



February 2026

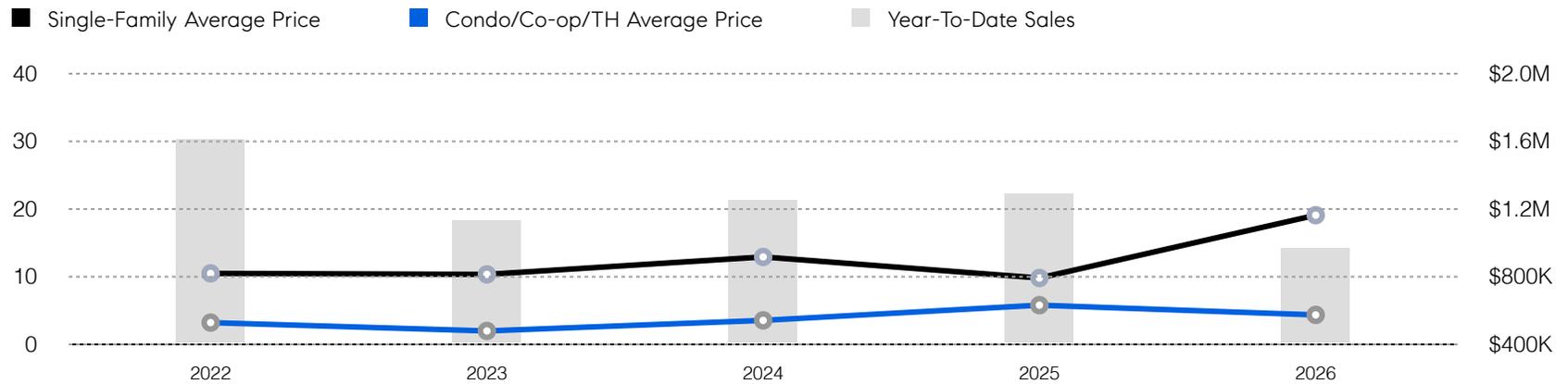
Montville Market Report

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Montville

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	20	11	-45.0%	8	6	-25.0%
	ACTIVE LISTINGS	18	19	5.6%	18	19	5.6%
	# OF SALES	17	10	-41.2%	7	4	-42.9%
	SALES VOLUME	\$13,474,597	\$11,638,998	-13.6%	\$5,559,000	\$3,989,000	-28.2%
	MEDIAN PRICE	\$650,000	\$850,000	30.8%	\$660,000	\$944,500	43.1%
	AVERAGE PRICE	\$792,623	\$1,163,900	46.8%	\$794,143	\$997,250	25.6%
	AVERAGE DOM	41	28	-31.7%	28	17	-39.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	4	7	75.0%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	5	4	-20.0%	3	2	-33.3%
	SALES VOLUME	\$3,160,000	\$2,297,500	-27.3%	\$1,785,000	\$1,097,500	-38.5%
	MEDIAN PRICE	\$620,000	\$551,250	-11.1%	\$610,000	\$548,750	-10.0%
	AVERAGE PRICE	\$632,000	\$574,375	-9.1%	\$595,000	\$548,750	-7.8%
	AVERAGE DOM	13	68	423.1%	13	86	561.5%

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 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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