

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Morris County

Morris County

Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	276	259	- 6.2%	525	501	- 4.6%
Closed Sales	183	164	- 10.4%	425	383	- 9.9%
Days on Market Until Sale	45	39	- 13.3%	41	37	- 9.8%
Median Sales Price*	\$650,000	\$670,000	+ 3.1%	\$670,000	\$705,000	+ 5.2%
Percent of List Price Received*	103.4%	101.6%	- 1.7%	102.9%	102.3%	- 0.6%
Inventory of Homes for Sale	382	346	- 9.4%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	80	85	+ 6.3%	175	189	+ 8.0%
Closed Sales	57	48	- 15.8%	124	104	- 16.1%
Days on Market Until Sale	44	41	- 6.8%	37	37	0.0%
Median Sales Price*	\$496,000	\$539,500	+ 8.8%	\$517,464	\$542,000	+ 4.7%
Percent of List Price Received*	101.8%	101.1%	- 0.7%	101.8%	101.5%	- 0.3%
Inventory of Homes for Sale	96	107	+ 11.5%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	23	11	- 52.2%	32	20	- 37.5%
Closed Sales	4	6	+ 50.0%	13	13	0.0%
Days on Market Until Sale	64	63	- 1.6%	69	66	- 4.3%
Median Sales Price*	\$490,000	\$517,450	+ 5.6%	\$579,000	\$489,000	- 15.5%
Percent of List Price Received*	98.4%	100.5%	+ 2.1%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 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

