



THE OTHER SIDE REAL ESTATE

Web: theothersiderealestate.com | Tel: 908-264-3773

CHATHAM TOWNSHIP

Exclusive Market Intelligence — August 2026 | Morris County, NJ

SINGLE FAMILY MEDIAN PRICE

\$1,675,000

-5.6% vs August 2025

DAYS ON MARKET (SF)

12 Days

-85.5% faster pace

MONTHS SUPPLY

0.8 Months

Tight Seller's Market

SINGLE FAMILY RESIDENCE MARKET PERFORMANCE

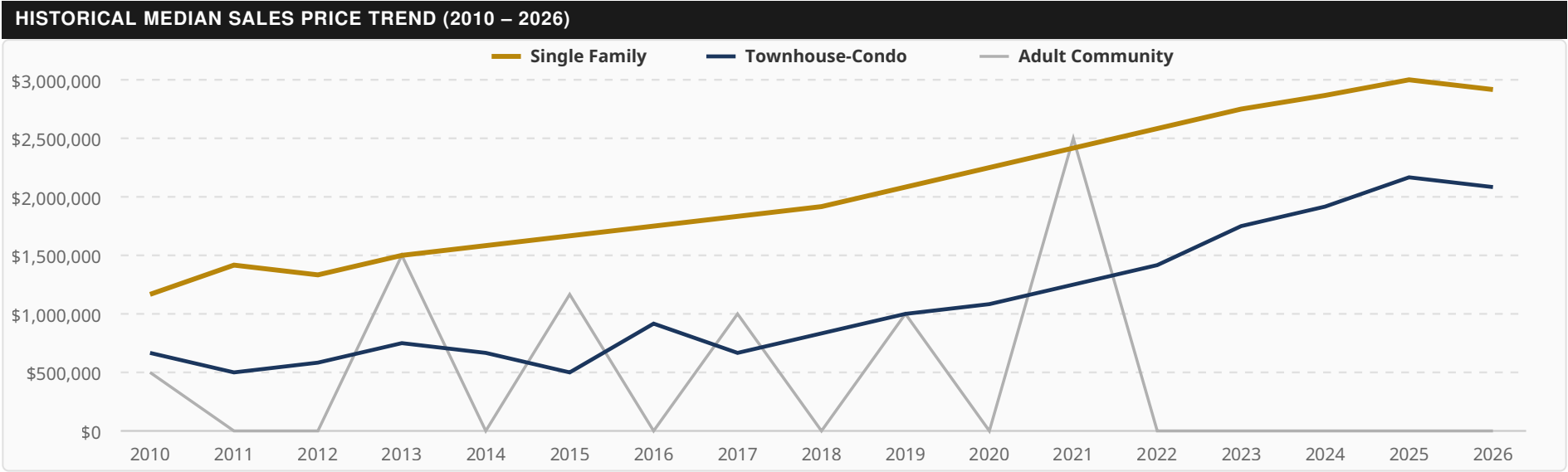
KEY METRICS	AUGUST 2025	AUGUST 2026	PERCENT CHANGE	THRU 8-2025	THRU 8-2026	PERCENT CHANGE
New Listings	5	4	-20.0%	96	98	+2.1%
Closed Sales	10	7	-30.0%	75	65	-13.3%
Days on Market Until Sale	83	12	-85.5%	37	19	-48.6%
Median Sales Price	\$1,775,000	\$1,675,000	-5.6%	\$2,025,000	\$2,298,000	+13.5%
Percent of List Price Received	107.7%	111.4%	+3.4%	108.0%	108.2%	+0.2%
Inventory of Homes for Sale	11	6	-45.5%	—	—	—
Months Supply of Inventory	1.3	0.8	-38.5%	—	—	—

TOWNHOUSE-CONDO MARKET PERFORMANCE

KEY METRICS	AUGUST 2025	AUGUST 2026	PERCENT CHANGE	THRU 8-2025	THRU 8-2026	PERCENT CHANGE
New Listings	2	2	0.0%	41	42	+2.4%
Closed Sales	6	4	-33.3%	33	30	-9.1%
Days on Market Until Sale	15	14	-6.7%	23	21	-8.7%
Median Sales Price	\$792,500	\$522,950	-34.0%	\$501,300	\$582,500	+16.2%
Percent of List Price Received	101.2%	102.9%	+1.7%	102.6%	102.6%	0.0%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	1.2	1.5	+25.0%	—	—	—

ADULT COMMUNITY MARKET PERFORMANCE

KEY METRICS	AUGUST 2025	AUGUST 2026	PERCENT CHANGE	THRU 8-2025	THRU 8-2026	PERCENT CHANGE
New Listings	0	0	—	0	1	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	0	0	—	0	17	—
Median Sales Price	\$0	\$0	—	\$0	\$1,905,000	—
Percent of List Price Received	0.0%	0.0%	—	0.0%	119.4%	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	0.0	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. Current as of September 09, 2026. All data sourced from multiple listing services in the State of New Jersey. Prepared by The Other Side Real Estate (theothersiderealestate.com | 908-264-3773).