

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Morris County

Morris County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	366	430	+ 17.5%	3,328	3,601	+ 8.2%
Closed Sales	385	394	+ 2.3%	2,343	2,395	+ 2.2%
Days on Market Until Sale	28	24	- 14.3%	29	27	- 6.9%
Median Sales Price*	\$765,000	\$843,750	+ 10.3%	\$745,000	\$800,000	+ 7.4%
Percent of List Price Received*	104.9%	104.8%	- 0.1%	105.6%	105.4%	- 0.2%
Inventory of Homes for Sale	598	673	+ 12.5%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	111	114	+ 2.7%	899	983	+ 9.3%
Closed Sales	114	91	- 20.2%	672	678	+ 0.9%
Days on Market Until Sale	29	30	+ 3.4%	30	30	0.0%
Median Sales Price*	\$538,000	\$592,500	+ 10.1%	\$520,000	\$560,000	+ 7.7%
Percent of List Price Received*	102.3%	102.9%	+ 0.6%	102.2%	102.4%	+ 0.2%
Inventory of Homes for Sale	153	159	+ 3.9%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	11	12	+ 9.1%	111	128	+ 15.3%
Closed Sales	13	13	0.0%	81	95	+ 17.3%
Days on Market Until Sale	36	23	- 36.1%	38	44	+ 15.8%
Median Sales Price*	\$445,000	\$465,000	+ 4.5%	\$488,000	\$479,000	- 1.8%
Percent of List Price Received*	102.1%	99.7%	- 2.4%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	23	28	+ 21.7%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

