

Montville 07045

ZIP code · NJ · New Jersey › Morris County

BALANCED MARKET

\$865K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

115

SALES (12 MO)

\$845K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



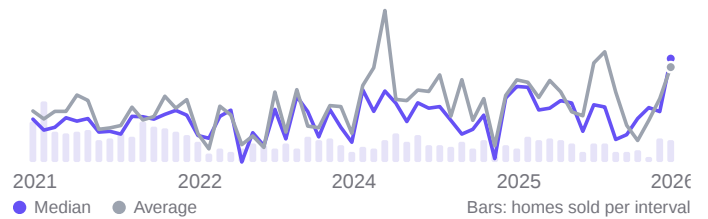
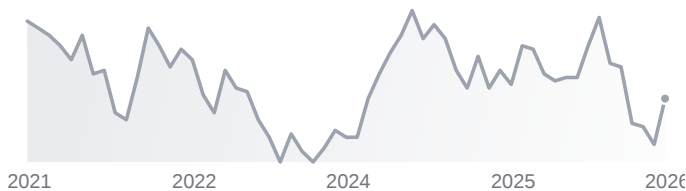
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$1.1M · Average \$1.1M

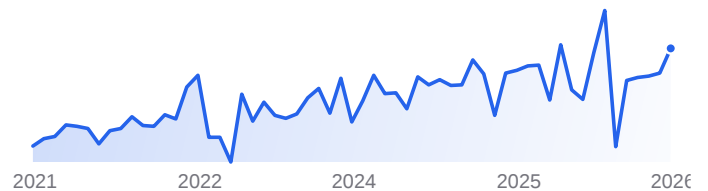
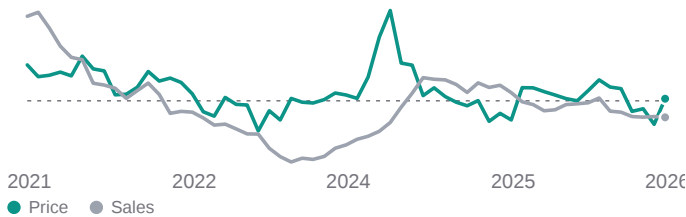


Growth (year over year)

Price +1.7% · Sales -12.9%

Price per square foot

\$381/ft²

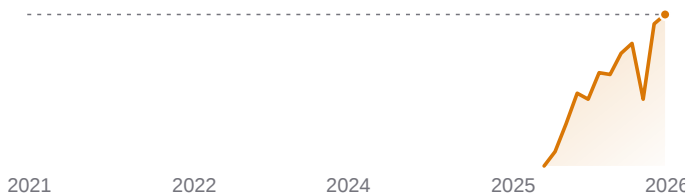


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

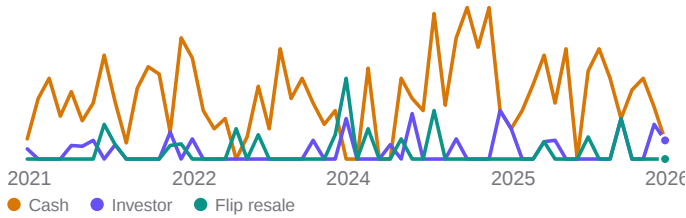
2.9%



BUYERS & OUTCOMES

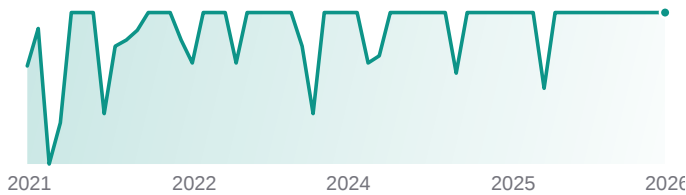
Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 0%



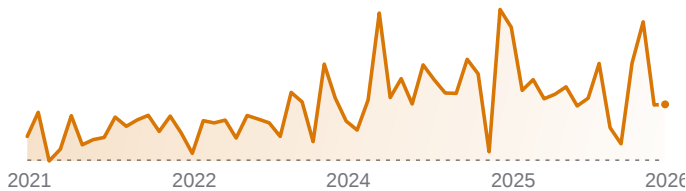
Sellers who sold at a gain

100%

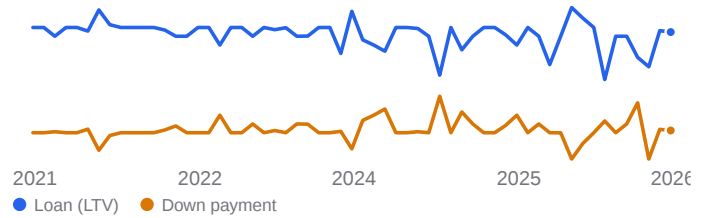


Median annualized return at resale

+3.8%

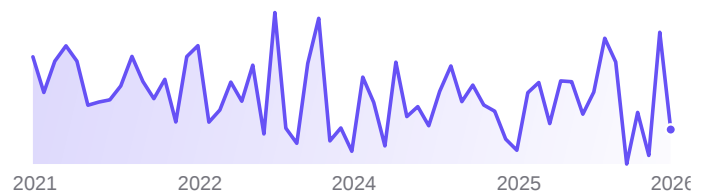


Financing (share of purchase price) Loan (LTV) 77% · Down payment 21%



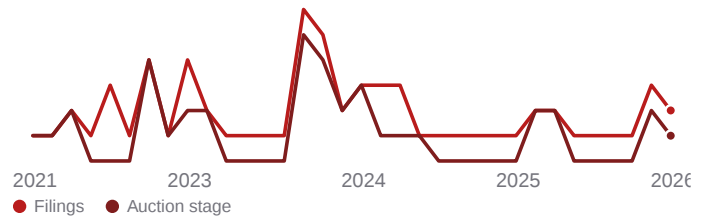
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,948
Median value (AVM)	\$845K
Median size	2,392 ft²
Median bedrooms	1
Median year built	1986
Single family	93%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	10,539
Density	1,394 / mi²
Median household income	\$161K
Average household income	\$203K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	106
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	2.0%
Unemployment	1.3%
Average temp	51°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.