

# Local Market Update for March 2026

Provided by New Jersey REALTORS®



## Morris County

Morris County

### Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	439	423	- 3.6%	964	923	- 4.3%
Closed Sales	228	191	- 16.2%	653	576	- 11.8%
Days on Market Until Sale	36	33	- 8.3%	39	35	- 10.3%
Median Sales Price*	\$725,500	<b>\$757,000</b>	+ 4.3%	\$685,000	<b>\$715,000</b>	+ 4.4%
Percent of List Price Received*	105.4%	<b>105.8%</b>	+ 0.4%	103.8%	<b>103.4%</b>	- 0.4%
Inventory of Homes for Sale	465	432	- 7.1%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	105	130	+ 23.8%	280	320	+ 14.3%
Closed Sales	81	87	+ 7.4%	205	191	- 6.8%
Days on Market Until Sale	27	31	+ 14.8%	33	34	+ 3.0%
Median Sales Price*	\$500,000	<b>\$560,000</b>	+ 12.0%	\$510,000	<b>\$555,000</b>	+ 8.8%
Percent of List Price Received*	103.8%	<b>101.9%</b>	- 1.8%	102.6%	<b>101.7%</b>	- 0.9%
Inventory of Homes for Sale	99	129	+ 30.3%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	10	23	+ 130.0%	42	44	+ 4.8%
Closed Sales	13	11	- 15.4%	26	24	- 7.7%
Days on Market Until Sale	26	76	+ 192.3%	48	71	+ 47.9%
Median Sales Price*	\$570,000	<b>\$441,000</b>	- 22.6%	\$572,500	<b>\$455,000</b>	- 20.5%
Percent of List Price Received*	98.2%	<b>98.4%</b>	+ 0.2%	98.8%	<b>99.2%</b>	+ 0.4%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

\* 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

