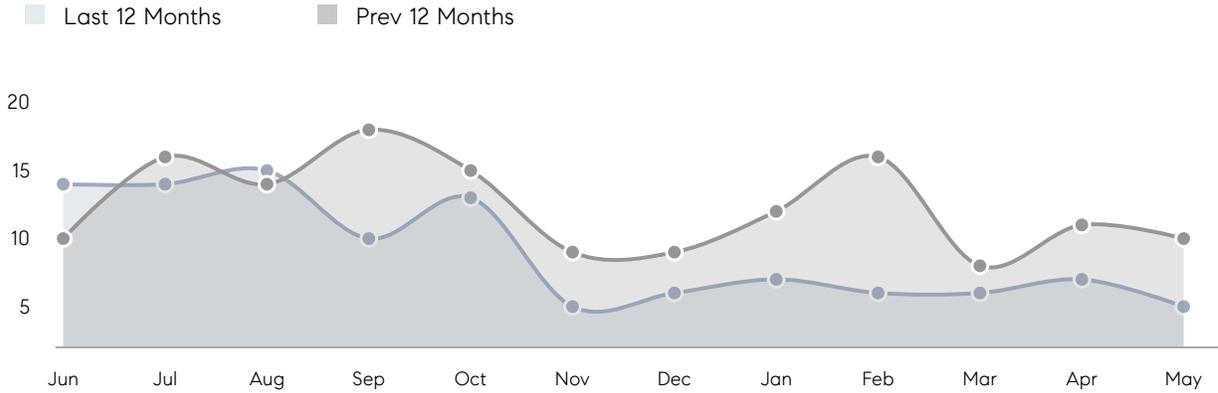
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 12        | 30        | -60%     |
|                | % OF ASKING PRICE  | 109%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$650,500 | \$573,583 | 13.4%    |
|                | # OF CONTRACTS     | 11        | 13        | -15.4%   |
|                | NEW LISTINGS       | 10        | 13        | -23%     |
| Houses         | AVERAGE DOM        | 12        | 30        | -60%     |
|                | % OF ASKING PRICE  | 109%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$650,500 | \$573,583 | 13%      |
|                | # OF CONTRACTS     | 10        | 13        | -23%     |
|                | NEW LISTINGS       | 9         | 12        | -25%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

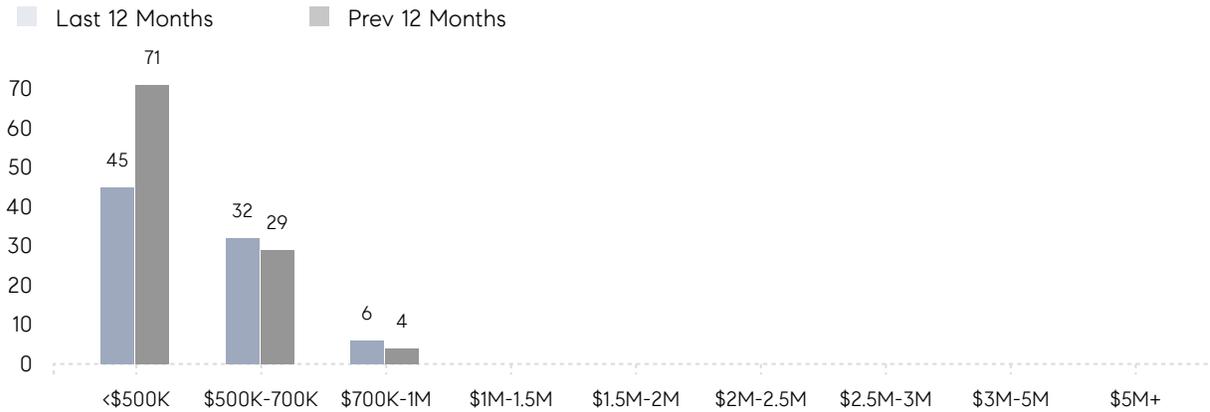
# Boonton

MAY 2023

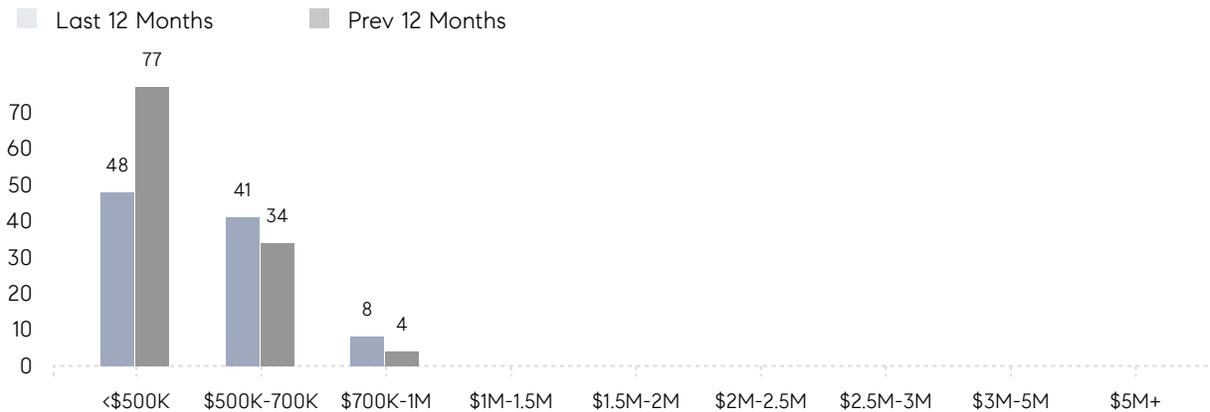
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Boonton Township

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$629K**  
Average  
Price

**\$597K**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$783K**  
Average  
Price

**\$690K**  
Median  
Price

**167%**  
Increase From  
May 2022

**29%**  
Increase From  
May 2022

**2%**  
Increase From  
May 2022

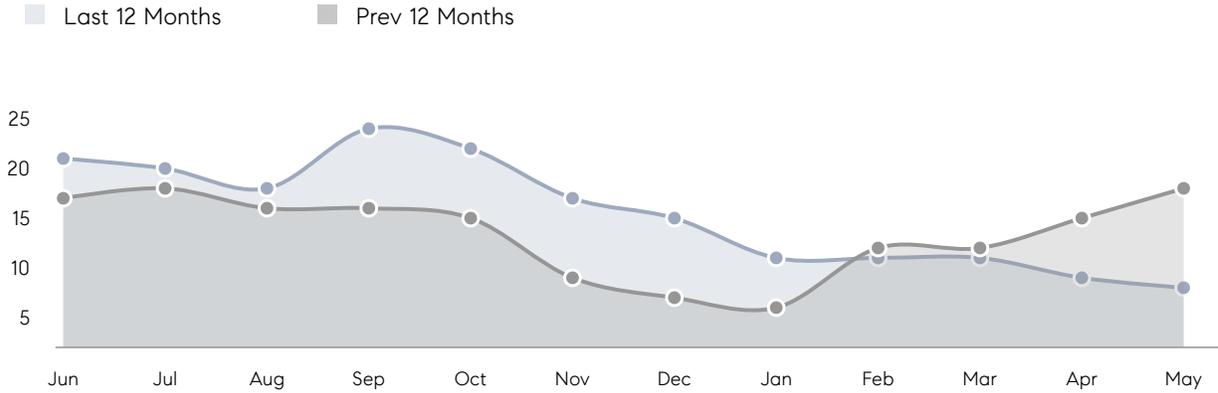
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 43        | 18        | 139%     |
|                | % OF ASKING PRICE  | 102%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$783,125 | \$609,333 | 28.5%    |
|                | # OF CONTRACTS     | 4         | 8         | -50.0%   |
|                | NEW LISTINGS       | 4         | 14        | -71%     |
| Houses         | AVERAGE DOM        | 48        | 18        | 167%     |
|                | % OF ASKING PRICE  | 102%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$801,429 | \$609,333 | 32%      |
|                | # OF CONTRACTS     | 3         | 8         | -62%     |
|                | NEW LISTINGS       | 3         | 13        | -77%     |
| Condo/Co-op/TH | AVERAGE DOM        | 8         | -         | -        |
|                | % OF ASKING PRICE  | 104%      | -         |          |
|                | AVERAGE SOLD PRICE | \$655,000 | -         | -        |
|                | # OF CONTRACTS     | 1         | 0         | 0%       |
|                | NEW LISTINGS       | 1         | 1         | 0%       |

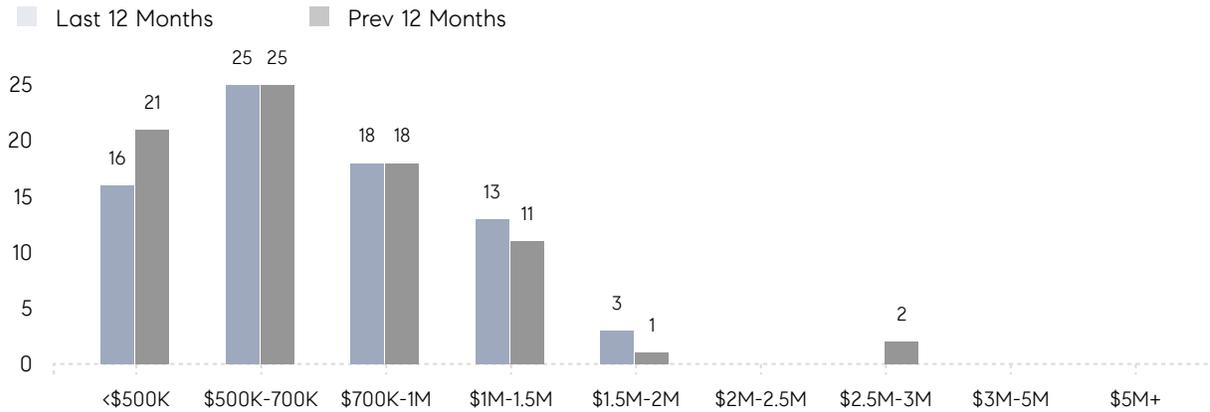
# Boonton Township

MAY 2023

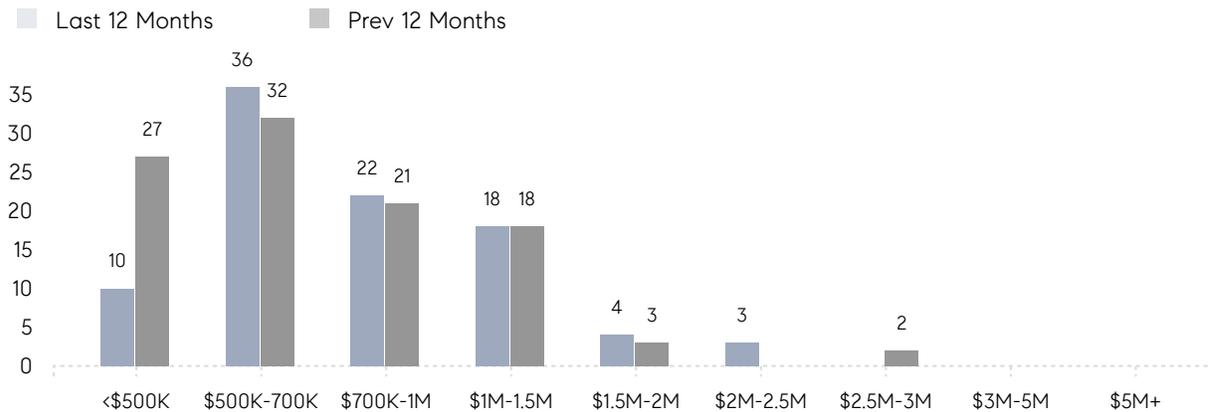
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Cedar Knolls

MAY 2023

## UNDER CONTRACT

**4** **\$434K** **\$404K**  
 Total Average Median  
 Properties Price Price

**-50%** **-28%** **-31%**  
 Decrease From Decrease From Decrease From  
 May 2022 May 2022 May 2022

## UNITS SOLD

**0** - -  
 Total Average Median  
 Properties Price Price

**0%** - -  
 Change From Change From Change From  
 May 2022 May 2022 May 2022

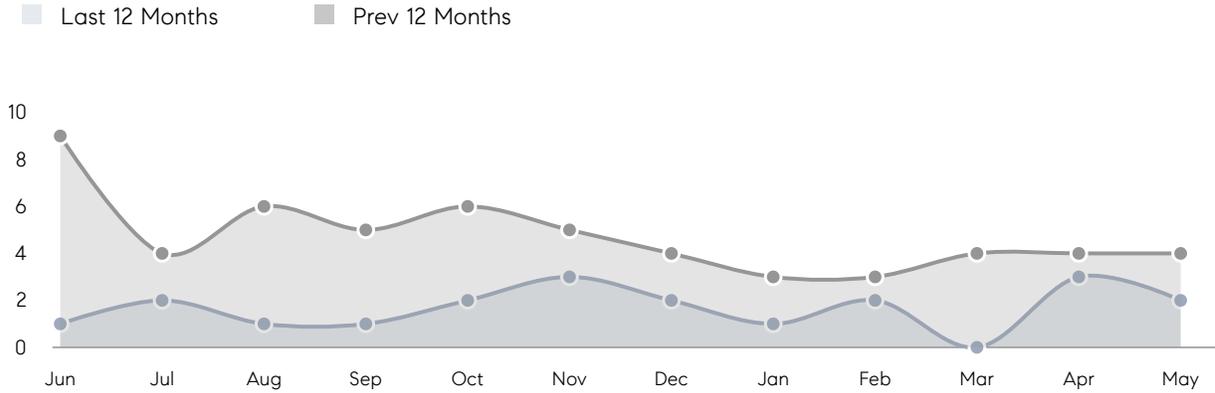
## Property Statistics

|                |                    | May 2023 | May 2022  | % Change |
|----------------|--------------------|----------|-----------|----------|
| Overall        | AVERAGE DOM        | -        | 17        | -        |
|                | % OF ASKING PRICE  | -        | 104%      |          |
|                | AVERAGE SOLD PRICE | -        | \$724,571 | -        |
|                | # OF CONTRACTS     | 4        | 8         | -50.0%   |
|                | NEW LISTINGS       | 3        | 9         | -67%     |
| Houses         | AVERAGE DOM        | -        | 15        | -        |
|                | % OF ASKING PRICE  | -        | 106%      |          |
|                | AVERAGE SOLD PRICE | -        | \$779,833 | -        |
|                | # OF CONTRACTS     | 3        | 5         | -40%     |
|                | NEW LISTINGS       | 2        | 6         | -67%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 29        | -        |
|                | % OF ASKING PRICE  | -        | 95%       |          |
|                | AVERAGE SOLD PRICE | -        | \$393,000 | -        |
|                | # OF CONTRACTS     | 1        | 3         | -67%     |
|                | NEW LISTINGS       | 1        | 3         | -67%     |

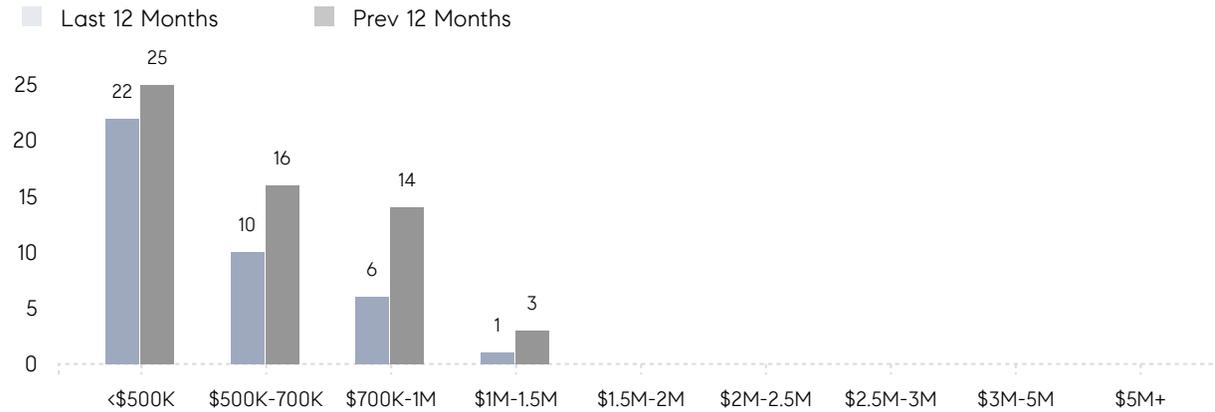
# Cedar Knolls

MAY 2023

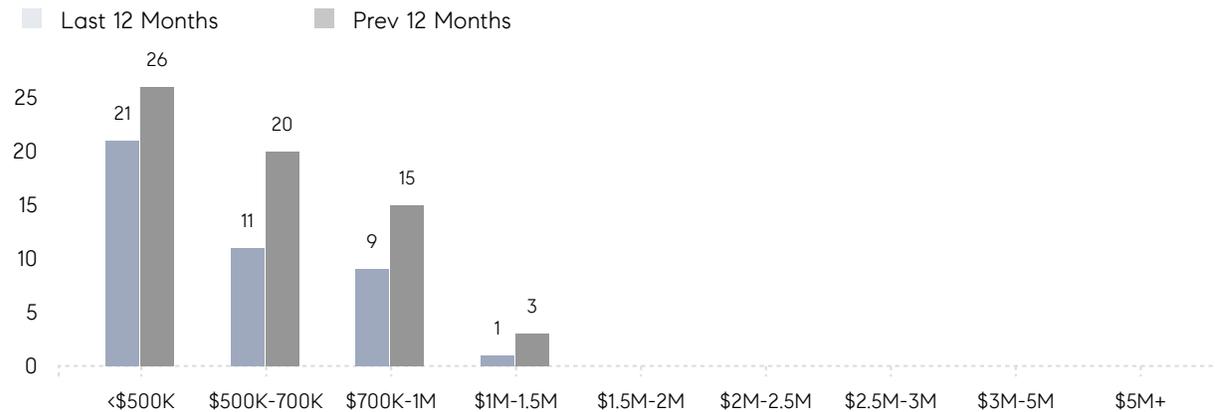
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Chatham Borough

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>10</b>              | <b>\$1.1M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-23%</b>            | <b>16%</b>             | <b>34%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.3M</b>          | <b>\$907K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-54%</b>            | <b>8%</b>              | <b>-19%</b>            |
| Decrease From May 2022 | Increase From May 2022 | Decrease From May 2022 |

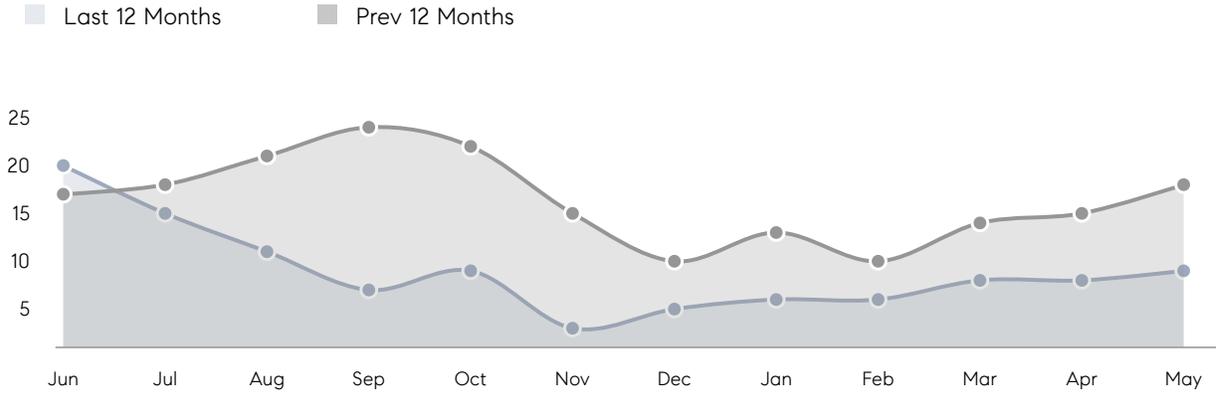
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 40          | 36          | 11%      |
|                | % OF ASKING PRICE  | 104%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,364,442 | \$1,269,181 | 7.5%     |
|                | # OF CONTRACTS     | 10          | 13          | -23.1%   |
|                | NEW LISTINGS       | 15          | 18          | -17%     |
| Houses         | AVERAGE DOM        | 40          | 36          | 11%      |
|                | % OF ASKING PRICE  | 104%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,364,442 | \$1,269,181 | 8%       |
|                | # OF CONTRACTS     | 8           | 13          | -38%     |
|                | NEW LISTINGS       | 14          | 18          | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 2           | 0           | 0%       |
|                | NEW LISTINGS       | 1           | 0           | 0%       |

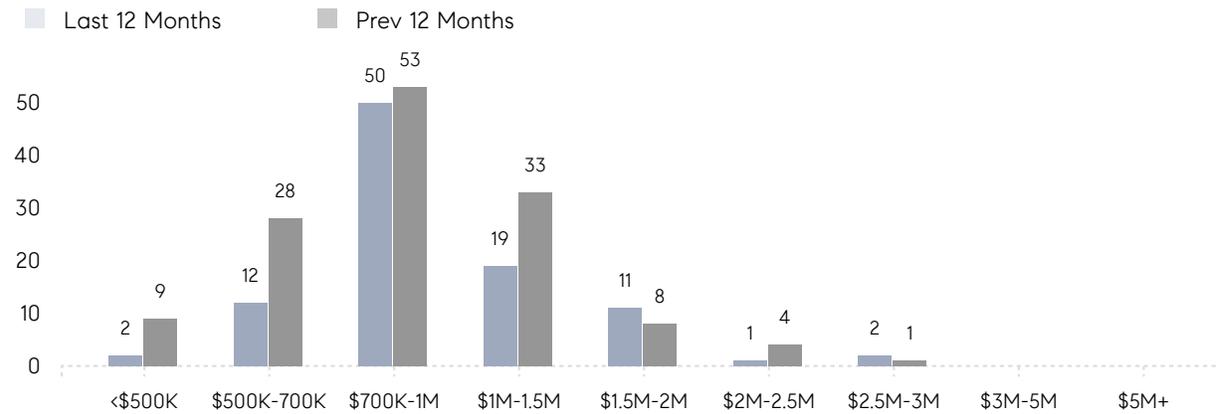
# Chatham Borough

MAY 2023

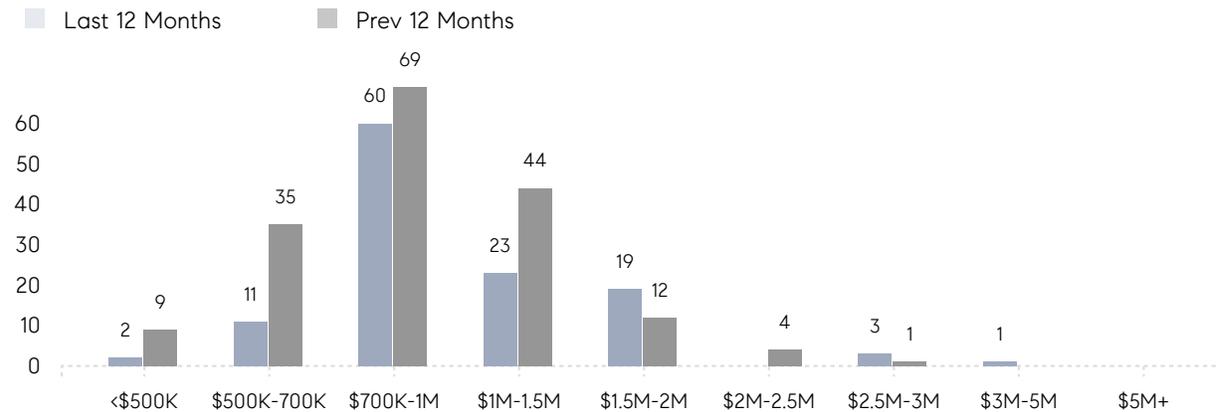
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Chatham Township

MAY 2023

## UNDER CONTRACT

|                        |                      |                        |
|------------------------|----------------------|------------------------|
| <b>25</b>              | <b>\$1.2M</b>        | <b>\$1.0M</b>          |
| Total Properties       | Average Price        | Median Price           |
| <b>25%</b>             | <b>-1%</b>           | <b>-19%</b>            |
| Increase From May 2022 | Change From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                      |
|------------------------|------------------------|----------------------|
| <b>12</b>              | <b>\$1.6M</b>          | <b>\$1.5M</b>        |
| Total Properties       | Average Price          | Median Price         |
| <b>-14%</b>            | <b>3%</b>              | <b>0%</b>            |
| Decrease From May 2022 | Increase From May 2022 | Change From May 2022 |

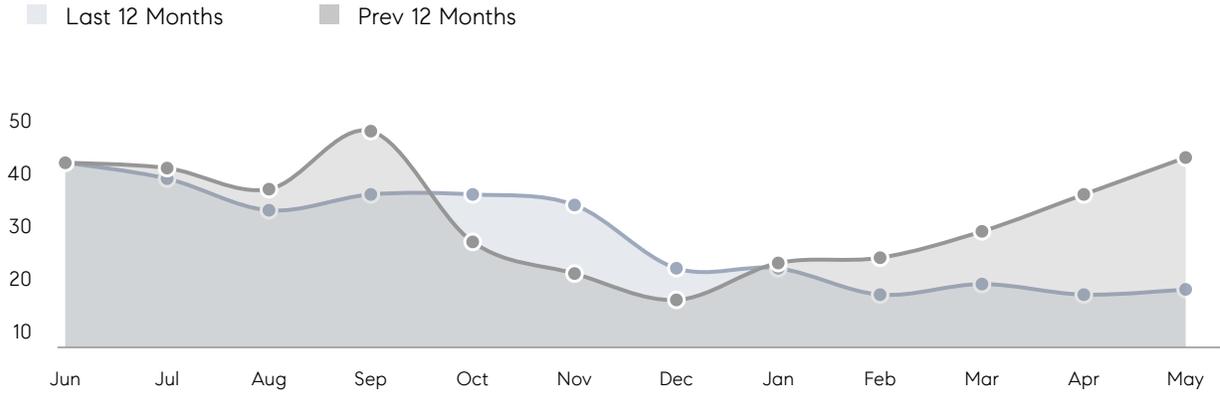
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 34          | 24          | 42%      |
|                | % OF ASKING PRICE  | 107%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$1,614,038 | \$1,566,136 | 3.1%     |
|                | # OF CONTRACTS     | 25          | 20          | 25.0%    |
|                | NEW LISTINGS       | 27          | 31          | -13%     |
| Houses         | AVERAGE DOM        | 42          | 23          | 83%      |
|                | % OF ASKING PRICE  | 108%        | 104%        |          |
|                | AVERAGE SOLD PRICE | \$2,023,913 | \$1,787,167 | 13%      |
|                | # OF CONTRACTS     | 18          | 14          | 29%      |
|                | NEW LISTINGS       | 22          | 20          | 10%      |
| Condo/Co-op/TH | AVERAGE DOM        | 17          | 27          | -37%     |
|                | % OF ASKING PRICE  | 106%        | 100%        |          |
|                | AVERAGE SOLD PRICE | \$794,290   | \$239,950   | 231%     |
|                | # OF CONTRACTS     | 7           | 6           | 17%      |
|                | NEW LISTINGS       | 5           | 11          | -55%     |

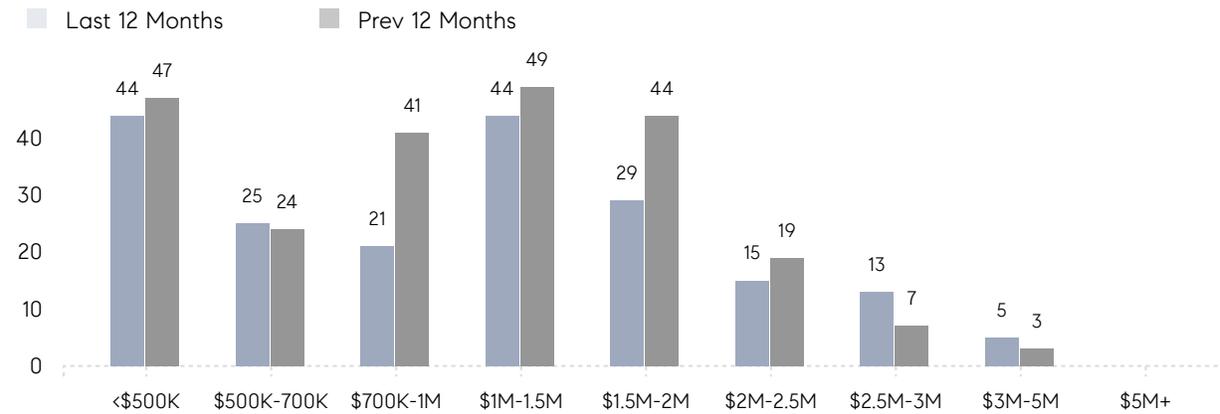
# Chatham Township

MAY 2023

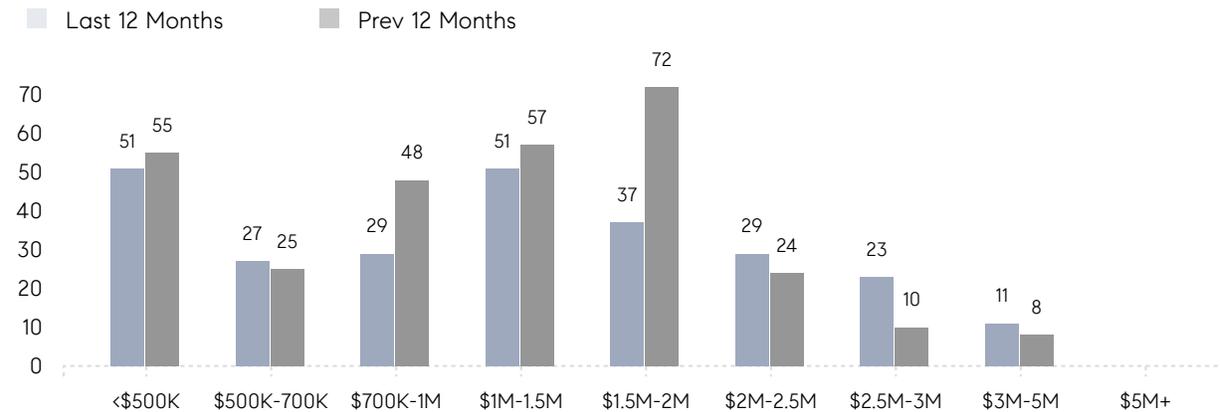
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Chester Borough

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>2</b>               | <b>\$804K</b>          | <b>\$804K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-50%</b>            | <b>-10%</b>            | <b>-15%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>3</b>               | <b>\$835K</b>          | <b>\$820K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-25%</b>            | <b>21%</b>             | <b>32%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

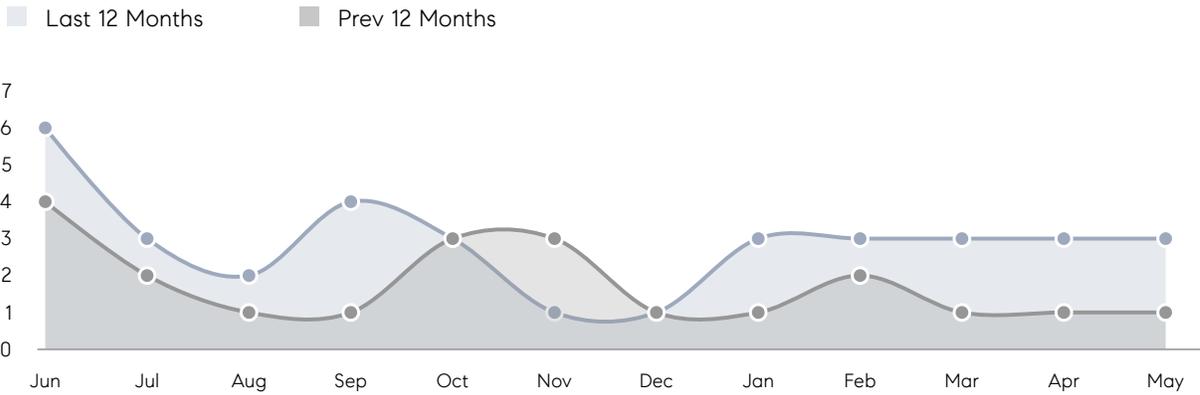
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 13        | 8%       |
|                | % OF ASKING PRICE  | 104%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$835,000 | \$688,250 | 21.3%    |
|                | # OF CONTRACTS     | 2         | 4         | -50.0%   |
|                | NEW LISTINGS       | 2         | 4         | -50%     |
| Houses         | AVERAGE DOM        | 14        | 13        | 8%       |
|                | % OF ASKING PRICE  | 104%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$835,000 | \$688,250 | 21%      |
|                | # OF CONTRACTS     | 2         | 3         | -33%     |
|                | NEW LISTINGS       | 2         | 3         | -33%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 1         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

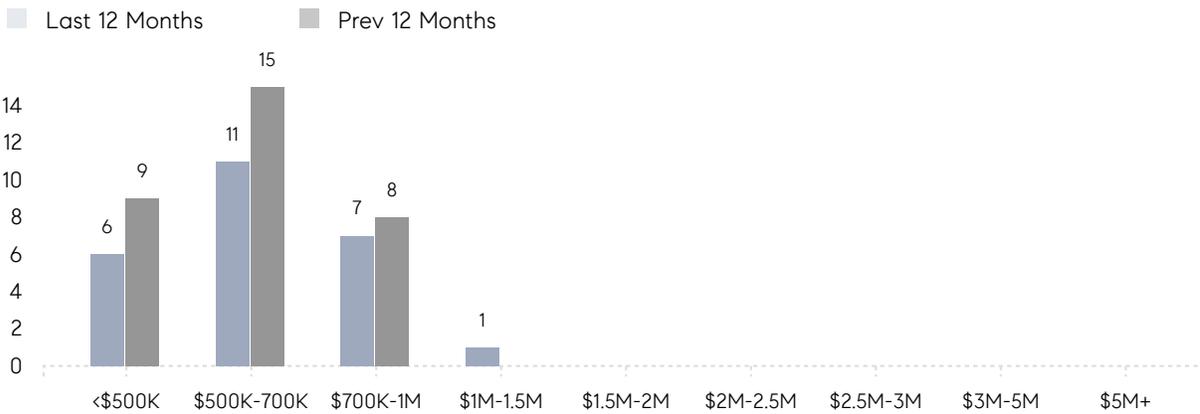
# Chester Borough

MAY 2023

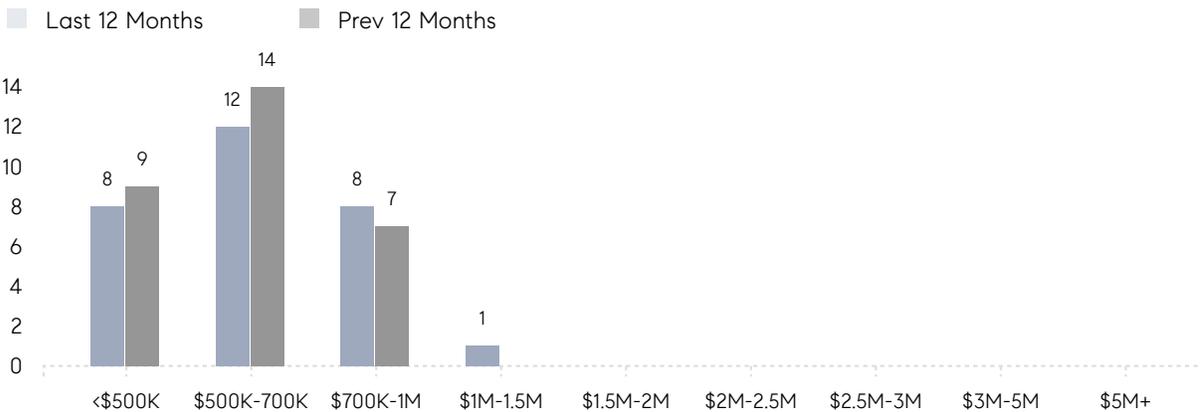
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Chester Township

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>10</b>              | <b>\$1.2M</b>          | <b>\$1.1M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-44%</b>            | <b>43%</b>             | <b>65%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$1.1M</b>          | <b>\$1.0M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-43%</b>            | <b>15%</b>             | <b>15%</b>             |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

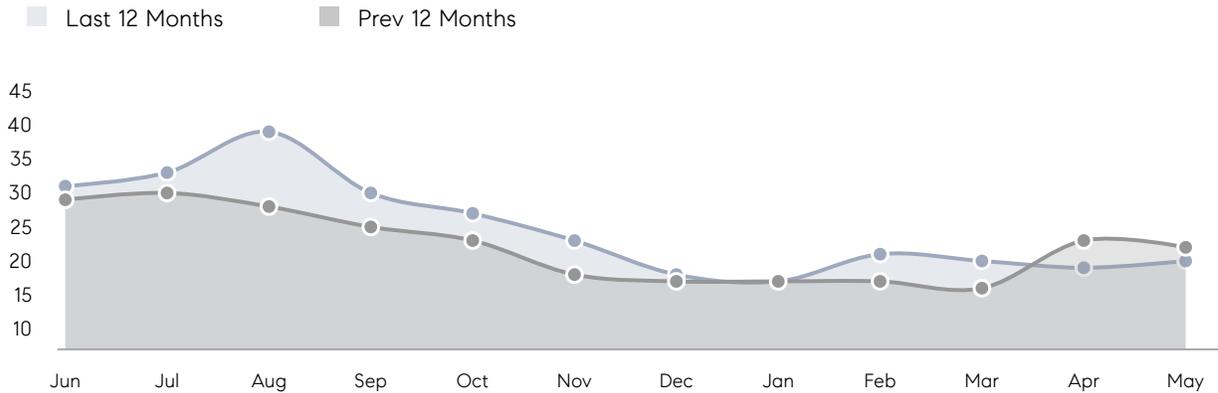
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 87          | 16        | 444%     |
|                | % OF ASKING PRICE  | 102%        | 101%      |          |
|                | AVERAGE SOLD PRICE | \$1,100,250 | \$953,714 | 15.4%    |
|                | # OF CONTRACTS     | 10          | 18        | -44.4%   |
|                | NEW LISTINGS       | 13          | 16        | -19%     |
| Houses         | AVERAGE DOM        | 87          | 16        | 444%     |
|                | % OF ASKING PRICE  | 102%        | 101%      |          |
|                | AVERAGE SOLD PRICE | \$1,100,250 | \$953,714 | 15%      |
|                | # OF CONTRACTS     | 10          | 18        | -44%     |
|                | NEW LISTINGS       | 13          | 16        | -19%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -         | -        |
|                | % OF ASKING PRICE  | -           | -         |          |
|                | AVERAGE SOLD PRICE | -           | -         | -        |
|                | # OF CONTRACTS     | 0           | 0         | 0%       |
|                | NEW LISTINGS       | 0           | 0         | 0%       |

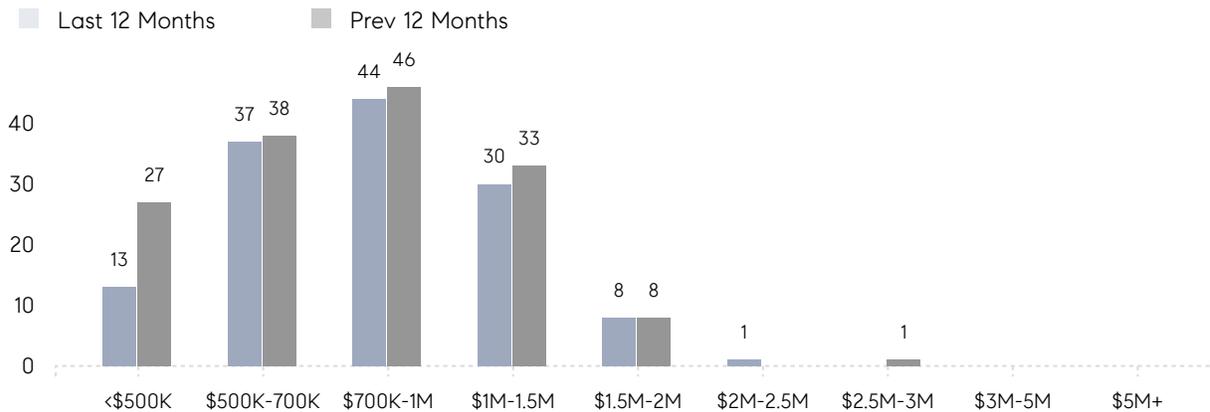
# Chester Township

MAY 2023

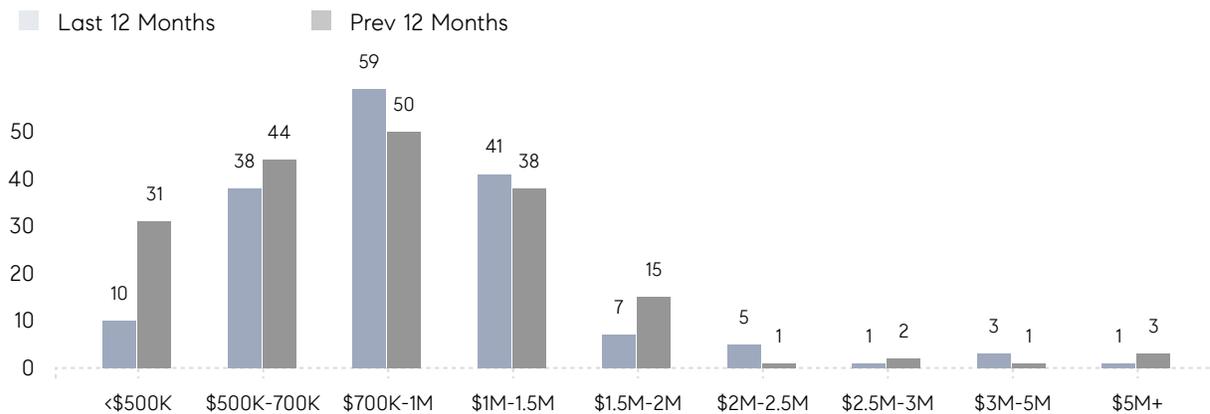
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Denville

MAY 2023

## UNDER CONTRACT

**24**  
Total  
Properties

**\$609K**  
Average  
Price

**\$522K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**20%**  
Increase From  
May 2022

## UNITS SOLD

**15**  
Total  
Properties

**\$567K**  
Average  
Price

**\$585K**  
Median  
Price

**-29%**  
Decrease From  
May 2022

**-2%**  
Decrease From  
May 2022

**15%**  
Increase From  
May 2022

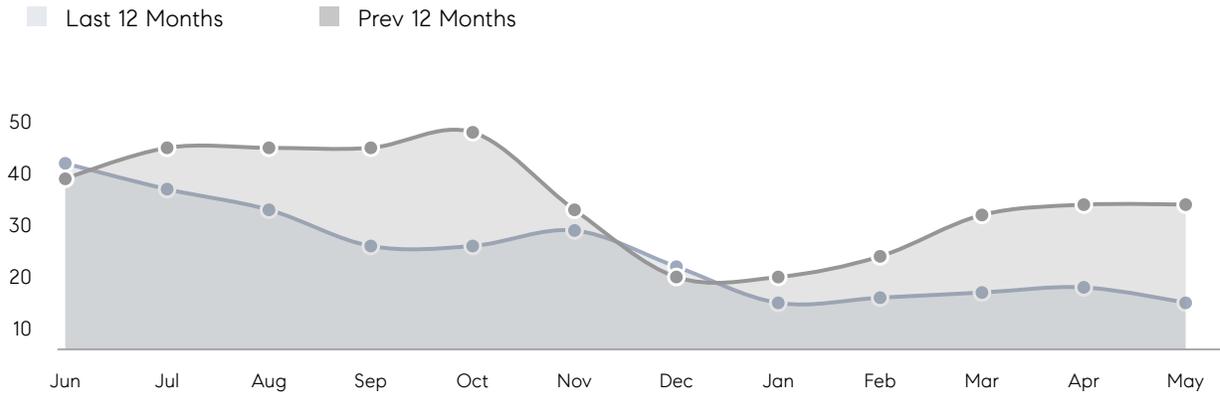
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 19        | 28        | -32%     |
|                | % OF ASKING PRICE  | 106%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$567,253 | \$579,738 | -2.2%    |
|                | # OF CONTRACTS     | 24        | 31        | -22.6%   |
|                | NEW LISTINGS       | 21        | 38        | -45%     |
| Houses         | AVERAGE DOM        | 23        | 29        | -21%     |
|                | % OF ASKING PRICE  | 105%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$615,164 | \$613,882 | 0%       |
|                | # OF CONTRACTS     | 18        | 28        | -36%     |
|                | NEW LISTINGS       | 15        | 34        | -56%     |
| Condo/Co-op/TH | AVERAGE DOM        | 10        | 22        | -55%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$435,500 | \$434,625 | 0%       |
|                | # OF CONTRACTS     | 6         | 3         | 100%     |
|                | NEW LISTINGS       | 6         | 4         | 50%      |

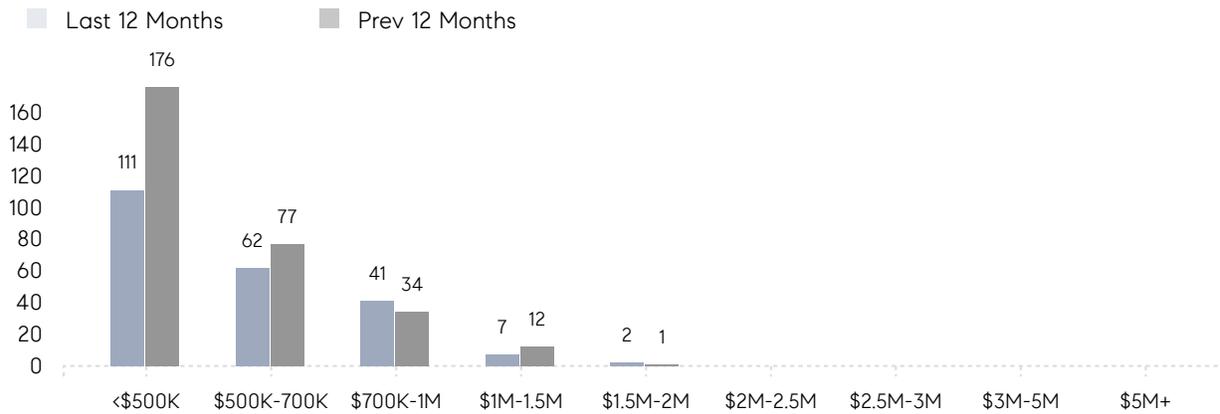
# Denville

MAY 2023

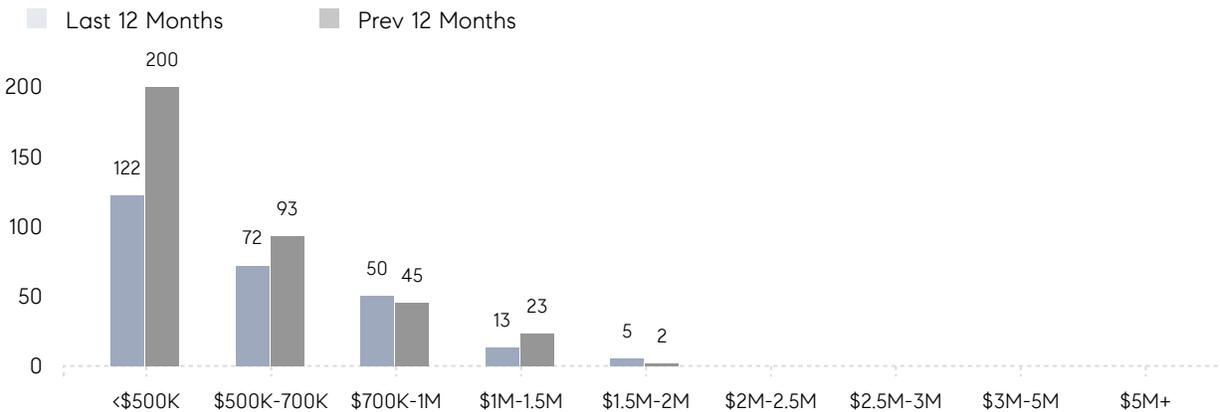
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# East Hanover

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$772K**  
Average  
Price

**\$799K**  
Median  
Price

**-69%**  
Decrease From  
May 2022

**21%**  
Increase From  
May 2022

**28%**  
Increase From  
May 2022

## UNITS SOLD

**4**  
Total  
Properties

**\$572K**  
Average  
Price

**\$600K**  
Median  
Price

**-43%**  
Decrease From  
May 2022

**-23%**  
Decrease From  
May 2022

**-12%**  
Decrease From  
May 2022

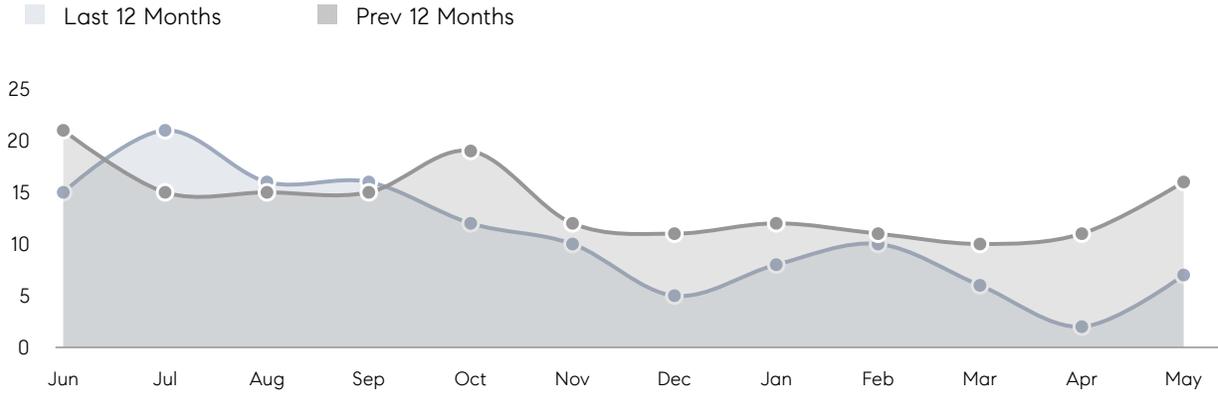
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 13        | 23%      |
|                | % OF ASKING PRICE  | 103%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$572,500 | \$744,429 | -23.1%   |
|                | # OF CONTRACTS     | 4         | 13        | -69.2%   |
|                | NEW LISTINGS       | 9         | 19        | -53%     |
| Houses         | AVERAGE DOM        | 12        | 13        | -8%      |
|                | % OF ASKING PRICE  | 104%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$625,000 | \$744,429 | -16%     |
|                | # OF CONTRACTS     | 3         | 8         | -62%     |
|                | NEW LISTINGS       | 8         | 17        | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | 29        | -         | -        |
|                | % OF ASKING PRICE  | 99%       | -         |          |
|                | AVERAGE SOLD PRICE | \$415,000 | -         | -        |
|                | # OF CONTRACTS     | 1         | 5         | -80%     |
|                | NEW LISTINGS       | 1         | 2         | -50%     |

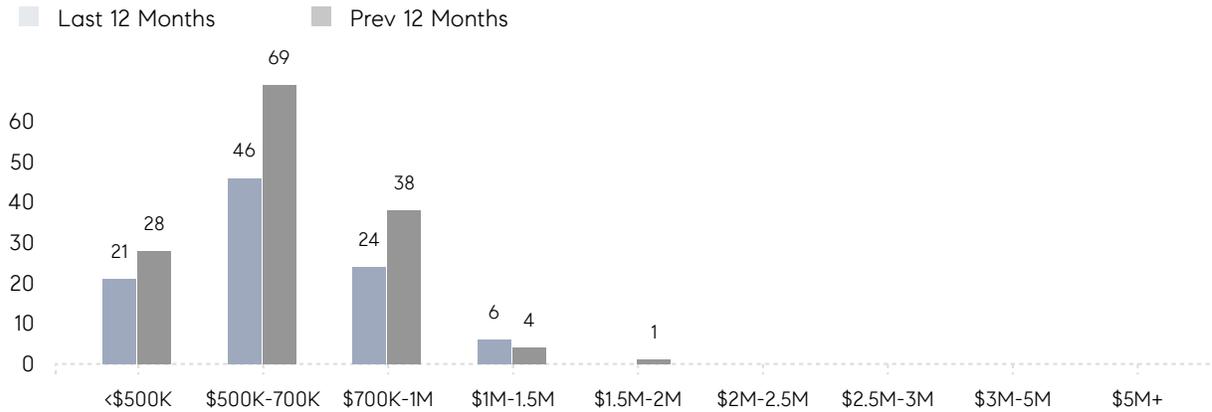
# East Hanover

MAY 2023

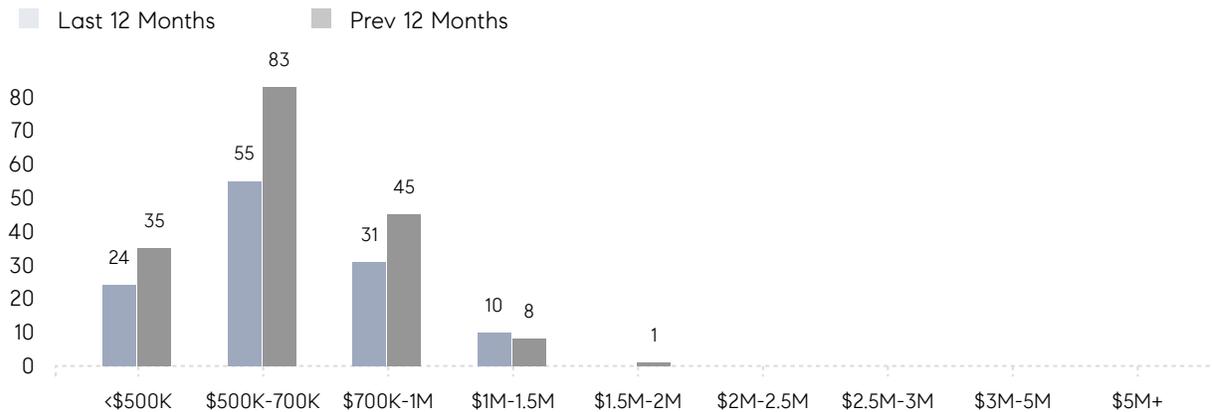
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Florham Park

MAY 2023

## UNDER CONTRACT

**12**  
Total  
Properties

**\$854K**  
Average  
Price

**\$737K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**-7%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**12**  
Total  
Properties

**\$1.0M**  
Average  
Price

**\$980K**  
Median  
Price

**-14%**  
Decrease From  
May 2022

**35%**  
Increase From  
May 2022

**50%**  
Increase From  
May 2022

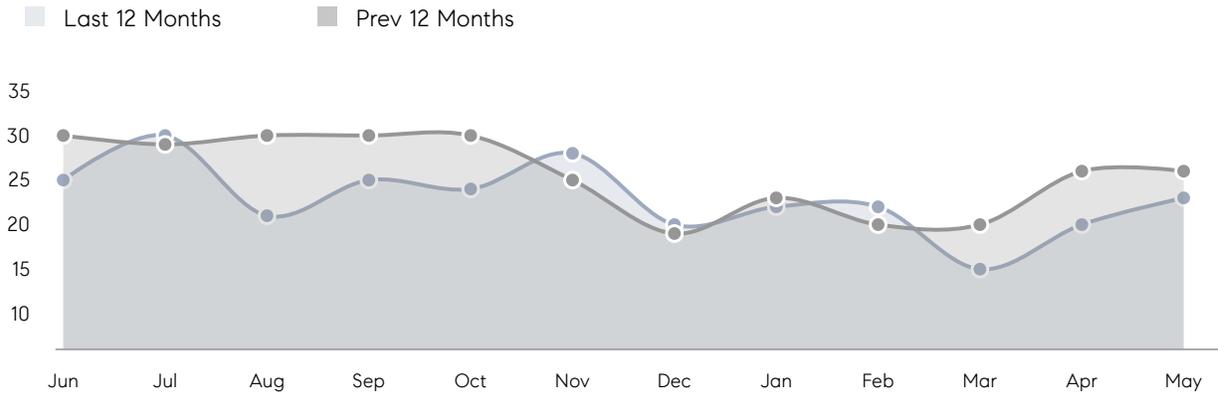
## Property Statistics

|                |                    | May 2023    | May 2022  | % Change |
|----------------|--------------------|-------------|-----------|----------|
| Overall        | AVERAGE DOM        | 61          | 31        | 97%      |
|                | % OF ASKING PRICE  | 102%        | 104%      |          |
|                | AVERAGE SOLD PRICE | \$1,022,763 | \$760,071 | 34.6%    |
|                | # OF CONTRACTS     | 12          | 19        | -36.8%   |
|                | NEW LISTINGS       | 19          | 25        | -24%     |
| Houses         | AVERAGE DOM        | 67          | 20        | 235%     |
|                | % OF ASKING PRICE  | 102%        | 105%      |          |
|                | AVERAGE SOLD PRICE | \$1,379,000 | \$795,125 | 73%      |
|                | # OF CONTRACTS     | 6           | 17        | -65%     |
|                | NEW LISTINGS       | 9           | 19        | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | 57          | 46        | 24%      |
|                | % OF ASKING PRICE  | 102%        | 101%      |          |
|                | AVERAGE SOLD PRICE | \$768,309   | \$713,333 | 8%       |
|                | # OF CONTRACTS     | 6           | 2         | 200%     |
|                | NEW LISTINGS       | 10          | 6         | 67%      |

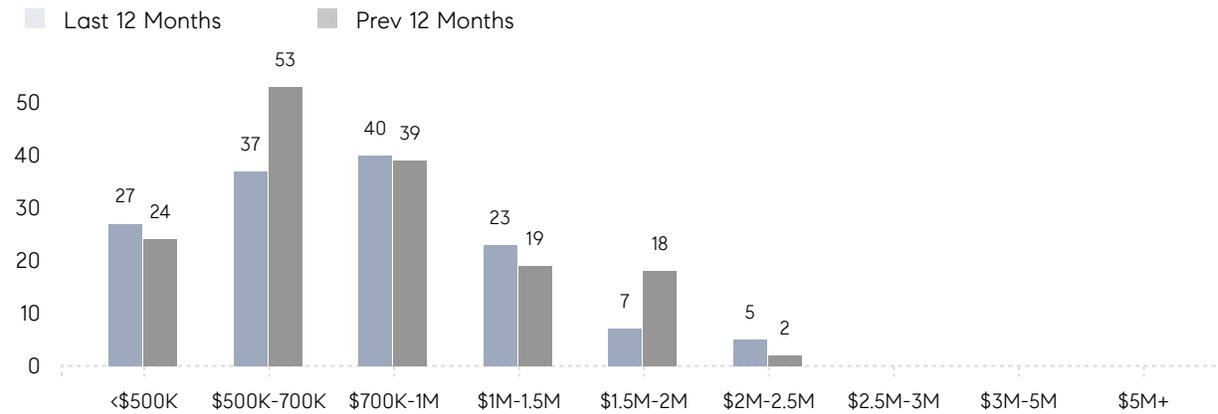
# Florham Park

MAY 2023

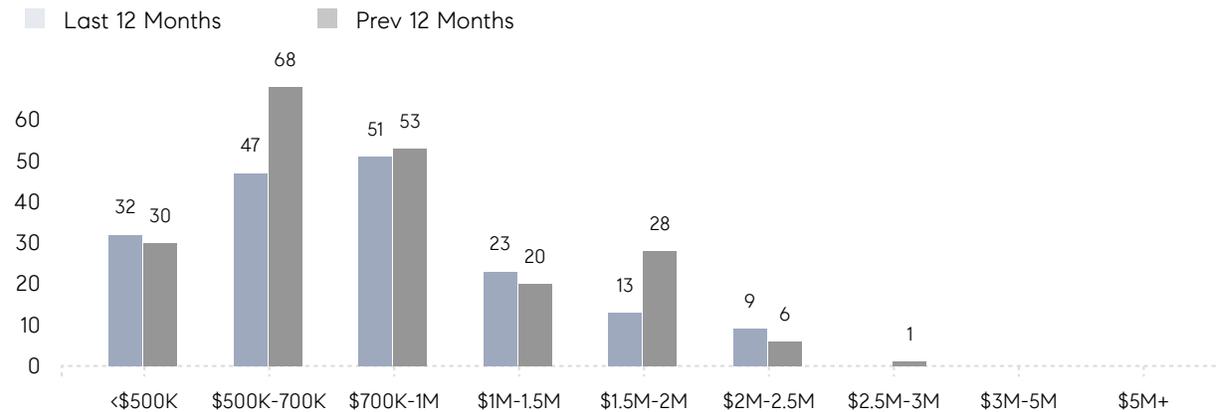
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Hanover

MAY 2023

## UNDER CONTRACT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | –                    | –                    |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | –                    | –                    |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

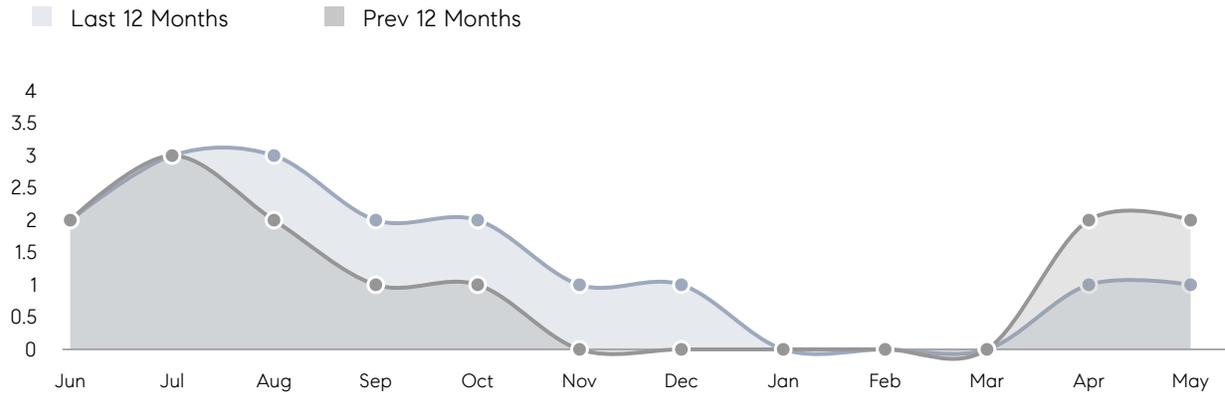
## Property Statistics

|                |                    | May 2023 | May 2022 | % Change |
|----------------|--------------------|----------|----------|----------|
| Overall        | AVERAGE DOM        | -        | -        | -        |
|                | % OF ASKING PRICE  | -        | -        |          |
|                | AVERAGE SOLD PRICE | -        | -        | -        |
|                | # OF CONTRACTS     | 0        | 2        | 0.0%     |
|                | NEW LISTINGS       | 0        | 2        | 0%       |
| Houses         | AVERAGE DOM        | -        | -        | -        |
|                | % OF ASKING PRICE  | -        | -        |          |
|                | AVERAGE SOLD PRICE | -        | -        | -        |
|                | # OF CONTRACTS     | 0        | 2        | 0%       |
|                | NEW LISTINGS       | 0        | 2        | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | -        | -        | -        |
|                | % OF ASKING PRICE  | -        | -        |          |
|                | AVERAGE SOLD PRICE | -        | -        | -        |
|                | # OF CONTRACTS     | 0        | 0        | 0%       |
|                | NEW LISTINGS       | 0        | 0        | 0%       |

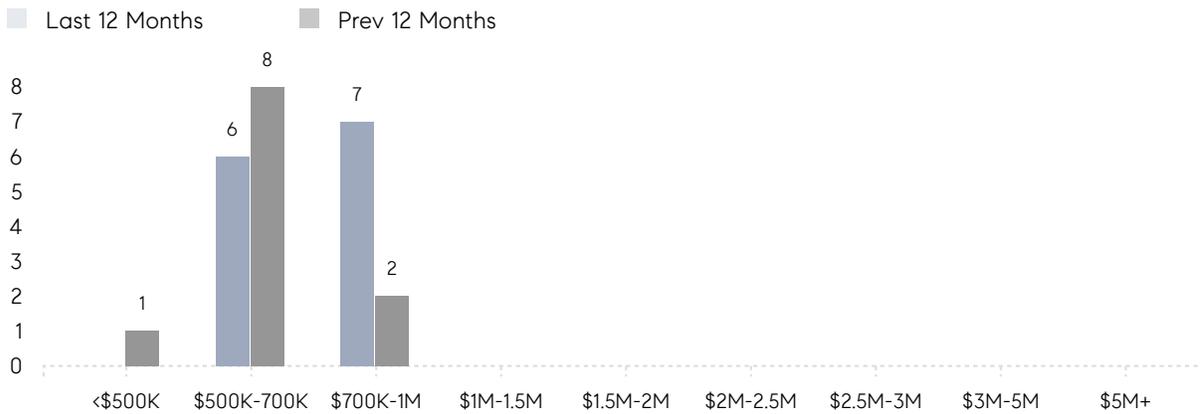
# Hanover

MAY 2023

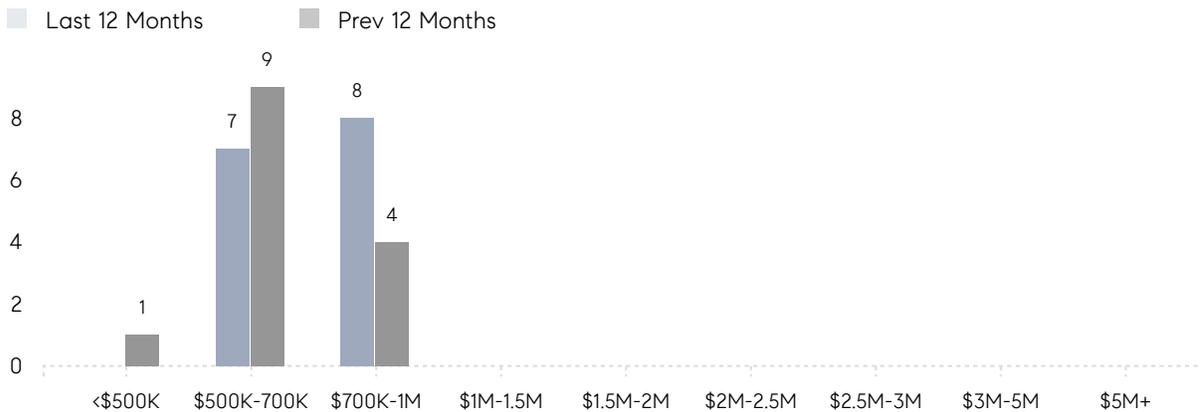
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Harding

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$1.3M</b>          | <b>\$787K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-60%</b>            | <b>-31%</b>            | <b>-62%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>0</b>             | <b>-</b>             | <b>-</b>             |
| Total Properties     | Average Price        | Median Price         |
| <b>0%</b>            | <b>-</b>             | <b>-</b>             |
| Change From May 2022 | Change From May 2022 | Change From May 2022 |

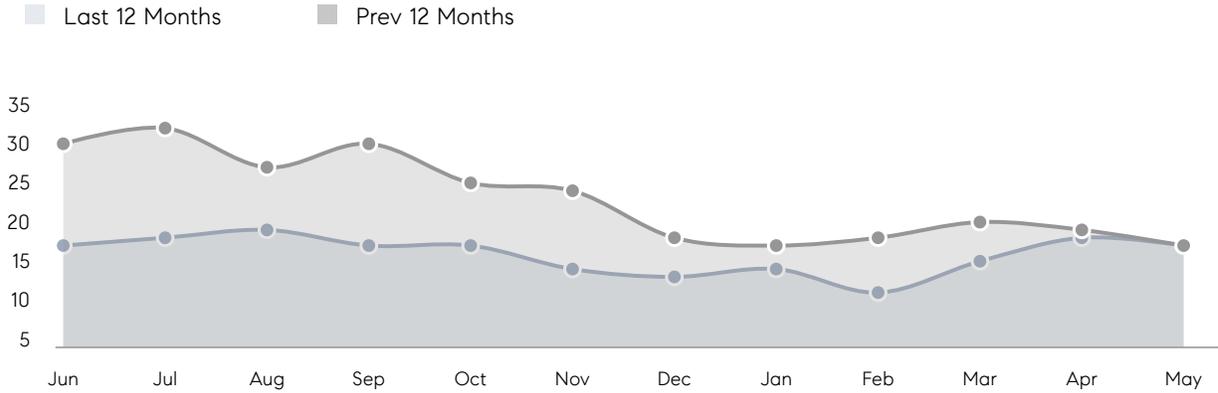
## Property Statistics

|                |                    | May 2023 | May 2022    | % Change |
|----------------|--------------------|----------|-------------|----------|
| Overall        | AVERAGE DOM        | -        | 104         | -        |
|                | % OF ASKING PRICE  | -        | 103%        |          |
|                | AVERAGE SOLD PRICE | -        | \$2,107,000 | -        |
|                | # OF CONTRACTS     | 4        | 10          | -60.0%   |
|                | NEW LISTINGS       | 6        | 10          | -40%     |
| Houses         | AVERAGE DOM        | -        | 127         | -        |
|                | % OF ASKING PRICE  | -        | 101%        |          |
|                | AVERAGE SOLD PRICE | -        | \$2,483,750 | -        |
|                | # OF CONTRACTS     | 4        | 9           | -56%     |
|                | NEW LISTINGS       | 6        | 10          | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | -        | 14          | -        |
|                | % OF ASKING PRICE  | -        | 109%        |          |
|                | AVERAGE SOLD PRICE | -        | \$600,000   | -        |
|                | # OF CONTRACTS     | 0        | 1           | 0%       |
|                | NEW LISTINGS       | 0        | 0           | 0%       |

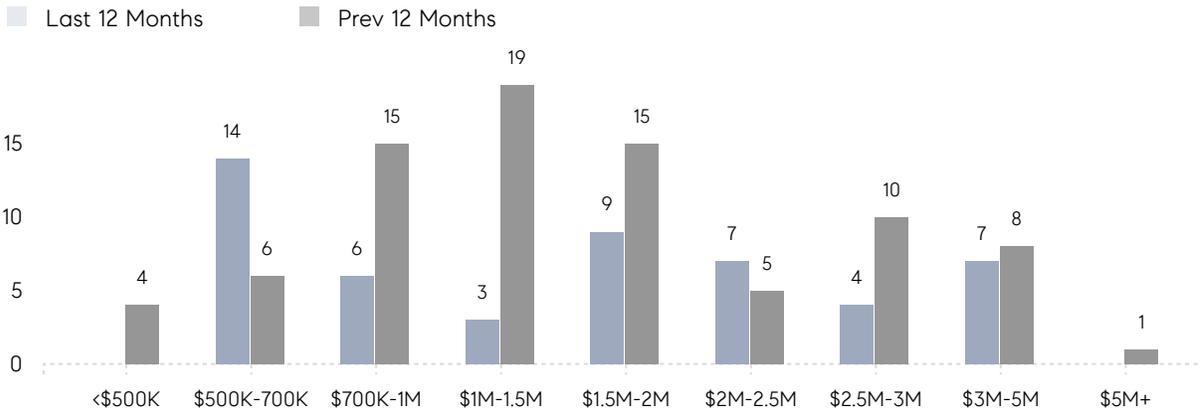
# Harding

MAY 2023

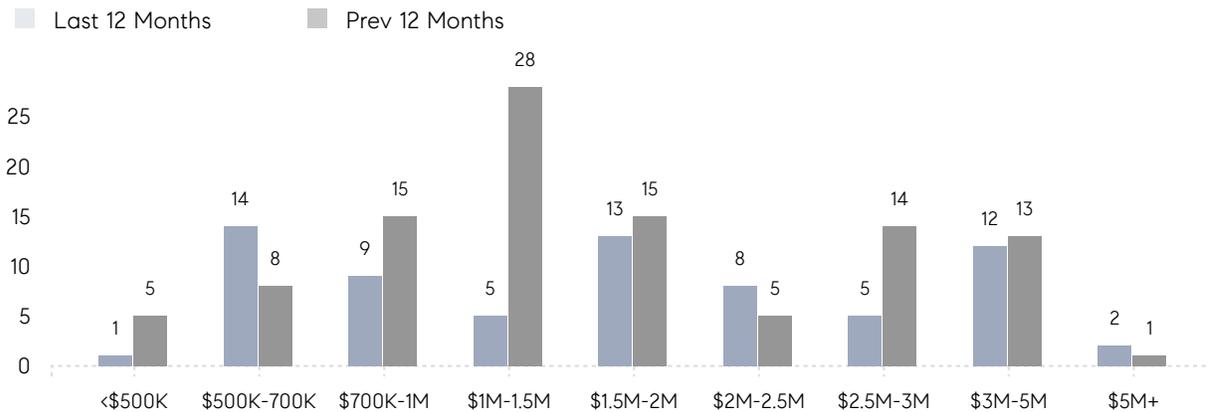
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Kinnelon

MAY 2023

## UNDER CONTRACT

**6**  
Total  
Properties

**\$924K**  
Average  
Price

**\$899K**  
Median  
Price

**-40%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**34%**  
Increase From  
May 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$680K**  
Average  
Price

**\$665K**  
Median  
Price

**-23%**  
Decrease From  
May 2022

**-32%**  
Decrease From  
May 2022

**-22%**  
Decrease From  
May 2022

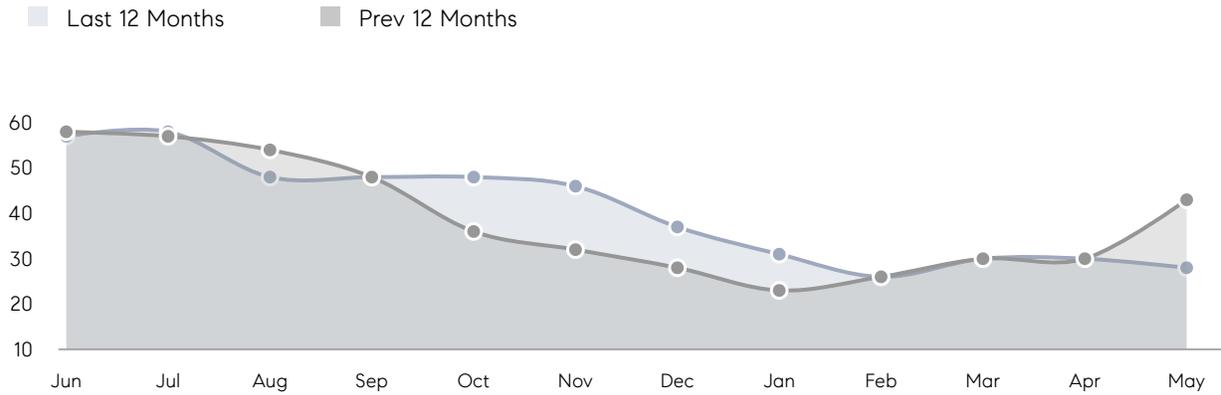
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 76        | 27        | 181%     |
|                | % OF ASKING PRICE  | 102%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$680,000 | \$993,492 | -31.6%   |
|                | # OF CONTRACTS     | 6         | 10        | -40.0%   |
|                | NEW LISTINGS       | 11        | 26        | -58%     |
| Houses         | AVERAGE DOM        | 76        | 27        | 181%     |
|                | % OF ASKING PRICE  | 102%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$680,000 | \$993,492 | -32%     |
|                | # OF CONTRACTS     | 6         | 10        | -40%     |
|                | NEW LISTINGS       | 11        | 26        | -58%     |
| Condo/Co-op/TH | AVERAGE DOM        | -         | -         | -        |
|                | % OF ASKING PRICE  | -         | -         |          |
|                | AVERAGE SOLD PRICE | -         | -         | -        |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 0         | 0%       |

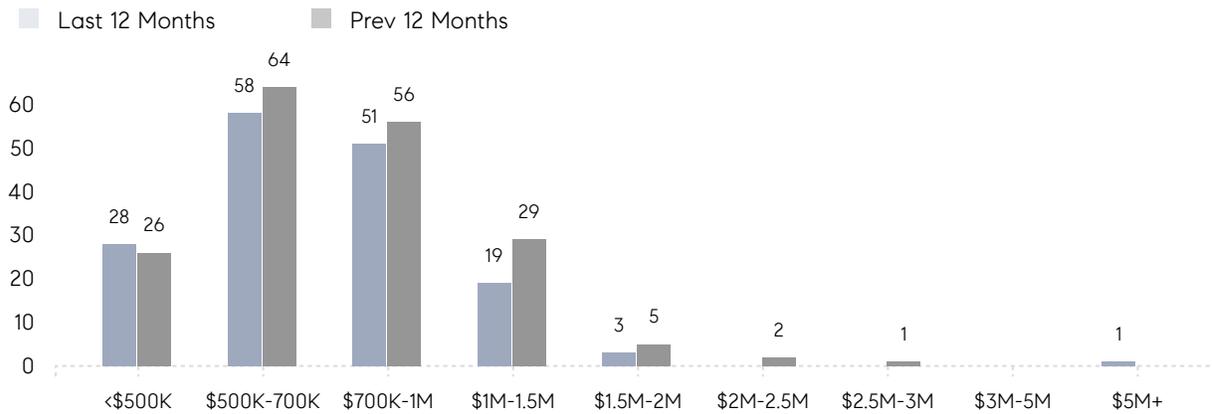
# Kinnelon

MAY 2023

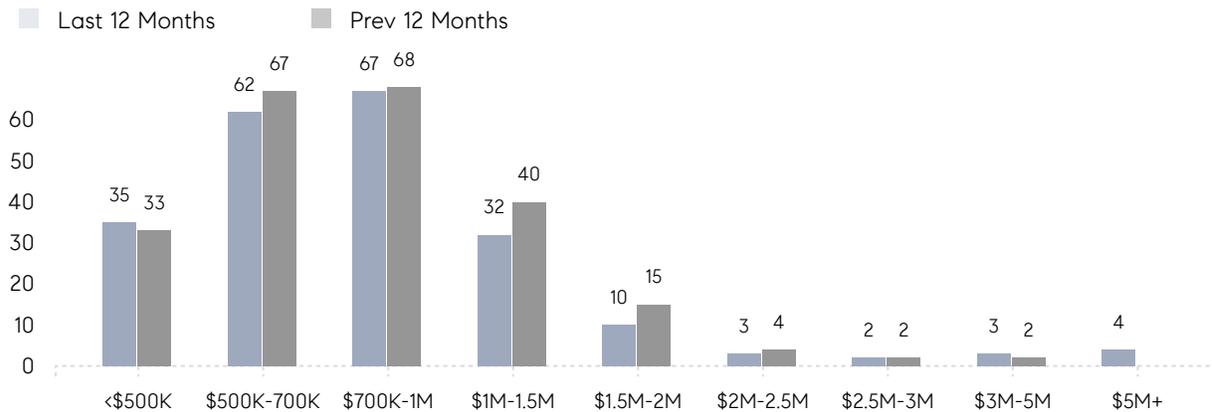
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Long Hill

MAY 2023

## UNDER CONTRACT

**12**  
Total  
Properties

**\$665K**  
Average  
Price

**\$597K**  
Median  
Price

**50%**  
Increase From  
May 2022

**-20%**  
Decrease From  
May 2022

**-28%**  
Decrease From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$847K**  
Average  
Price

**\$838K**  
Median  
Price

**-27%**  
Decrease From  
May 2022

**30%**  
Increase From  
May 2022

**27%**  
Increase From  
May 2022

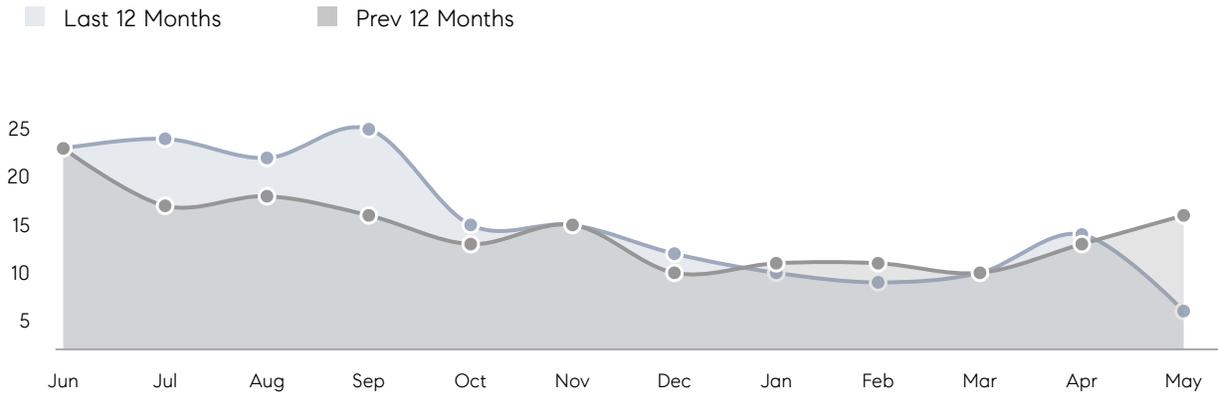
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 16        | 30        | -47%     |
|                | % OF ASKING PRICE  | 104%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$847,875 | \$652,955 | 29.9%    |
|                | # OF CONTRACTS     | 12        | 8         | 50.0%    |
|                | NEW LISTINGS       | 6         | 11        | -45%     |
| Houses         | AVERAGE DOM        | 17        | 29        | -41%     |
|                | % OF ASKING PRICE  | 103%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$878,857 | \$658,250 | 34%      |
|                | # OF CONTRACTS     | 12        | 8         | 50%      |
|                | NEW LISTINGS       | 6         | 10        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | 12        | 33        | -64%     |
|                | % OF ASKING PRICE  | 112%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$631,000 | \$600,000 | 5%       |
|                | # OF CONTRACTS     | 0         | 0         | 0%       |
|                | NEW LISTINGS       | 0         | 1         | 0%       |

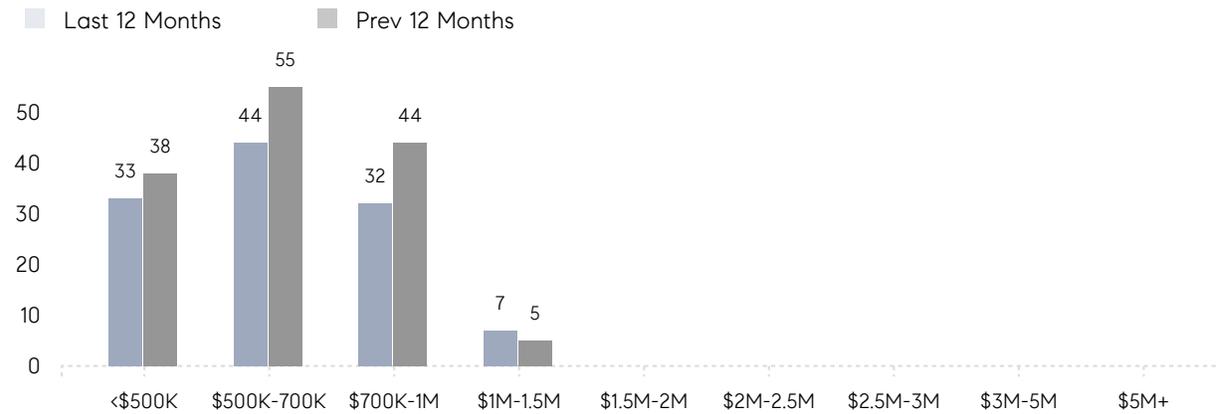
# Long Hill

MAY 2023

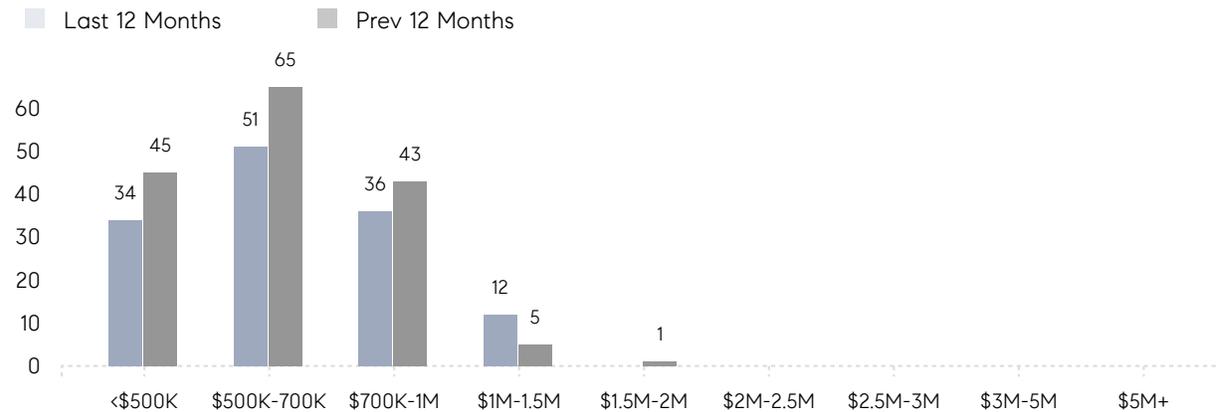
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Madison

MAY 2023

## UNDER CONTRACT

**19**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$849K**  
Median  
Price

**36%**  
Increase From  
May 2022

**-9%**  
Decrease From  
May 2022

**-17%**  
Decrease From  
May 2022

## UNITS SOLD

**16**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-11%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**18%**  
Increase From  
May 2022

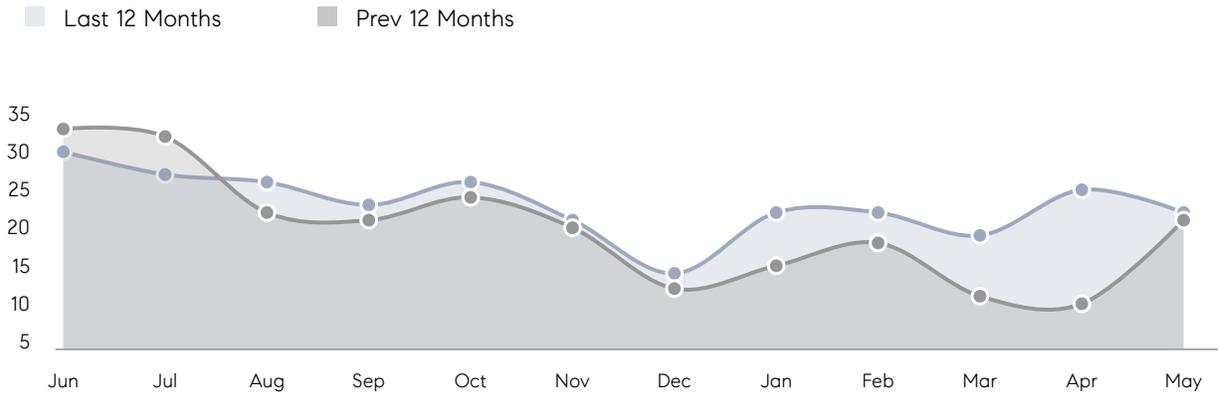
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 15          | 17          | -12%     |
|                | % OF ASKING PRICE  | 106%        | 107%        |          |
|                | AVERAGE SOLD PRICE | \$1,173,710 | \$1,136,444 | 3.3%     |
|                | # OF CONTRACTS     | 19          | 14          | 35.7%    |
|                | NEW LISTINGS       | 23          | 25          | -8%      |
| Houses         | AVERAGE DOM        | 16          | 10          | 60%      |
|                | % OF ASKING PRICE  | 107%        | 108%        |          |
|                | AVERAGE SOLD PRICE | \$1,284,796 | \$1,216,867 | 6%       |
|                | # OF CONTRACTS     | 14          | 13          | 8%       |
|                | NEW LISTINGS       | 17          | 20          | -15%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11          | 53          | -79%     |
|                | % OF ASKING PRICE  | 102%        | 103%        |          |
|                | AVERAGE SOLD PRICE | \$840,450   | \$734,333   | 14%      |
|                | # OF CONTRACTS     | 5           | 1           | 400%     |
|                | NEW LISTINGS       | 6           | 5           | 20%      |

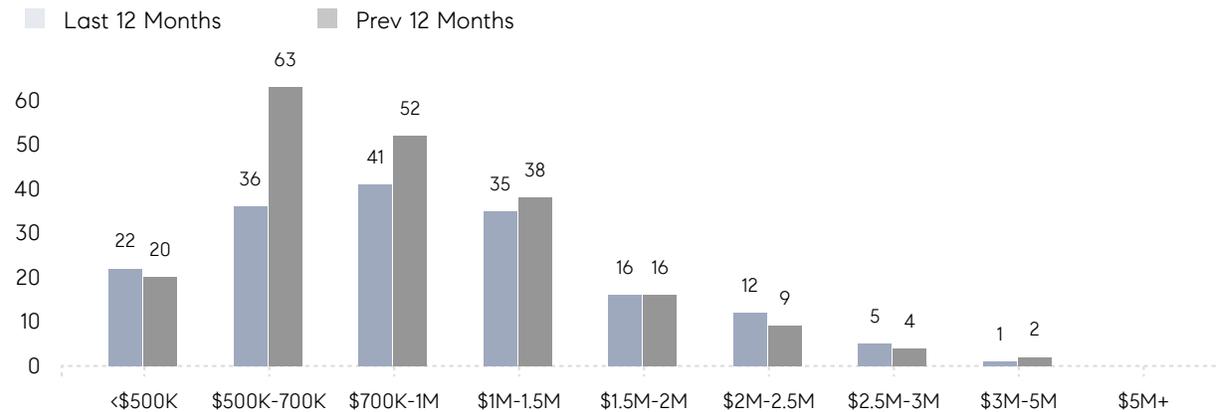
# Madison

MAY 2023

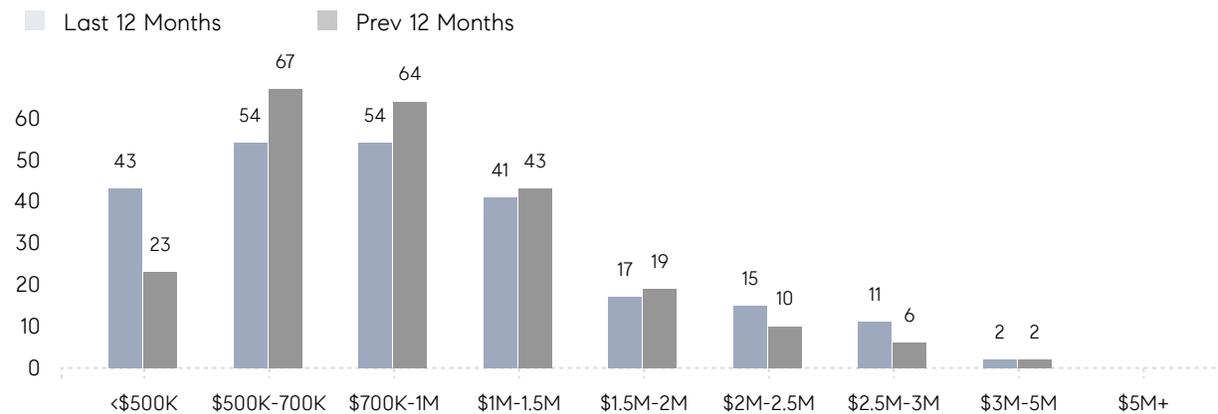
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mendham Borough

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>4</b>               | <b>\$1.5M</b>          | <b>\$1.3M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-50%</b>            | <b>91%</b>             | <b>110%</b>            |
| Decrease From May 2022 | Increase From May 2022 | Increase From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>9</b>               | <b>\$648K</b>          | <b>\$595K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>13%</b>             | <b>-35%</b>            | <b>-32%</b>            |
| Increase From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

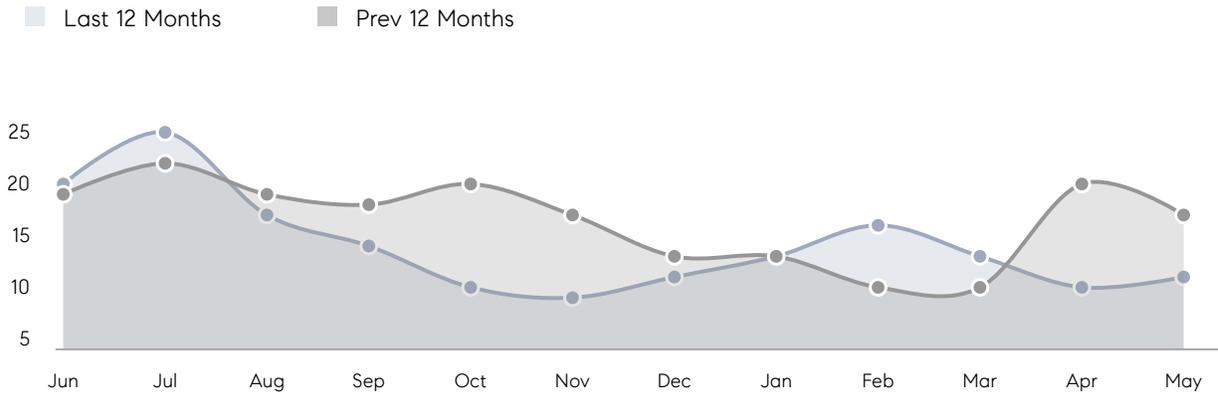
## Property Statistics

|                |                    | May 2023  | May 2022    | % Change |
|----------------|--------------------|-----------|-------------|----------|
| Overall        | AVERAGE DOM        | 19        | 57          | -67%     |
|                | % OF ASKING PRICE  | 103%      | 103%        |          |
|                | AVERAGE SOLD PRICE | \$648,267 | \$1,004,313 | -35.5%   |
|                | # OF CONTRACTS     | 4         | 8           | -50.0%   |
|                | NEW LISTINGS       | 7         | 6           | 17%      |
| Houses         | AVERAGE DOM        | 18        | 64          | -72%     |
|                | % OF ASKING PRICE  | 102%      | 102%        |          |
|                | AVERAGE SOLD PRICE | \$755,500 | \$1,090,286 | -31%     |
|                | # OF CONTRACTS     | 4         | 5           | -20%     |
|                | NEW LISTINGS       | 6         | 4           | 50%      |
| Condo/Co-op/TH | AVERAGE DOM        | 20        | 10          | 100%     |
|                | % OF ASKING PRICE  | 104%      | 115%        |          |
|                | AVERAGE SOLD PRICE | \$514,225 | \$402,500   | 28%      |
|                | # OF CONTRACTS     | 0         | 3           | 0%       |
|                | NEW LISTINGS       | 1         | 2           | -50%     |

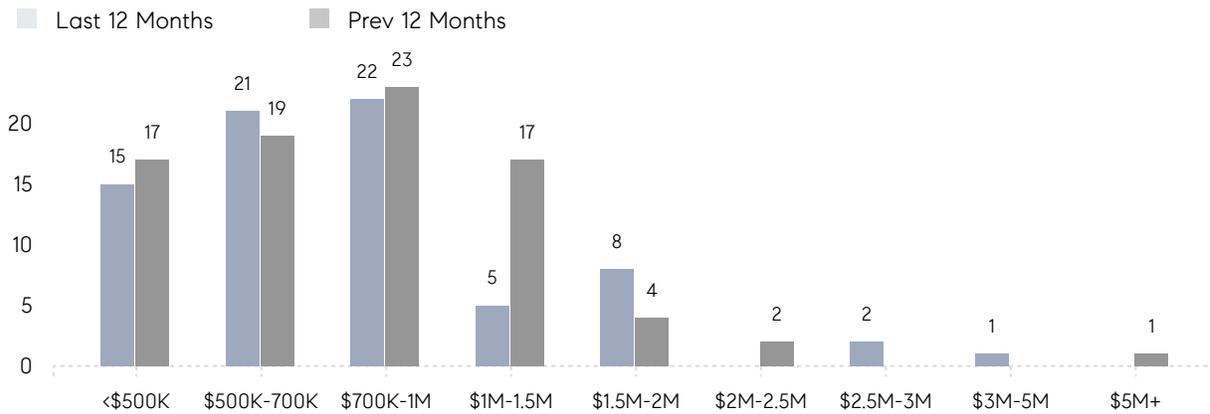
# Mendham Borough

MAY 2023

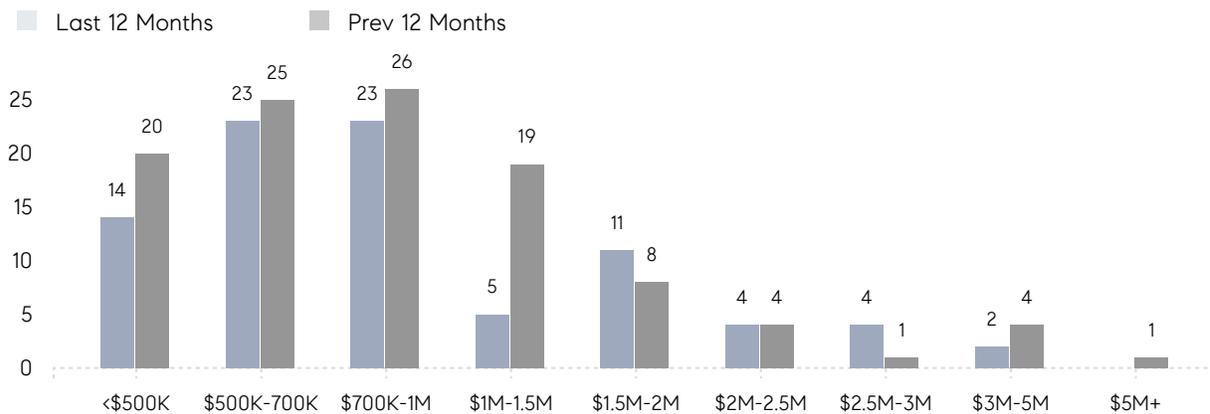
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mendham Township

MAY 2023

## UNDER CONTRACT

**4**  
Total  
Properties

**\$1.4M**  
Average  
Price

**\$1.2M**  
Median  
Price

**-50%**  
Decrease From  
May 2022

**74%**  
Increase From  
May 2022

**76%**  
Increase From  
May 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$1.3M**  
Average  
Price

**\$1.5M**  
Median  
Price

**80%**  
Increase From  
May 2022

**32%**  
Increase From  
May 2022

**41%**  
Increase From  
May 2022

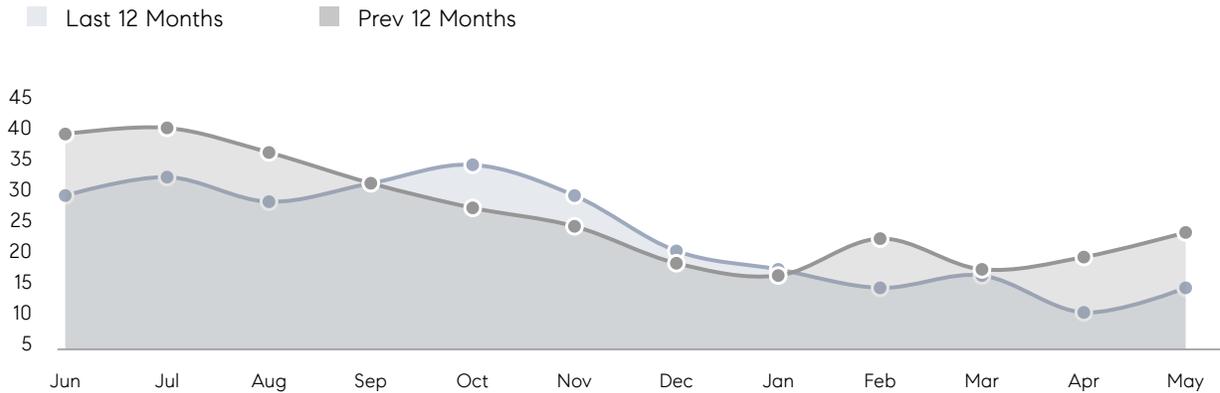
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 54          | 7           | 671%     |
|                | % OF ASKING PRICE  | 99%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,354,600 | \$1,027,200 | 31.9%    |
|                | # OF CONTRACTS     | 4           | 8           | -50.0%   |
|                | NEW LISTINGS       | 10          | 17          | -41%     |
| Houses         | AVERAGE DOM        | 54          | 7           | 671%     |
|                | % OF ASKING PRICE  | 99%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,354,600 | \$1,027,200 | 32%      |
|                | # OF CONTRACTS     | 4           | 8           | -50%     |
|                | NEW LISTINGS       | 8           | 17          | -53%     |
| Condo/Co-op/TH | AVERAGE DOM        | -           | -           | -        |
|                | % OF ASKING PRICE  | -           | -           |          |
|                | AVERAGE SOLD PRICE | -           | -           | -        |
|                | # OF CONTRACTS     | 0           | 0           | 0%       |
|                | NEW LISTINGS       | 2           | 0           | 0%       |

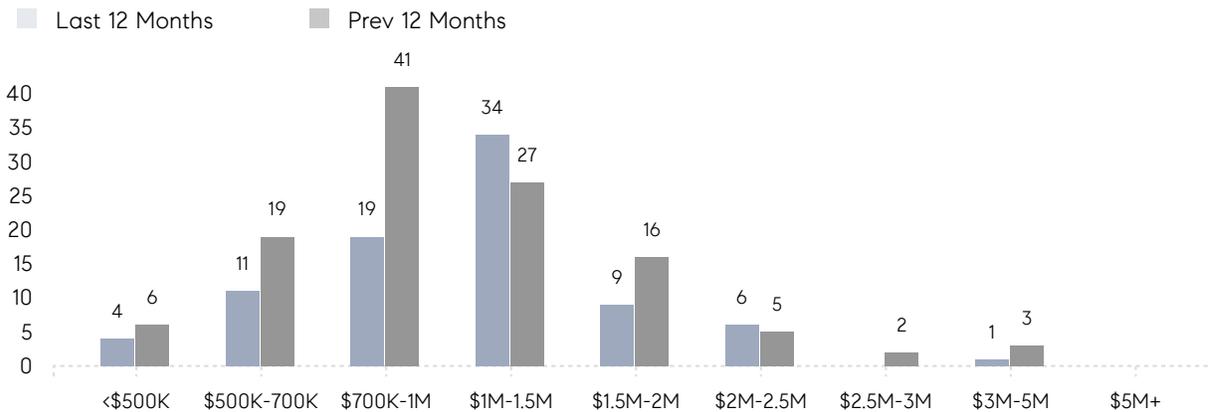
# Mendham Township

MAY 2023

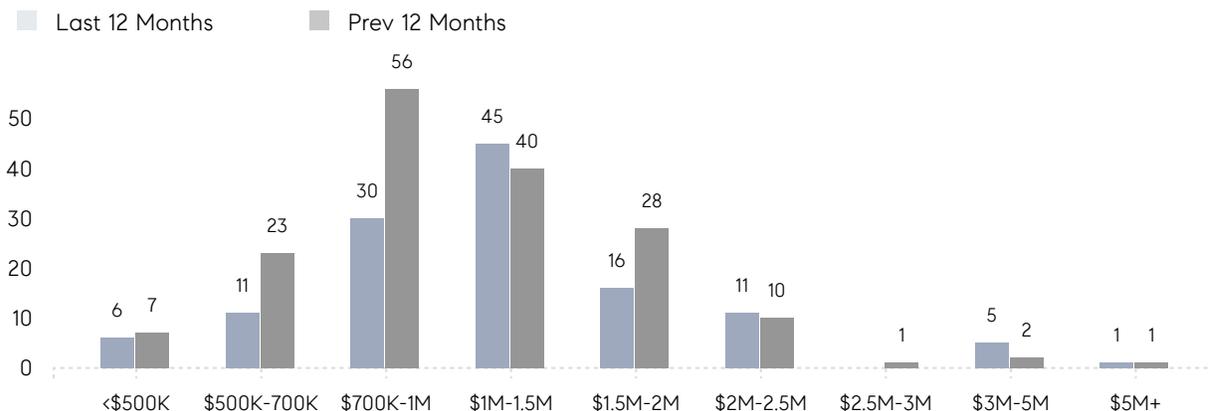
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Montville

MAY 2023

## UNDER CONTRACT

**22**  
Total  
Properties

**\$725K**  
Average  
Price

**\$654K**  
Median  
Price

**-37%**  
Decrease From  
May 2022

**-18%**  
Decrease From  
May 2022

**-9%**  
Decrease From  
May 2022

## UNITS SOLD

**14**  
Total  
Properties

**\$723K**  
Average  
Price

**\$690K**  
Median  
Price

**-26%**  
Decrease From  
May 2022

**-12%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

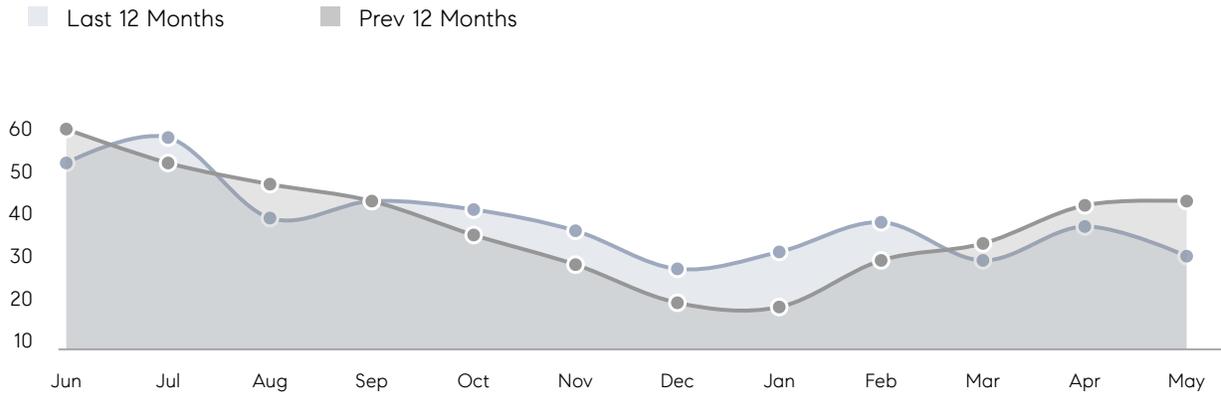
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 28        | 17        | 65%      |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$723,857 | \$822,668 | -12.0%   |
|                | # OF CONTRACTS     | 22        | 35        | -37.1%   |
|                | NEW LISTINGS       | 21        | 41        | -49%     |
| Houses         | AVERAGE DOM        | 31        | 19        | 63%      |
|                | % OF ASKING PRICE  | 103%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$747,667 | \$899,000 | -17%     |
|                | # OF CONTRACTS     | 18        | 28        | -36%     |
|                | NEW LISTINGS       | 19        | 33        | -42%     |
| Condo/Co-op/TH | AVERAGE DOM        | 7         | 14        | -50%     |
|                | % OF ASKING PRICE  | 107%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$581,000 | \$657,284 | -12%     |
|                | # OF CONTRACTS     | 4         | 7         | -43%     |
|                | NEW LISTINGS       | 2         | 8         | -75%     |

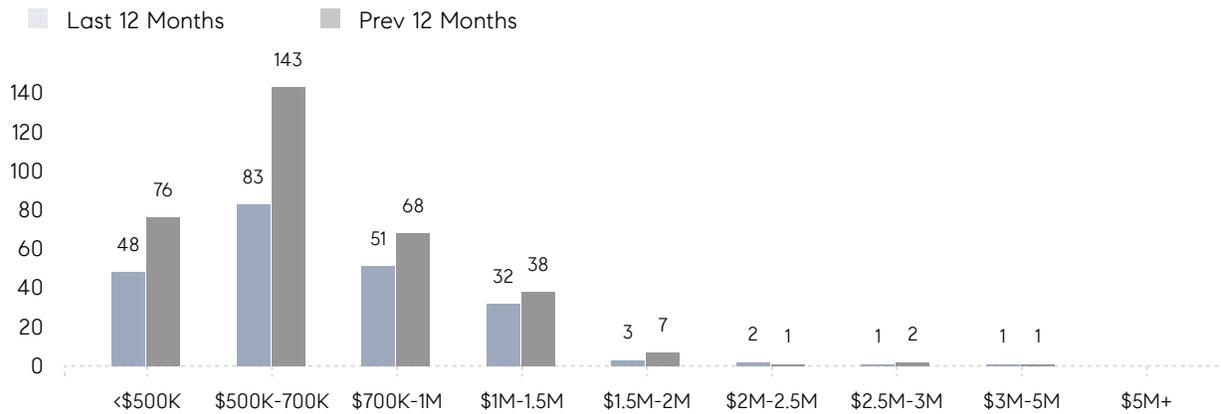
# Montville

MAY 2023

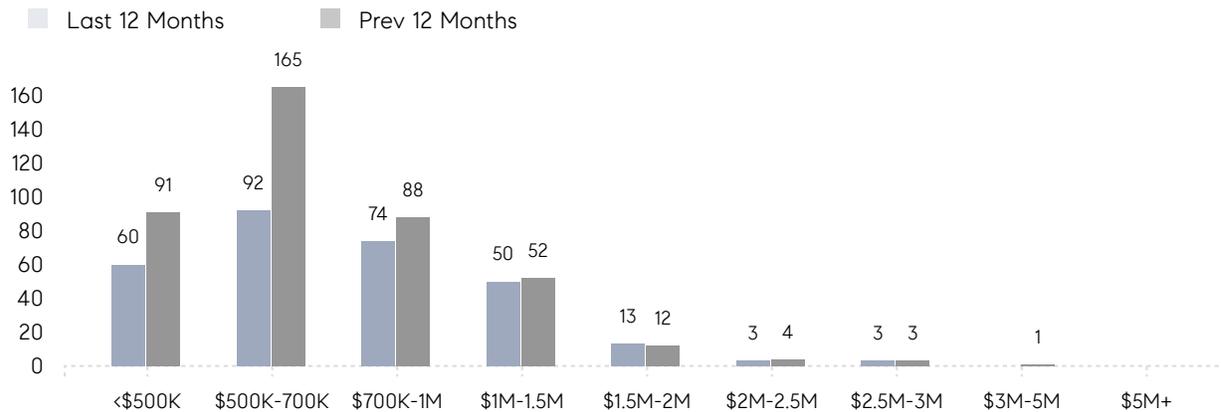
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Morris Plains

MAY 2023

## UNDER CONTRACT

**15**  
Total  
Properties

**\$722K**  
Average  
Price

**\$700K**  
Median  
Price

**88%**  
Increase From  
May 2022

**22%**  
Increase From  
May 2022

**26%**  
Increase From  
May 2022

## UNITS SOLD

**17**  
Total  
Properties

**\$715K**  
Average  
Price

**\$702K**  
Median  
Price

**89%**  
Increase From  
May 2022

**24%**  
Increase From  
May 2022

**15%**  
Increase From  
May 2022

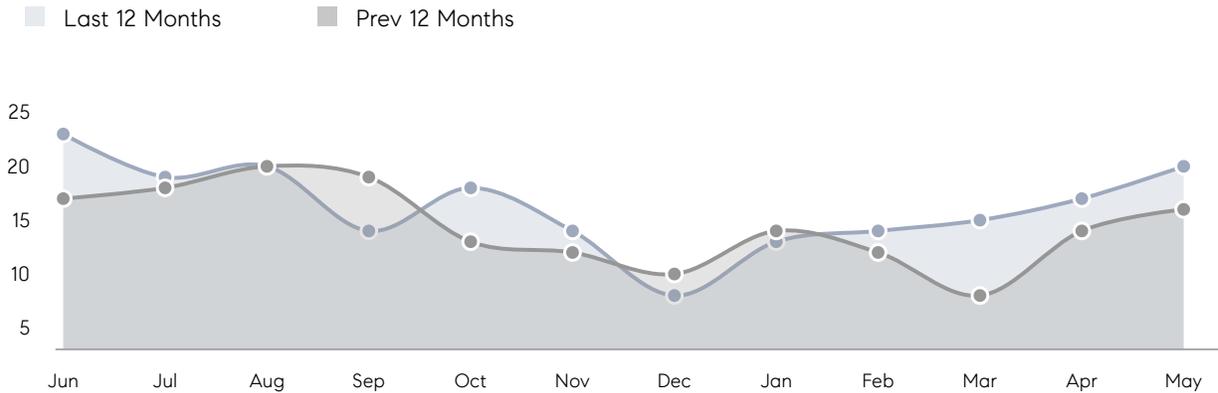
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 17        | 20        | -15%     |
|                | % OF ASKING PRICE  | 103%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$715,013 | \$578,179 | 23.7%    |
|                | # OF CONTRACTS     | 15        | 8         | 87.5%    |
|                | NEW LISTINGS       | 24        | 19        | 26%      |
| Houses         | AVERAGE DOM        | 9         | 18        | -50%     |
|                | % OF ASKING PRICE  | 109%      | 99%       |          |
|                | AVERAGE SOLD PRICE | \$673,857 | \$597,667 | 13%      |
|                | # OF CONTRACTS     | 5         | 3         | 67%      |
|                | NEW LISTINGS       | 7         | 8         | -12%     |
| Condo/Co-op/TH | AVERAGE DOM        | 22        | 21        | 5%       |
|                | % OF ASKING PRICE  | 99%       | 103%      |          |
|                | AVERAGE SOLD PRICE | \$743,822 | \$568,435 | 31%      |
|                | # OF CONTRACTS     | 10        | 5         | 100%     |
|                | NEW LISTINGS       | 17        | 11        | 55%      |

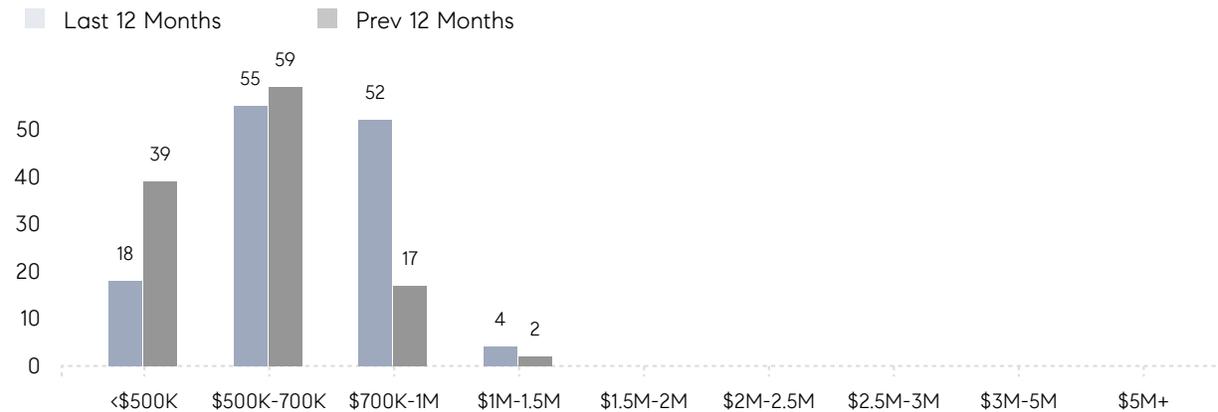
# Morris Plains

MAY 2023

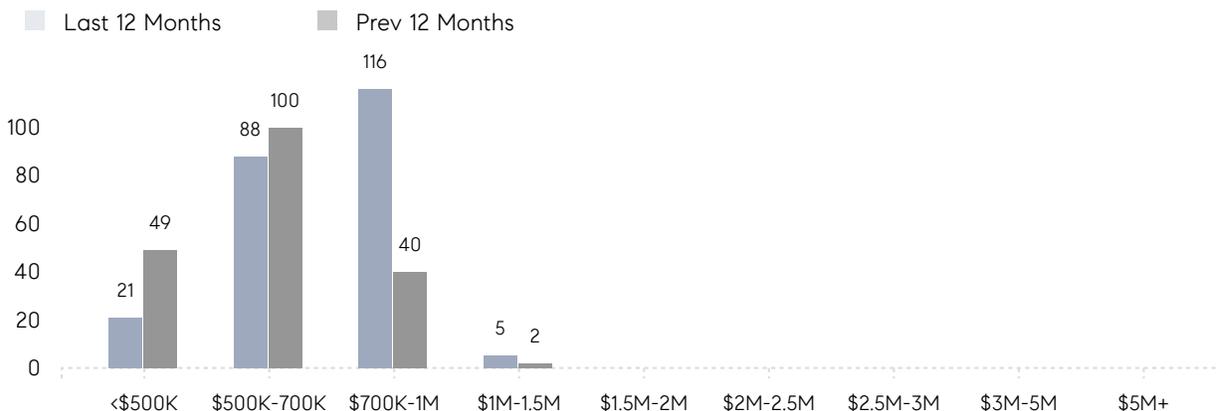
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Morris Township

MAY 2023

## UNDER CONTRACT

**45**  
Total  
Properties

**\$814K**  
Average  
Price

**\$749K**  
Median  
Price

**36%**  
Increase From  
May 2022

**5%**  
Increase From  
May 2022

**0%**  
Change From  
May 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$826K**  
Average  
Price

**\$812K**  
Median  
Price

**-55%**  
Decrease From  
May 2022

**10%**  
Increase From  
May 2022

**8%**  
Increase From  
May 2022

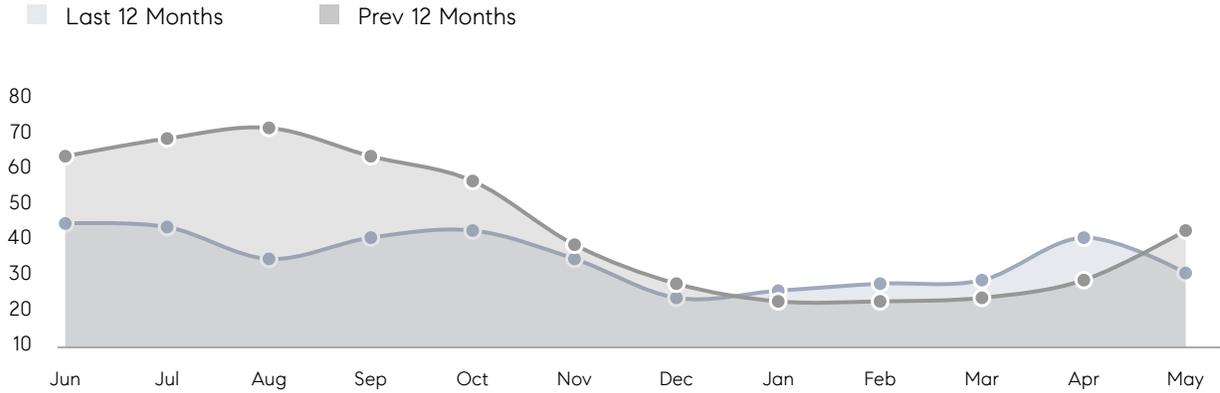
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 14        | 20        | -30%     |
|                | % OF ASKING PRICE  | 105%      | 109%      |          |
|                | AVERAGE SOLD PRICE | \$826,006 | \$752,333 | 9.8%     |
|                | # OF CONTRACTS     | 45        | 33        | 36.4%    |
|                | NEW LISTINGS       | 39        | 48        | -19%     |
| Houses         | AVERAGE DOM        | 14        | 21        | -33%     |
|                | % OF ASKING PRICE  | 104%      | 111%      |          |
|                | AVERAGE SOLD PRICE | \$930,064 | \$834,034 | 12%      |
|                | # OF CONTRACTS     | 35        | 28        | 25%      |
|                | NEW LISTINGS       | 32        | 41        | -22%     |
| Condo/Co-op/TH | AVERAGE DOM        | 13        | 18        | -28%     |
|                | % OF ASKING PRICE  | 106%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$591,875 | \$597,100 | -1%      |
|                | # OF CONTRACTS     | 10        | 5         | 100%     |
|                | NEW LISTINGS       | 7         | 7         | 0%       |

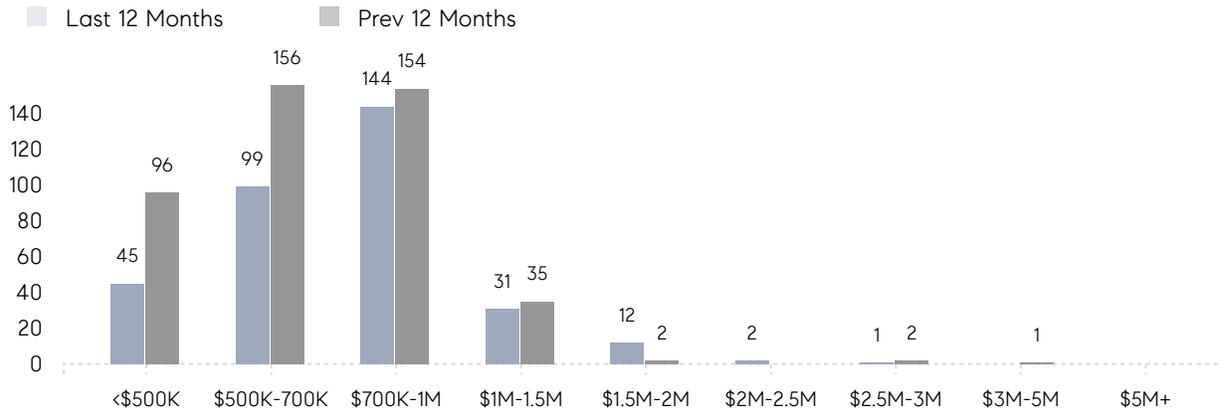
# Morris Township

MAY 2023

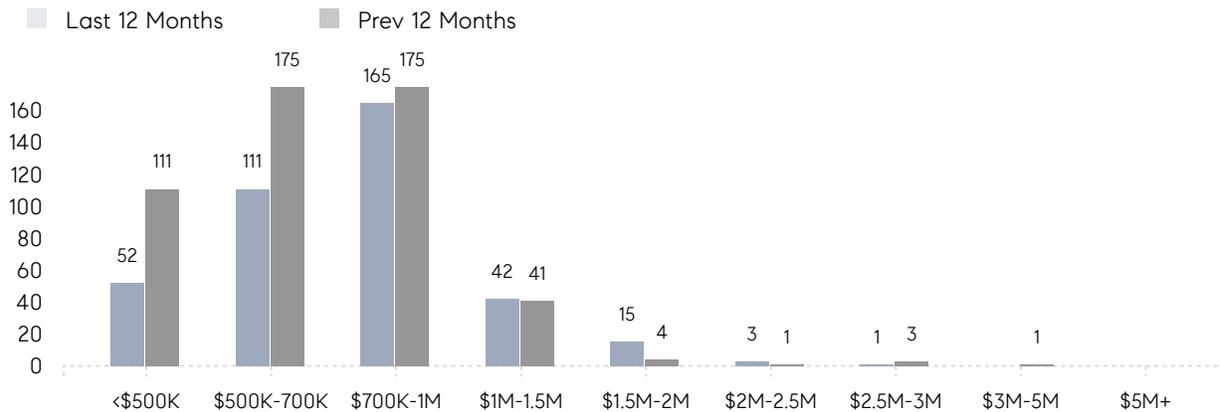
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Morristown

MAY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$605K**  
Average  
Price

**\$625K**  
Median  
Price

**-47%**  
Decrease From  
May 2022

**3%**  
Increase From  
May 2022

**14%**  
Increase From  
May 2022

## UNITS SOLD

**15**  
Total  
Properties

**\$582K**  
Average  
Price

**\$555K**  
Median  
Price

**-6%**  
Decrease From  
May 2022

**-15%**  
Decrease From  
May 2022

**-4%**  
Decrease From  
May 2022

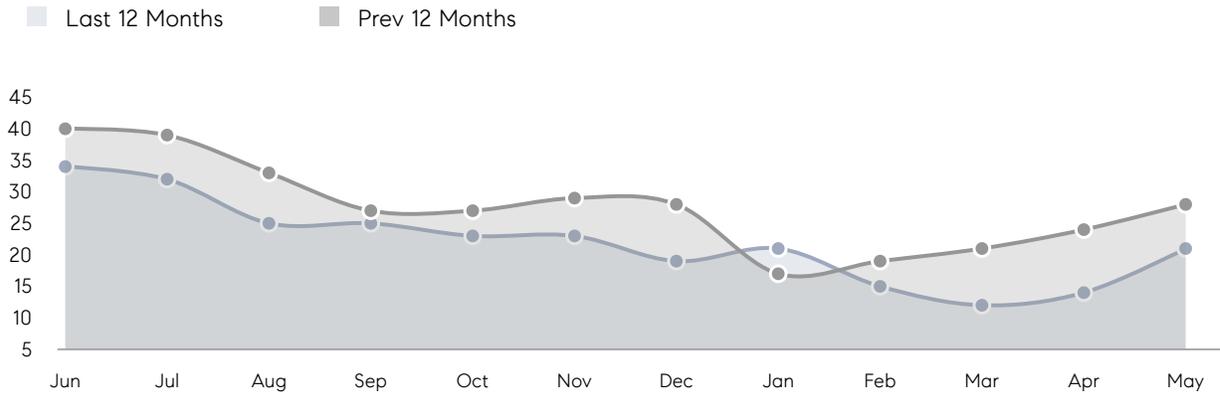
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 19        | 25        | -24%     |
|                | % OF ASKING PRICE  | 105%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$582,417 | \$685,675 | -15.1%   |
|                | # OF CONTRACTS     | 9         | 17        | -47.1%   |
|                | NEW LISTINGS       | 18        | 22        | -18%     |
| Houses         | AVERAGE DOM        | 28        | 16        | 75%      |
|                | % OF ASKING PRICE  | 107%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$672,050 | \$717,971 | -6%      |
|                | # OF CONTRACTS     | 3         | 10        | -70%     |
|                | NEW LISTINGS       | 8         | 14        | -43%     |
| Condo/Co-op/TH | AVERAGE DOM        | 15        | 31        | -52%     |
|                | % OF ASKING PRICE  | 104%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$537,600 | \$660,556 | -19%     |
|                | # OF CONTRACTS     | 6         | 7         | -14%     |
|                | NEW LISTINGS       | 10        | 8         | 25%      |

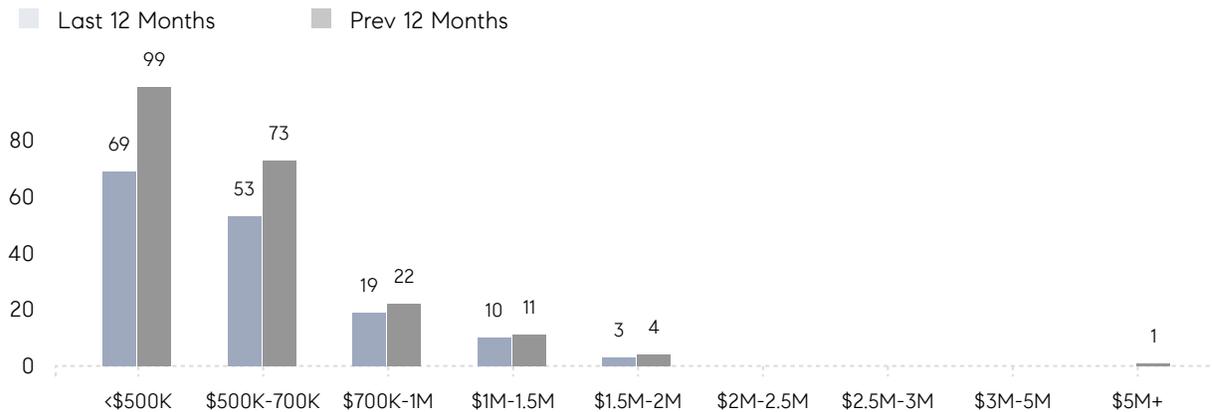
# Morristown

MAY 2023

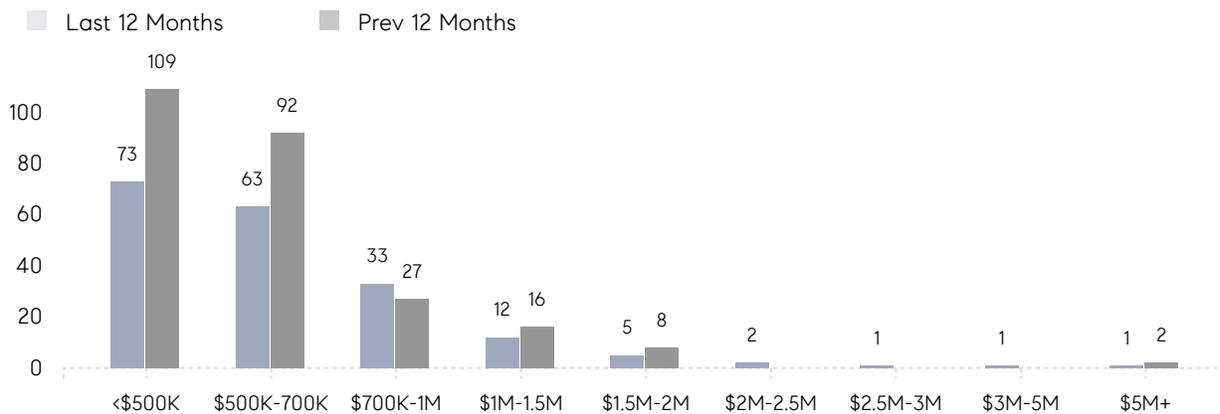
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mount Arlington

MAY 2023

## UNDER CONTRACT

**5**  
Total  
Properties

**\$495K**  
Average  
Price

**\$465K**  
Median  
Price

**-44%**  
Decrease From  
May 2022

**28%**  
Increase From  
May 2022

**18%**  
Increase From  
May 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$401K**  
Average  
Price

**\$395K**  
Median  
Price

**60%**  
Increase From  
May 2022

**-7%**  
Decrease From  
May 2022

**-1%**  
Decrease From  
May 2022

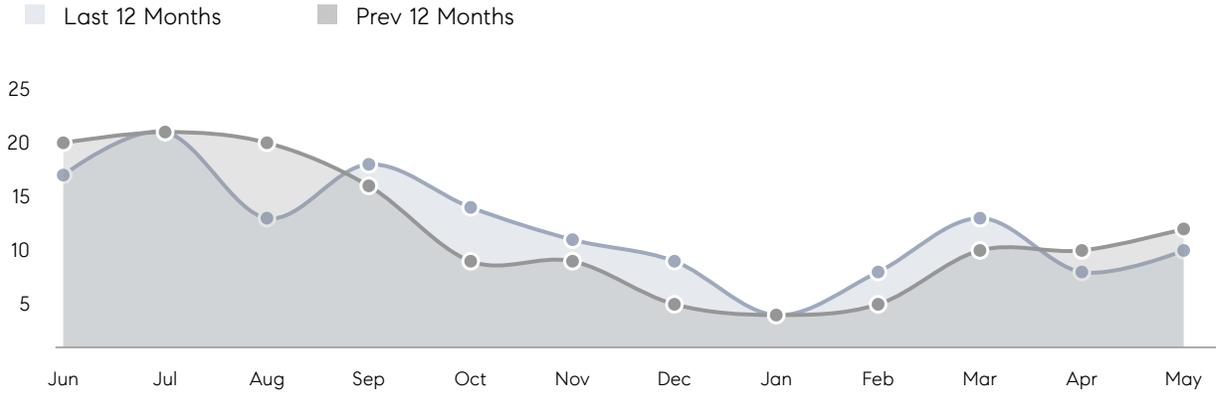
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 11        | 36        | -69%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$401,375 | \$433,200 | -7.3%    |
|                | # OF CONTRACTS     | 5         | 9         | -44.4%   |
|                | NEW LISTINGS       | 7         | 11        | -36%     |
| Houses         | AVERAGE DOM        | 12        | 18        | -33%     |
|                | % OF ASKING PRICE  | 107%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$492,500 | \$475,000 | 4%       |
|                | # OF CONTRACTS     | 2         | 6         | -67%     |
|                | NEW LISTINGS       | 5         | 8         | -37%     |
| Condo/Co-op/TH | AVERAGE DOM        | 10        | 41        | -76%     |
|                | % OF ASKING PRICE  | 108%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$371,000 | \$422,750 | -12%     |
|                | # OF CONTRACTS     | 3         | 3         | 0%       |
|                | NEW LISTINGS       | 2         | 3         | -33%     |

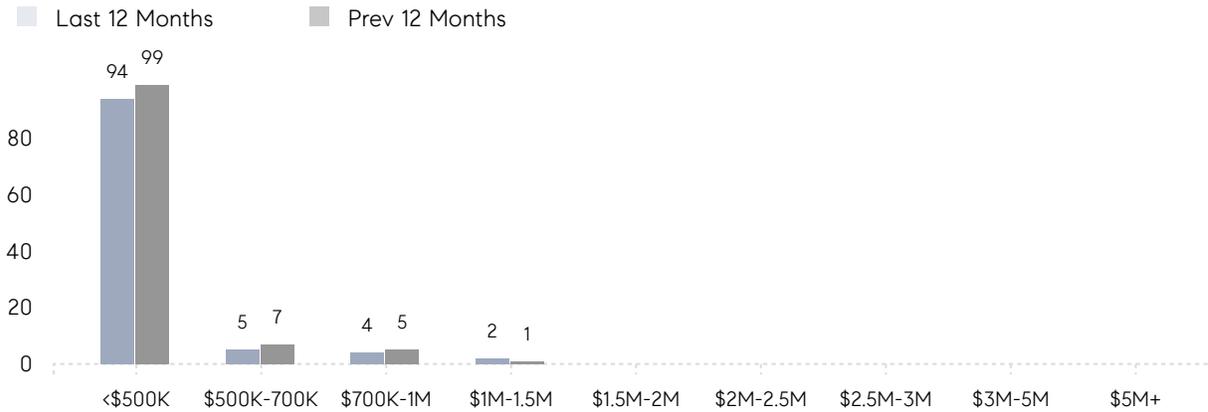
# Mount Arlington

MAY 2023

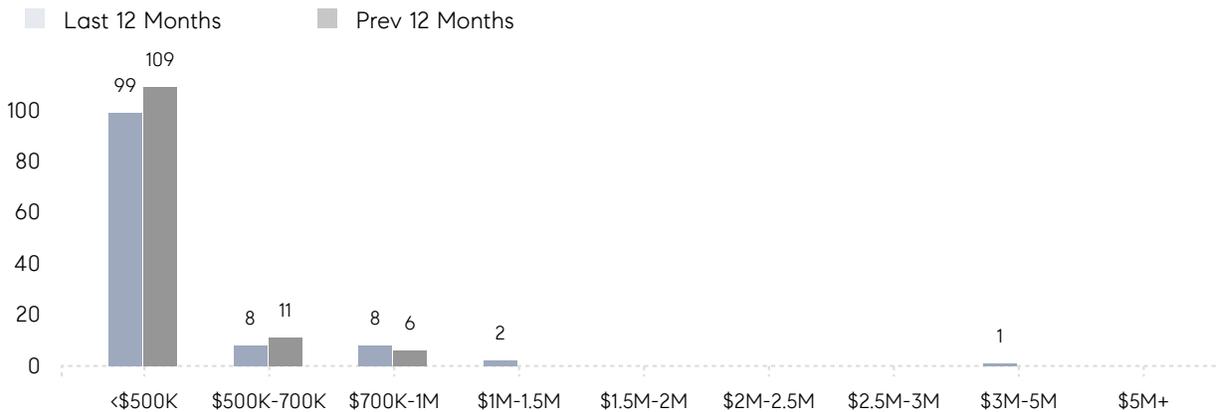
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mountain Lakes

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>9</b>               | <b>\$1.0M</b>          | <b>\$999K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-25%</b>            | <b>-13%</b>            | <b>-5%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>6</b>               | <b>\$1.0M</b>          | <b>\$1.0M</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-33%</b>            | <b>-2%</b>             | <b>15%</b>             |
| Decrease From May 2022 | Decrease From May 2022 | Increase From May 2022 |

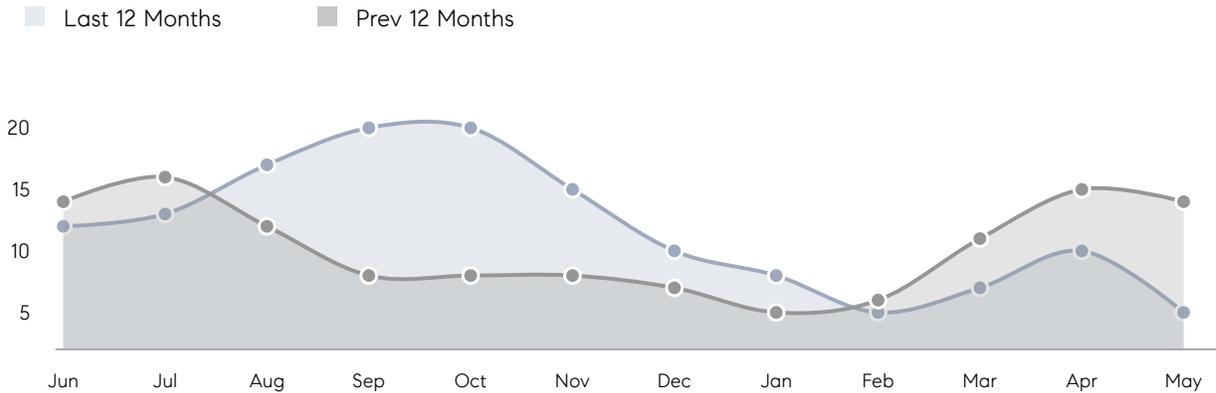
## Property Statistics

|                |                    | May 2023    | May 2022    | % Change |
|----------------|--------------------|-------------|-------------|----------|
| Overall        | AVERAGE DOM        | 75          | 18          | 317%     |
|                | % OF ASKING PRICE  | 98%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,017,233 | \$1,042,556 | -2.4%    |
|                | # OF CONTRACTS     | 9           | 12          | -25.0%   |
|                | NEW LISTINGS       | 8           | 13          | -38%     |
| Houses         | AVERAGE DOM        | 86          | 16          | 438%     |
|                | % OF ASKING PRICE  | 98%         | 105%        |          |
|                | AVERAGE SOLD PRICE | \$1,060,180 | \$1,151,143 | -8%      |
|                | # OF CONTRACTS     | 7           | 9           | -22%     |
|                | NEW LISTINGS       | 8           | 8           | 0%       |
| Condo/Co-op/TH | AVERAGE DOM        | 19          | 24          | -21%     |
|                | % OF ASKING PRICE  | 97%         | 103%        |          |
|                | AVERAGE SOLD PRICE | \$802,500   | \$662,500   | 21%      |
|                | # OF CONTRACTS     | 2           | 3           | -33%     |
|                | NEW LISTINGS       | 0           | 5           | 0%       |

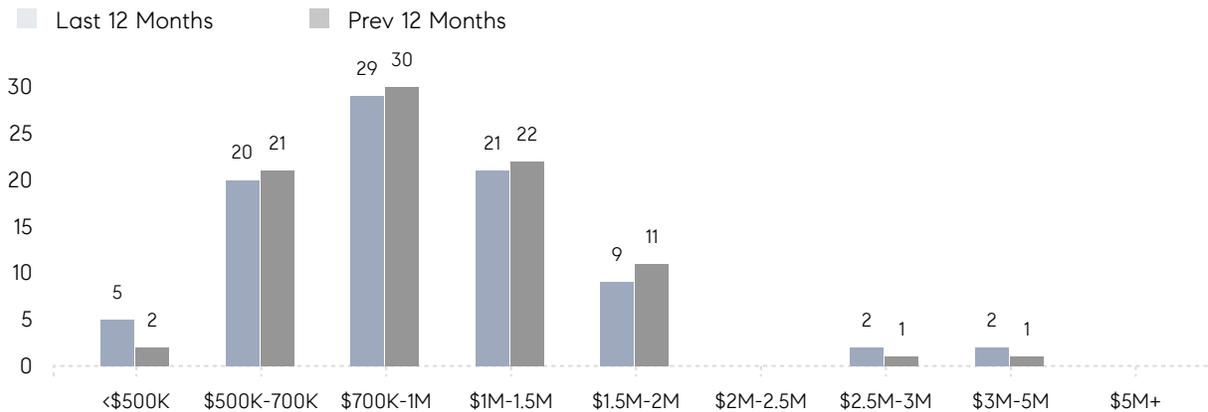
# Mountain Lakes

MAY 2023

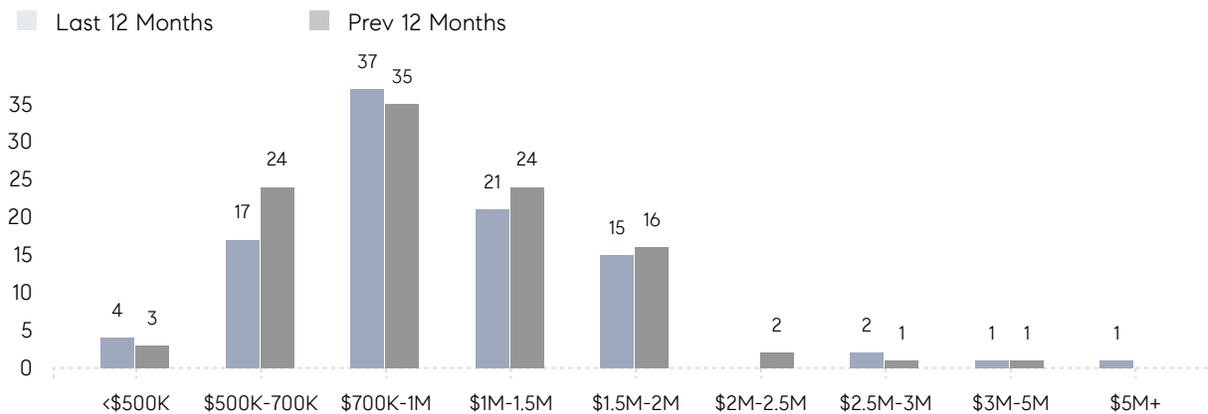
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Parsippany

MAY 2023

## UNDER CONTRACT

**38**  
Total  
Properties

**\$549K**  
Average  
Price

**\$524K**  
Median  
Price

**-19%**  
Decrease From  
May 2022

**20%**  
Increase From  
May 2022

**26%**  
Increase From  
May 2022

## UNITS SOLD

**28**  
Total  
Properties

**\$477K**  
Average  
Price

**\$476K**  
Median  
Price

**-30%**  
Decrease From  
May 2022

**0%**  
Change From  
May 2022

**8%**  
Increase From  
May 2022

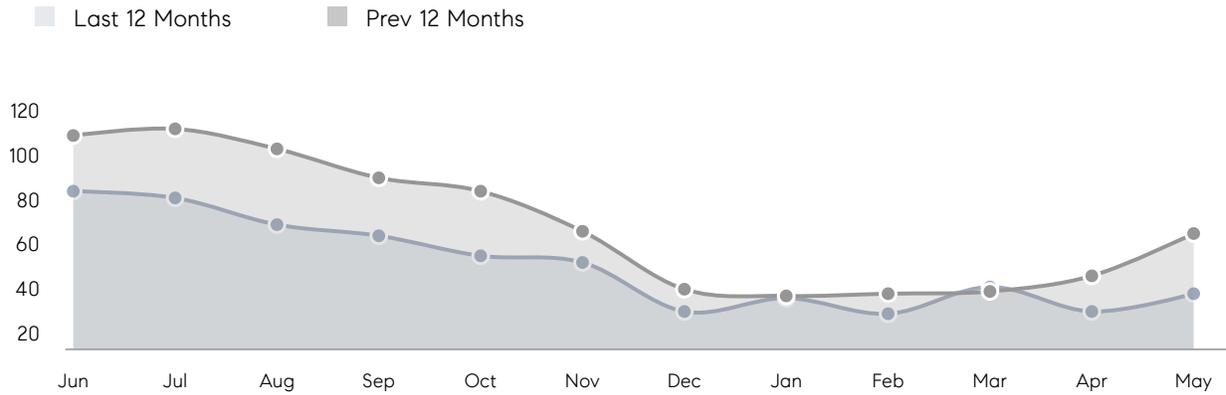
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 20        | 23        | -13%     |
|                | % OF ASKING PRICE  | 107%      | 106%      |          |
|                | AVERAGE SOLD PRICE | \$477,372 | \$477,463 | 0.0%     |
|                | # OF CONTRACTS     | 38        | 47        | -19.1%   |
|                | NEW LISTINGS       | 48        | 70        | -31%     |
| Houses         | AVERAGE DOM        | 22        | 25        | -12%     |
|                | % OF ASKING PRICE  | 109%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$544,773 | \$588,280 | -7%      |
|                | # OF CONTRACTS     | 28        | 26        | 8%       |
|                | NEW LISTINGS       | 33        | 50        | -34%     |
| Condo/Co-op/TH | AVERAGE DOM        | 16        | 19        | -16%     |
|                | % OF ASKING PRICE  | 105%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$356,050 | \$292,767 | 22%      |
|                | # OF CONTRACTS     | 10        | 21        | -52%     |
|                | NEW LISTINGS       | 15        | 20        | -25%     |

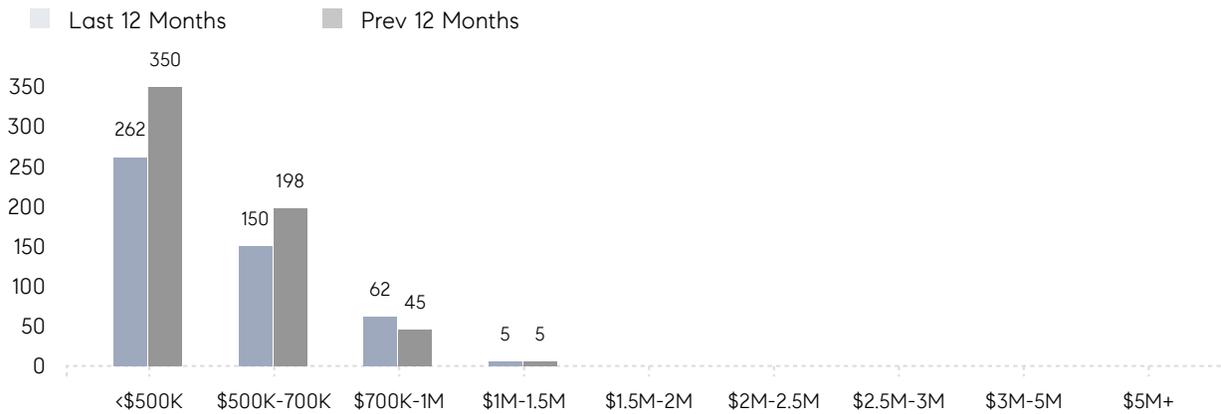
# Parsippany

MAY 2023

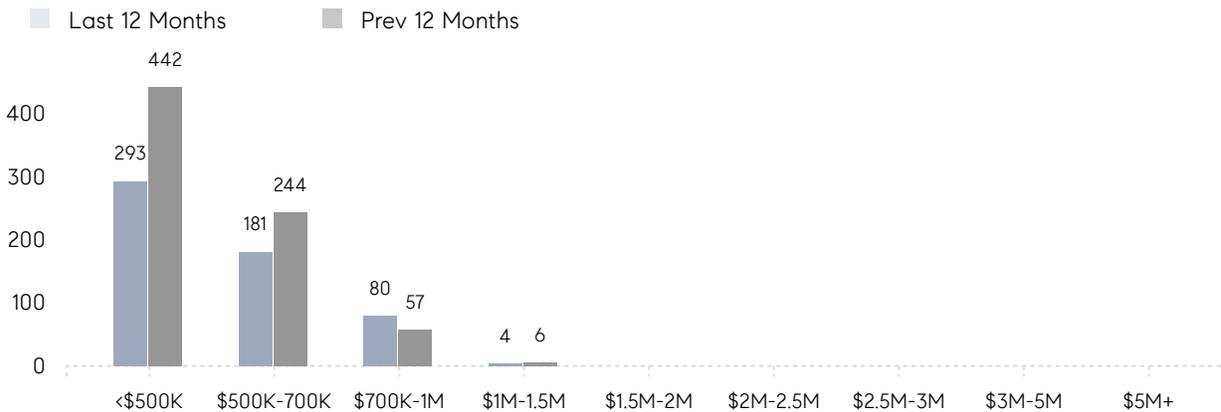
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Randolph

MAY 2023

## UNDER CONTRACT

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>29</b>              | <b>\$681K</b>          | <b>\$665K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-9%</b>             | <b>-13%</b>            | <b>-13%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

## UNITS SOLD

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| <b>23</b>              | <b>\$660K</b>          | <b>\$675K</b>          |
| Total Properties       | Average Price          | Median Price           |
| <b>-21%</b>            | <b>-15%</b>            | <b>-13%</b>            |
| Decrease From May 2022 | Decrease From May 2022 | Decrease From May 2022 |

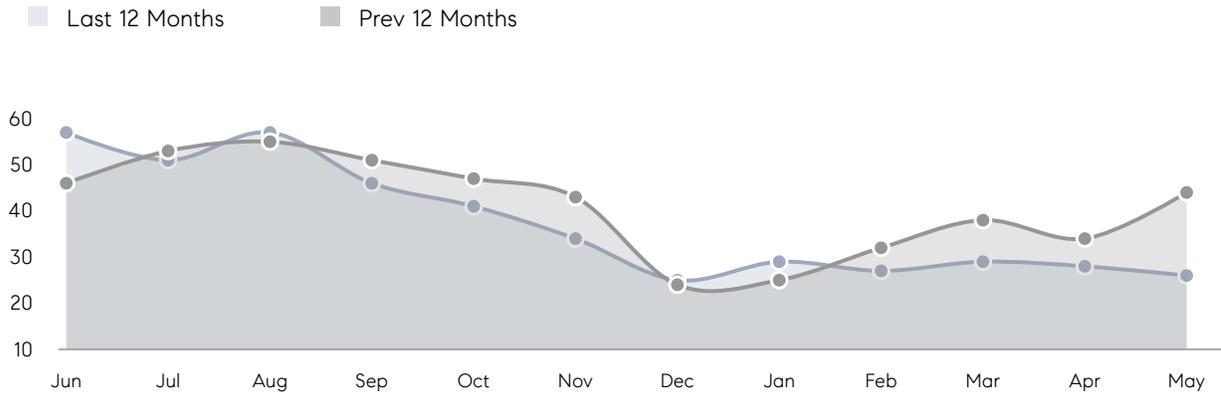
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 23        | 23        | 0%       |
|                | % OF ASKING PRICE  | 106%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$660,332 | \$775,776 | -14.9%   |
|                | # OF CONTRACTS     | 29        | 32        | -9.4%    |
|                | NEW LISTINGS       | 32        | 46        | -30%     |
| Houses         | AVERAGE DOM        | 26        | 24        | 8%       |
|                | % OF ASKING PRICE  | 105%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$690,146 | \$789,867 | -13%     |
|                | # OF CONTRACTS     | 24        | 29        | -17%     |
|                | NEW LISTINGS       | 27        | 45        | -40%     |
| Condo/Co-op/TH | AVERAGE DOM        | 11        | 15        | -27%     |
|                | % OF ASKING PRICE  | 109%      | 107%      |          |
|                | AVERAGE SOLD PRICE | \$553,000 | \$585,558 | -6%      |
|                | # OF CONTRACTS     | 5         | 3         | 67%      |
|                | NEW LISTINGS       | 5         | 1         | 400%     |

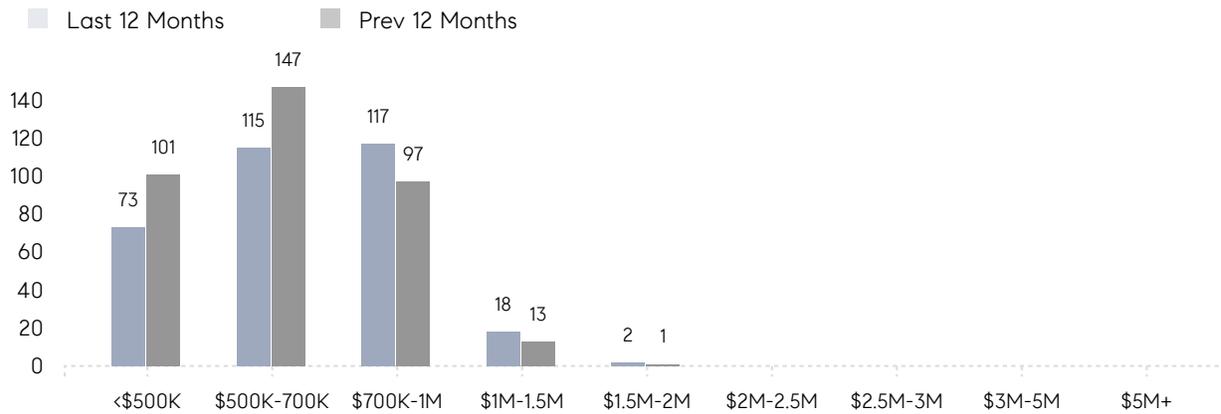
# Randolph

MAY 2023

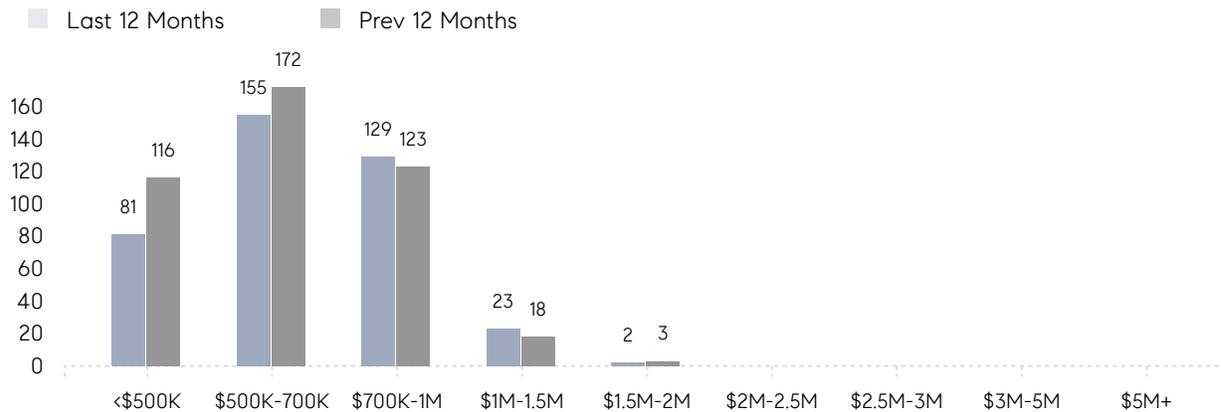
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Rockaway

MAY 2023

## UNDER CONTRACT

**33**  
Total  
Properties

**\$487K**  
Average  
Price

**\$459K**  
Median  
Price

**-8%**  
Decrease From  
May 2022

**5%**  
Increase From  
May 2022

**8%**  
Increase From  
May 2022

## UNITS SOLD

**28**  
Total  
Properties

**\$472K**  
Average  
Price

**\$493K**  
Median  
Price

**-15%**  
Decrease From  
May 2022

**7%**  
Increase From  
May 2022

**16%**  
Increase From  
May 2022

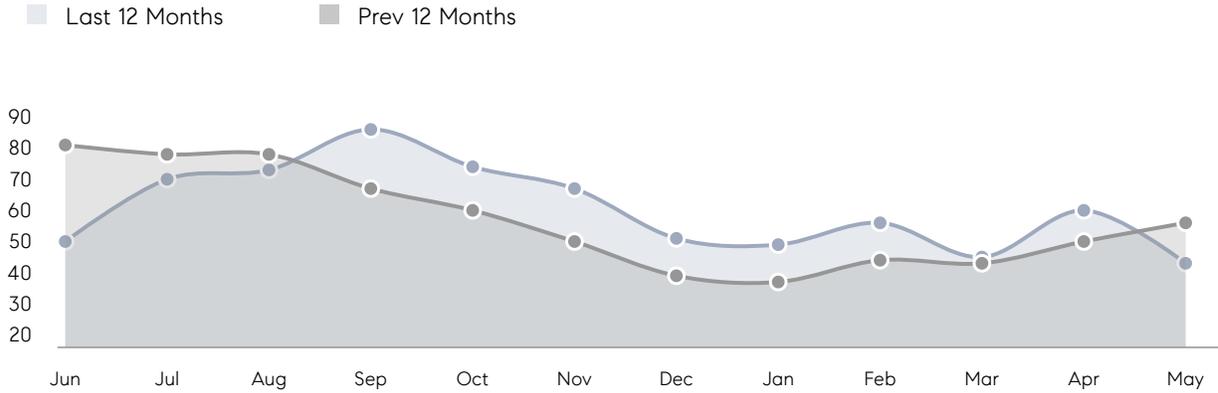
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 42        | 19        | 121%     |
|                | % OF ASKING PRICE  | 106%      | 103%      |          |
|                | AVERAGE SOLD PRICE | \$472,575 | \$441,987 | 6.9%     |
|                | # OF CONTRACTS     | 33        | 36        | -8.3%    |
|                | NEW LISTINGS       | 17        | 48        | -65%     |
| Houses         | AVERAGE DOM        | 30        | 22        | 36%      |
|                | % OF ASKING PRICE  | 107%      | 102%      |          |
|                | AVERAGE SOLD PRICE | \$519,073 | \$444,488 | 17%      |
|                | # OF CONTRACTS     | 25        | 20        | 25%      |
|                | NEW LISTINGS       | 14        | 37        | -62%     |
| Condo/Co-op/TH | AVERAGE DOM        | 64        | 15        | 327%     |
|                | % OF ASKING PRICE  | 104%      | 105%      |          |
|                | AVERAGE SOLD PRICE | \$388,880 | \$438,593 | -11%     |
|                | # OF CONTRACTS     | 8         | 16        | -50%     |
|                | NEW LISTINGS       | 3         | 11        | -73%     |

# Rockaway

MAY 2023

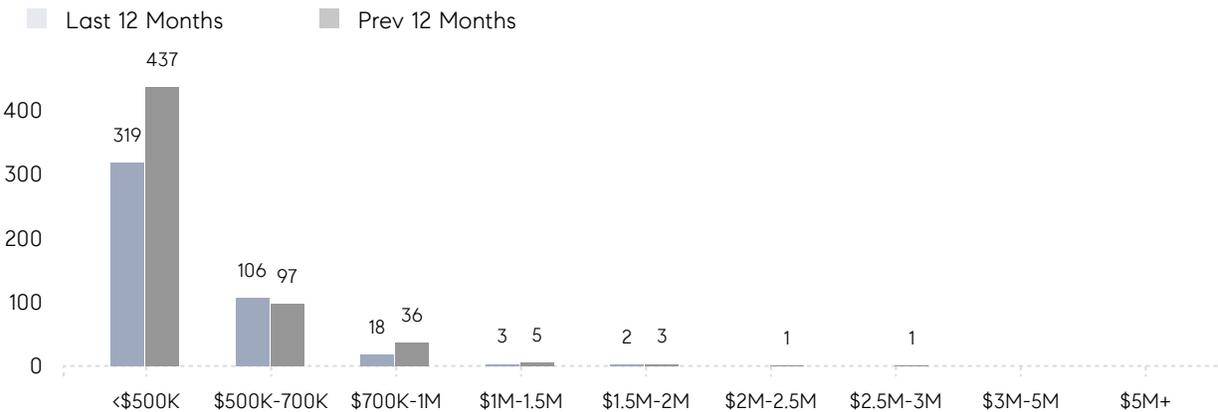
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Whippany

MAY 2023

## UNDER CONTRACT

**10**  
Total  
Properties

**\$676K**  
Average  
Price

**\$654K**  
Median  
Price

**-9%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**11%**  
Increase From  
May 2022

## UNITS SOLD

**7**  
Total  
Properties

**\$613K**  
Average  
Price

**\$585K**  
Median  
Price

**-22%**  
Decrease From  
May 2022

**12%**  
Increase From  
May 2022

**9%**  
Increase From  
May 2022

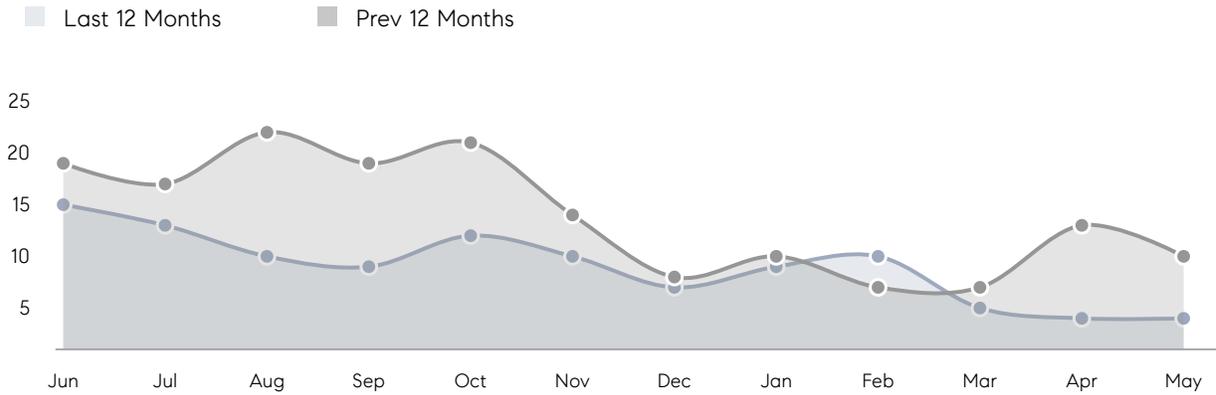
## Property Statistics

|                |                    | May 2023  | May 2022  | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall        | AVERAGE DOM        | 33        | 21        | 57%      |
|                | % OF ASKING PRICE  | 101%      | 97%       |          |
|                | AVERAGE SOLD PRICE | \$613,000 | \$546,889 | 12.1%    |
|                | # OF CONTRACTS     | 10        | 11        | -9.1%    |
|                | NEW LISTINGS       | 10        | 10        | 0%       |
| Houses         | AVERAGE DOM        | 22        | 20        | 10%      |
|                | % OF ASKING PRICE  | 98%       | 96%       |          |
|                | AVERAGE SOLD PRICE | \$561,250 | \$597,500 | -6%      |
|                | # OF CONTRACTS     | 8         | 7         | 14%      |
|                | NEW LISTINGS       | 8         | 7         | 14%      |
| Condo/Co-op/TH | AVERAGE DOM        | 49        | 22        | 123%     |
|                | % OF ASKING PRICE  | 104%      | 101%      |          |
|                | AVERAGE SOLD PRICE | \$682,000 | \$445,667 | 53%      |
|                | # OF CONTRACTS     | 2         | 4         | -50%     |
|                | NEW LISTINGS       | 2         | 3         | -33%     |

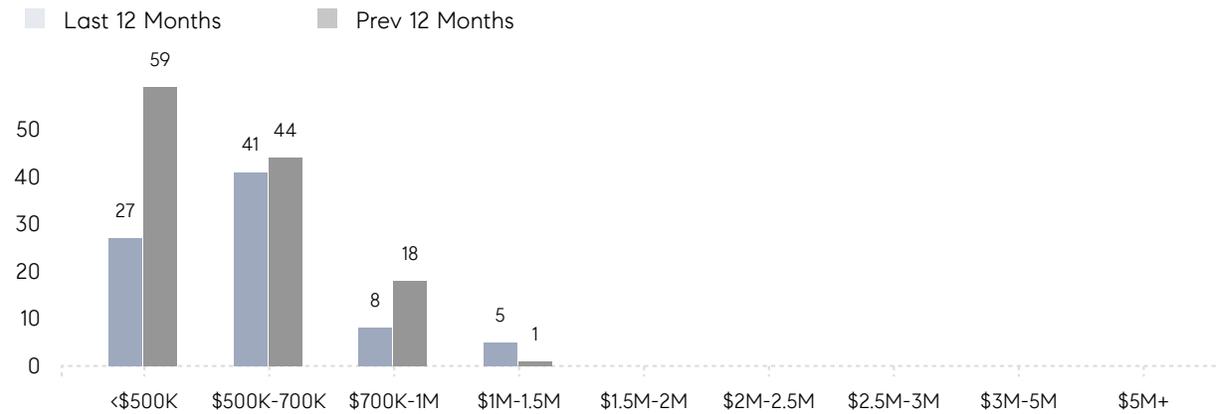
# Whippany

MAY 2023

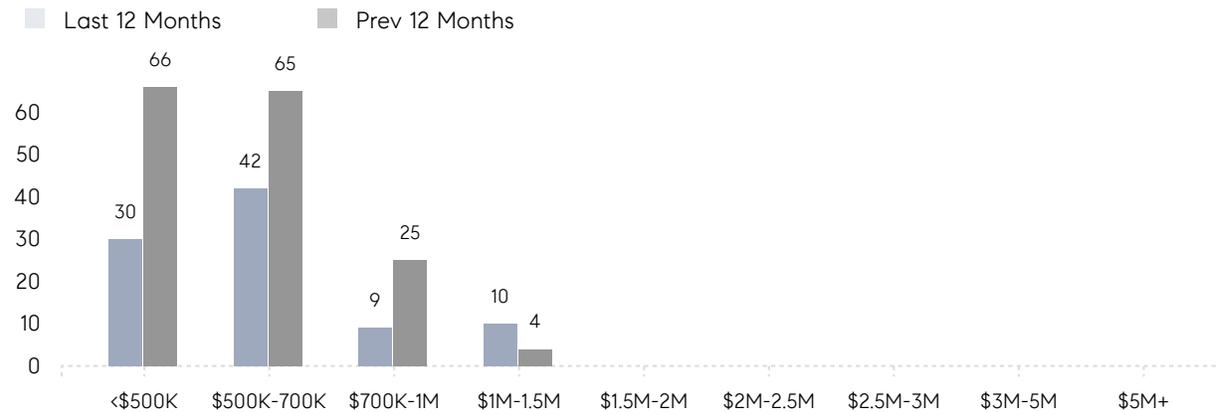
## Monthly Inventory

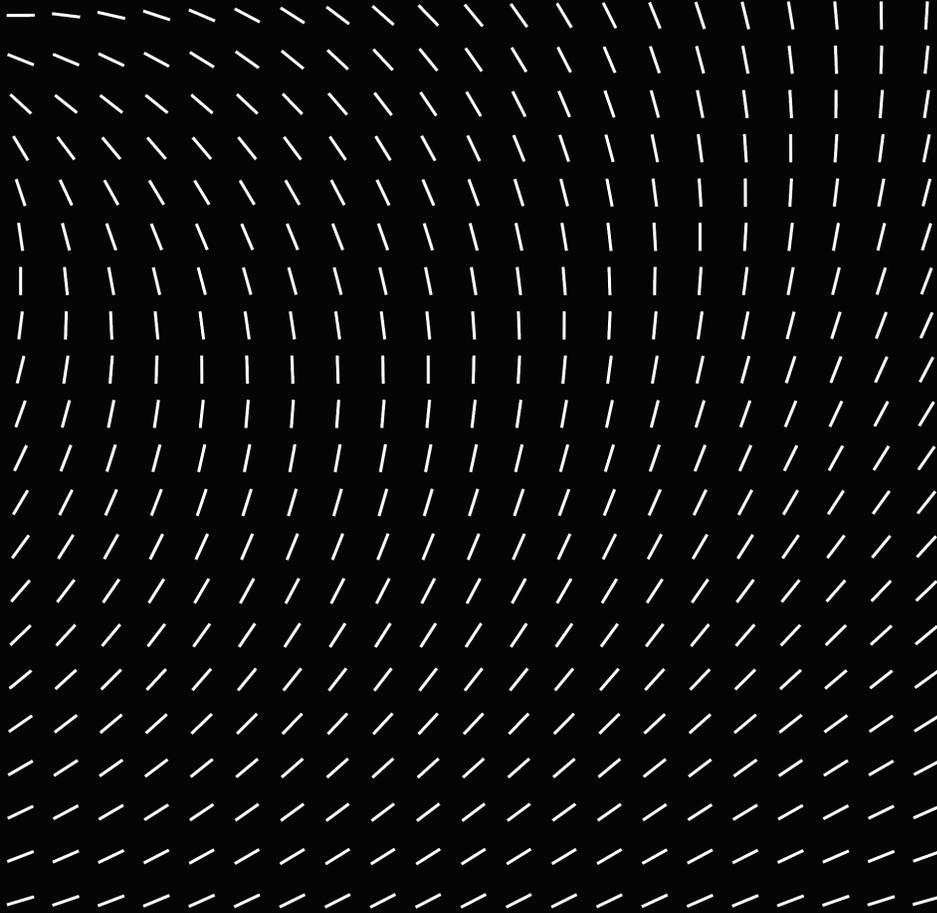


## Contracts By Price Range



## Listings By Price Range





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# Boonton

MAY 2023



## \$650K

Average  
Sales Price

## -67%

Decrease In Sales  
From May 2022

## \$650K

Median  
Sales Price

## -15%

Decrease In Contracts  
From May 2022

## 109%

Average %  
Of Asking Price

## -60%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Boonton Township

MAY 2023



**\$783K**

Average  
Sales Price

**167%**

Increase In Sales  
From May 2022

**\$690K**

Median  
Sales Price

**-50%**

Decrease In Contracts  
From May 2022

**102%**

Average %  
Of Asking Price

**139%**

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Cedar Knolls

MAY 2023



—

Average  
Sales Price

0%

Change In Sales  
From May 2022

—

Median  
Sales Price

-50%

Decrease In Contracts  
From May 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Chatham Borough

MAY 2023



**\$1.3M**

Average  
Sales Price

**-54%**

Decrease In Sales  
From May 2022

**\$907K**

Median  
Sales Price

**-23%**

Decrease In Contracts  
From May 2022

**104%**

Average %  
Of Asking Price

**11%**

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Chatham Township

MAY 2023



**\$1.6M**

Average  
Sales Price

**-14%**

Decrease In Sales  
From May 2022

**\$1.5M**

Median  
Sales Price

**25%**

Increase In Contracts  
From May 2022

**107%**

Average %  
Of Asking Price

**42%**

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Chester Borough

MAY 2023



## \$835K

Average  
Sales Price

## -25%

Decrease In Sales  
From May 2022

## \$820K

Median  
Sales Price

## -50%

Decrease In Contracts  
From May 2022

## 104%

Average %  
Of Asking Price

## 8%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Chester Township

MAY 2023



**\$1.1M**

Average  
Sales Price

**-43%**

Decrease In Sales  
From May 2022

**\$1.0M**

Median  
Sales Price

**-44%**

Decrease In Contracts  
From May 2022

**102%**

Average %  
Of Asking Price

**444%**

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Denville

MAY 2023



## \$567K

Average  
Sales Price

## -29%

Decrease In Sales  
From May 2022

## \$585K

Median  
Sales Price

## -23%

Decrease In Contracts  
From May 2022

## 106%

Average %  
Of Asking Price

## -32%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# East Hanover

MAY 2023



**\$572K**

Average  
Sales Price

**-43%**

Decrease In Sales  
From May 2022

**\$600K**

Median  
Sales Price

**-69%**

Decrease In Contracts  
From May 2022

**103%**

Average %  
Of Asking Price

**23%**

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Florham Park

MAY 2023



## \$1.0M

Average  
Sales Price

## -14%

Decrease In Sales  
From May 2022

## \$980K

Median  
Sales Price

## -37%

Decrease In Contracts  
From May 2022

## 102%

Average %  
Of Asking Price

## 97%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Hanover

MAY 2023



—

Average  
Sales Price

0%

Change In Sales  
From May 2022

—

Median  
Sales Price

0%

Change In Contracts  
From May 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Harding

MAY 2023



—

Average  
Sales Price

0%

Change In Sales  
From May 2022

—

Median  
Sales Price

-60%

Decrease In Contracts  
From May 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Kinnelon

MAY 2023



## \$680K

Average  
Sales Price

## -23%

Decrease In Sales  
From May 2022

## \$665K

Median  
Sales Price

## -40%

Decrease In Contracts  
From May 2022

## 102%

Average %  
Of Asking Price

## 181%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Long Hill

MAY 2023



## \$847K

Average  
Sales Price

## -27%

Decrease In Sales  
From May 2022

## \$838K

Median  
Sales Price

## 50%

Increase In Contracts  
From May 2022

## 104%

Average %  
Of Asking Price

## -47%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Madison

MAY 2023



## \$1.1M

Average  
Sales Price

## -11%

Decrease In Sales  
From May 2022

## \$1.0M

Median  
Sales Price

## 36%

Increase In Contracts  
From May 2022

## 106%

Average %  
Of Asking Price

## -12%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Mendham Borough

MAY 2023



**\$648K**

Average  
Sales Price

**13%**

Increase In Sales  
From May 2022

**\$595K**

Median  
Sales Price

**-50%**

Decrease In Contracts  
From May 2022

**103%**

Average %  
Of Asking Price

**-67%**

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Mendham Township

MAY 2023



**\$1.3M**

Average  
Sales Price

**80%**

Increase In Sales  
From May 2022

**\$1.5M**

Median  
Sales Price

**-50%**

Decrease In Contracts  
From May 2022

**99%**

Average %  
Of Asking Price

**671%**

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Montville

MAY 2023



## \$723K

Average  
Sales Price

## -26%

Decrease In Sales  
From May 2022

## \$690K

Median  
Sales Price

## -37%

Decrease In Contracts  
From May 2022

## 104%

Average %  
Of Asking Price

## 65%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Morris Plains

MAY 2023



## \$715K

Average  
Sales Price

## 89%

Increase In Sales  
From May 2022

## \$702K

Median  
Sales Price

## 88%

Increase In Contracts  
From May 2022

## 103%

Average %  
Of Asking Price

## -15%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Morris Township

MAY 2023



**\$826K**

Average  
Sales Price

**-55%**

Decrease In Sales  
From May 2022

**\$812K**

Median  
Sales Price

**36%**

Increase In Contracts  
From May 2022

**105%**

Average %  
Of Asking Price

**-30%**

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Morristown

MAY 2023



## \$582K

Average  
Sales Price

## -6%

Decrease In Sales  
From May 2022

## \$555K

Median  
Sales Price

## -47%

Decrease In Contracts  
From May 2022

## 105%

Average %  
Of Asking Price

## -24%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Mount Arlington

MAY 2023



## \$401K

Average  
Sales Price

## 60%

Increase In Sales  
From May 2022

## \$395K

Median  
Sales Price

## -44%

Decrease In Contracts  
From May 2022

## 108%

Average %  
Of Asking Price

## -69%

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Mountain Lakes

MAY 2023



## \$1.0M

Average  
Sales Price

## -33%

Decrease In Sales  
From May 2022

## \$1.0M

Median  
Sales Price

## -25%

Decrease In Contracts  
From May 2022

## 98%

Average %  
Of Asking Price

## 317%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Parsippany

MAY 2023



**\$477K**

Average  
Sales Price

**-30%**

Decrease In Sales  
From May 2022

**\$476K**

Median  
Sales Price

**-19%**

Decrease In Contracts  
From May 2022

**107%**

Average %  
Of Asking Price

**-13%**

Decrease In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

**COMPASS**

# Randolph

MAY 2023



## \$660K

Average  
Sales Price

## -21%

Decrease In Sales  
From May 2022

## \$675K

Median  
Sales Price

## -9%

Decrease In Contracts  
From May 2022

## 106%

Average %  
Of Asking Price

## 0%

Change In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Rockaway

MAY 2023



## \$472K

Average  
Sales Price

## -15%

Decrease In Sales  
From May 2022

## \$493K

Median  
Sales Price

## -8%

Decrease In Contracts  
From May 2022

## 106%

Average %  
Of Asking Price

## 121%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Whippany

MAY 2023



## \$613K

Average  
Sales Price

## -22%

Decrease In Sales  
From May 2022

## \$585K

Median  
Sales Price

## -9%

Decrease In Contracts  
From May 2022

## 101%

Average %  
Of Asking Price

## 57%

Increase In  
Days On Market  
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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