

# Local Market Update for April 2026

Provided by New Jersey REALTORS®



## Morris County

Morris County

### Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	502	612	+ 21.9%	1,465	1,537	+ 4.9%
Closed Sales	249	234	- 6.0%	902	810	- 10.2%
Days on Market Until Sale	29	28	- 3.4%	36	33	- 8.3%
Median Sales Price*	\$740,000	\$775,000	+ 4.7%	\$705,000	\$737,500	+ 4.6%
Percent of List Price Received*	106.6%	106.3%	- 0.3%	104.6%	104.3%	- 0.3%
Inventory of Homes for Sale	555	601	+ 8.3%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	141	144	+ 2.1%	421	466	+ 10.7%
Closed Sales	75	76	+ 1.3%	280	269	- 3.9%
Days on Market Until Sale	30	24	- 20.0%	32	31	- 3.1%
Median Sales Price*	\$485,000	\$555,000	+ 14.4%	\$510,000	\$560,000	+ 9.8%
Percent of List Price Received*	102.2%	103.1%	+ 0.9%	102.5%	102.1%	- 0.4%
Inventory of Homes for Sale	144	160	+ 11.1%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	19	14	- 26.3%	61	58	- 4.9%
Closed Sales	6	11	+ 83.3%	32	35	+ 9.4%
Days on Market Until Sale	31	27	- 12.9%	44	57	+ 29.5%
Median Sales Price*	\$480,000	\$529,000	+ 10.2%	\$550,000	\$476,599	- 13.3%
Percent of List Price Received*	101.2%	102.3%	+ 1.1%	99.3%	100.1%	+ 0.8%
Inventory of Homes for Sale	26	26	0.0%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

\* 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

