

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Morris County

Morris County

Single Family

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	249	241	- 3.2%	249	241	- 3.2%
Closed Sales	242	219	- 9.5%	242	219	- 9.5%
Days on Market Until Sale	38	35	- 7.9%	38	35	- 7.9%
Median Sales Price*	\$680,000	\$720,000	+ 5.9%	\$680,000	\$720,000	+ 5.9%
Percent of List Price Received*	102.5%	102.8%	+ 0.3%	102.5%	102.8%	+ 0.3%
Inventory of Homes for Sale	353	336	- 4.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

Townhouse-Condo

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	95	105	+ 10.5%	95	105	+ 10.5%
Closed Sales	67	56	- 16.4%	67	56	- 16.4%
Days on Market Until Sale	31	34	+ 9.7%	31	34	+ 9.7%
Median Sales Price*	\$525,000	\$547,500	+ 4.3%	\$525,000	\$547,500	+ 4.3%
Percent of List Price Received*	101.8%	101.9%	+ 0.1%	101.8%	101.9%	+ 0.1%
Inventory of Homes for Sale	94	110	+ 17.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

Adult Community

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	9	9	0.0%	9	9	0.0%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Days on Market Until Sale	72	69	- 4.2%	72	69	- 4.2%
Median Sales Price*	\$579,000	\$360,000	- 37.8%	\$579,000	\$360,000	- 37.8%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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

