



July 2026

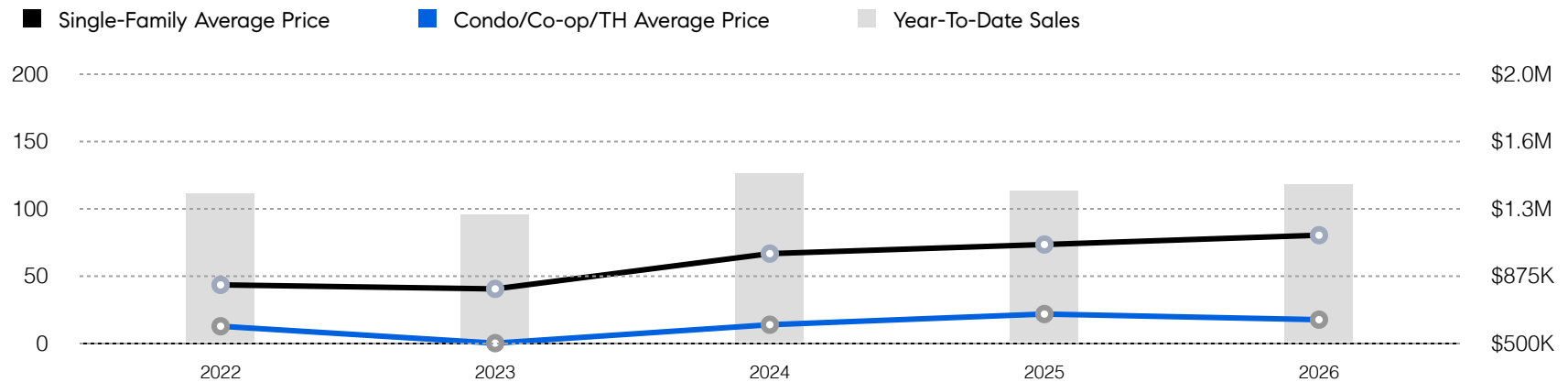
Montville Market Report

COMPASS

Montville

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	97	99	2.1%	17	16	-5.9%
	ACTIVE LISTINGS	34	23	-32.4%	34	23	-32.4%
	# OF SALES	83	80	-3.6%	22	22	0.0%
	SALES VOLUME	\$87,267,963	\$88,260,108	1.1%	\$28,772,750	\$26,306,799	-8.6%
	MEDIAN PRICE	\$905,000	\$964,500	6.6%	\$1,161,000	\$1,017,000	-12.4%
	AVERAGE PRICE	\$1,051,421	\$1,103,251	4.9%	\$1,307,852	\$1,195,764	-8.6%
	AVERAGE DOM	25	27	8.0%	14	25	78.6%
	% OF ASKING PRICE	106.6%	105.3%	-1.3%	107.3%	107.0%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	31	46	48.4%	4	6	50.0%
	ACTIVE LISTINGS	1	10	900.0%	1	10	900.0%
	# OF SALES	29	37	27.6%	4	7	75.0%
	SALES VOLUME	\$19,261,000	\$23,412,800	21.6%	\$3,080,000	\$4,942,000	60.5%
	MEDIAN PRICE	\$700,000	\$650,000	-7.1%	\$760,000	\$675,000	-11.2%
	AVERAGE PRICE	\$664,172	\$632,778	-4.7%	\$770,000	\$706,000	-8.3%
	AVERAGE DOM	19	23	21.1%	27	21	-22.2%
	% OF ASKING PRICE	104.5%	101.9%	-2.6%	100.5%	102.3%	1.8%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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