



THE OTHER SIDE REAL ESTATE

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

CHATHAM TOWNSHIP

Exclusive Market Intelligence — July 2026 | Morris County, NJ

SINGLE FAMILY MEDIAN PRICE

\$2,175,000

+3.0% vs July 2025

DAYS ON MARKET (SF)

18 Days

-58.1% faster pace

MONTHS SUPPLY

1.1 Months

Highly Balanced Inventory

SINGLE FAMILY RESIDENCE MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	PERCENT CHANGE	THRU 7-2025	THRU 7-2026	PERCENT CHANGE
New Listings	10	5	-50.0%	91	94	+3.3%
Closed Sales	10	13	+30.0%	65	58	-10.8%
Days on Market Until Sale	43	18	-58.1%	30	20	-33.3%
Median Sales Price	\$2,112,500	\$2,175,000	+3.0%	\$2,050,000	\$2,299,000	+12.1%
Percent of List Price Received	107.1%	105.4%	-1.6%	108.0%	107.8%	-0.2%
Inventory of Homes for Sale	12	8	-33.3%	—	—	—
Months Supply of Inventory	1.4	1.1	-21.4%	—	—	—

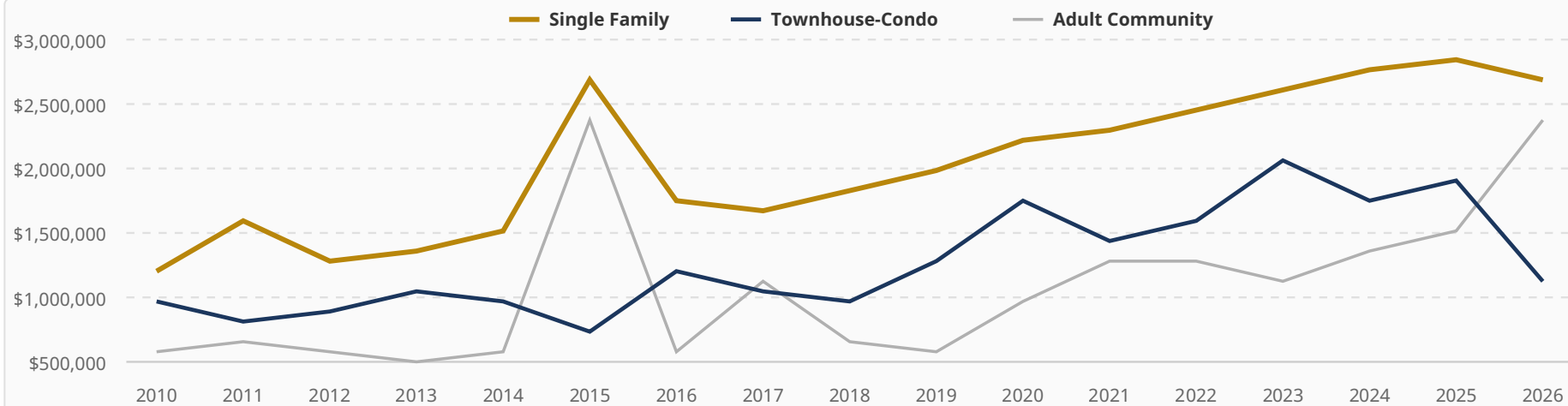
TOWNHOUSE-CONDO MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	PERCENT CHANGE	THRU 7-2025	THRU 7-2026	PERCENT CHANGE
New Listings	5	4	-20.0%	39	40	+2.6%
Closed Sales	4	2	-50.0%	27	26	-3.7%
Days on Market Until Sale	30	40	+33.3%	25	22	-12.0%
Median Sales Price	\$468,150	\$635,000	+35.6%	\$485,000	\$582,500	+20.1%
Percent of List Price Received	99.7%	100.6%	+0.9%	102.9%	102.5%	-0.4%
Inventory of Homes for Sale	7	6	-14.3%	—	—	—
Months Supply of Inventory	1.8	1.7	-5.6%	—	—	—

ADULT COMMUNITY MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	PERCENT CHANGE	THRU 7-2025	THRU 7-2026	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	—	—	—	—

HISTORICAL MEDIAN SALES PRICE TREND (2010 – 2026)



* 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 August 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).