



August 2026

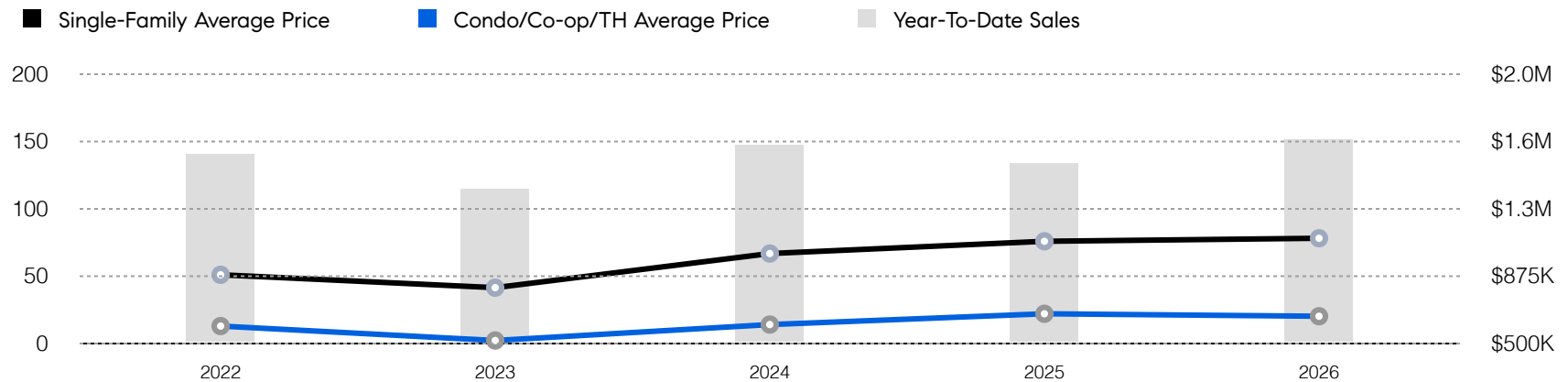
Montville Market Report

COMPASS

Montville

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	109	115	5.5%	12	17	41.7%
	ACTIVE LISTINGS	32	24	-25.0%	32	24	-25.0%
	# OF SALES	102	104	2.0%	19	24	26.3%
	SALES VOLUME	\$109,077,781	\$112,967,108	3.6%	\$21,809,818	\$24,707,000	13.3%
	MEDIAN PRICE	\$909,000	\$980,000	7.8%	\$1,050,000	\$981,000	-6.6%
	AVERAGE PRICE	\$1,069,390	\$1,086,222	1.6%	\$1,147,885	\$1,029,458	-10.3%
	AVERAGE DOM	23	26	13.0%	17	22	29.4%
	% OF ASKING PRICE	107.0%	105.9%	-1.1%	108.7%	107.8%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	33	48	45.5%	2	3	50.0%
	ACTIVE LISTINGS	1	13	1,200.0%	1	13	1,200.0%
	# OF SALES	30	46	53.3%	1	9	800.0%
	SALES VOLUME	\$19,971,000	\$29,988,690	50.2%	\$710,000	\$6,575,890	826.2%
	MEDIAN PRICE	\$700,500	\$652,500	-6.9%	\$710,000	\$760,000	7.0%
	AVERAGE PRICE	\$665,700	\$651,928	-2.1%	\$710,000	\$730,654	2.9%
	AVERAGE DOM	18	27	50.0%	9	42	366.7%
	% OF ASKING PRICE	104.4%	102.9%	-1.6%	101.6%	106.8%	5.2%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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