



May 2026

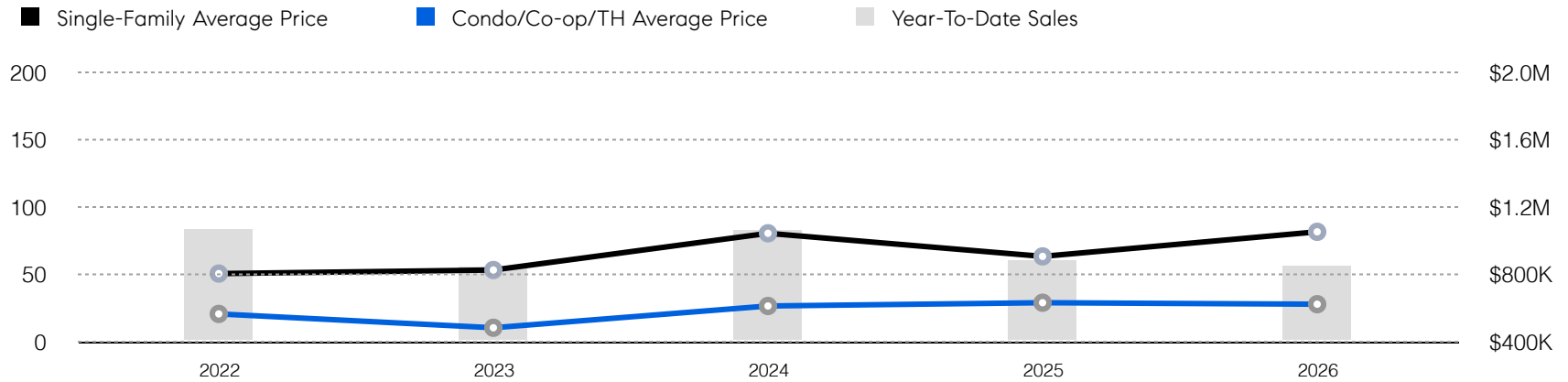
# Montville Market Report

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# Montville

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	61	69	13.1%	14	32	128.6%
	ACTIVE LISTINGS	37	34	-8.1%	37	34	-8.1%
	# OF SALES	43	30	-30.2%	10	5	-50.0%
	SALES VOLUME	\$38,991,713	\$31,584,309	-19.0%	\$10,324,617	\$5,915,511	-42.7%
	MEDIAN PRICE	\$810,000	\$887,500	9.6%	\$912,500	\$1,362,511	49.3%
	AVERAGE PRICE	\$906,784	\$1,052,810	16.1%	\$1,032,462	\$1,183,102	14.6%
	AVERAGE DOM	35	38	8.6%	13	21	61.5%
	% OF ASKING PRICE	105.0%	103.8%	-1.2%	112.4%	107.8%	-4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	23	35	52.2%	9	13	44.4%
	ACTIVE LISTINGS	3	23	666.7%	3	23	666.7%
	# OF SALES	16	25	56.3%	2	7	250.0%
	SALES VOLUME	\$10,104,500	\$15,568,800	54.1%	\$1,485,000	\$4,631,400	211.9%
	MEDIAN PRICE	\$645,000	\$619,000	-4.0%	\$742,500	\$660,000	-11.1%
	AVERAGE PRICE	\$631,531	\$622,752	-1.4%	\$742,500	\$661,629	-10.9%
	AVERAGE DOM	18	25	38.9%	61	23	-62.3%
	% OF ASKING PRICE	105.3%	101.6%	-3.7%	104.3%	103.4%	-0.9%

## Historic Sales Trends



\* Line graphs may be hidden due to limited sales data

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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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