

Montague 07827

ZIP code · NJ · New Jersey > Sussex County

SELLER'S MARKET

\$345K

MEDIAN SALE PRICE

+127.4%

1-YR CHANGE

97

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

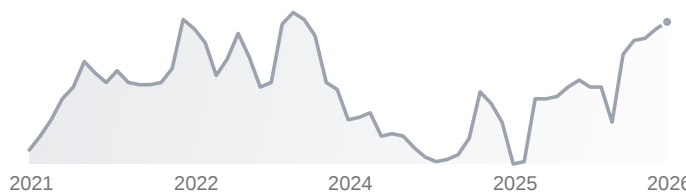
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

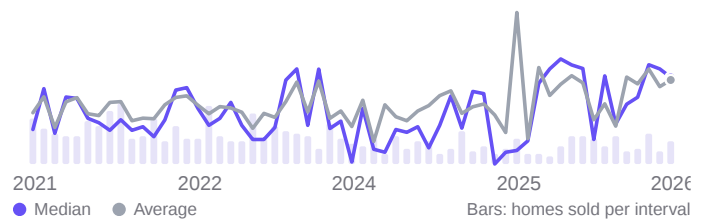
Market temperature (0–100)

75 / 100



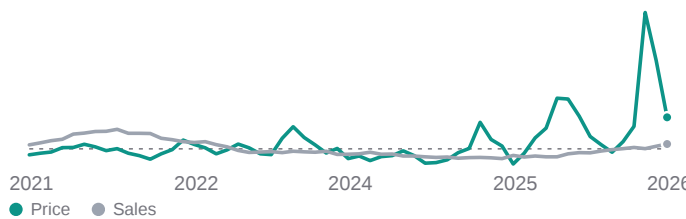
Sale prices

Median \$320K · Average \$311K



Growth (year over year)

Price +127.4% · Sales +19.8%



Price per square foot

\$307/ft²



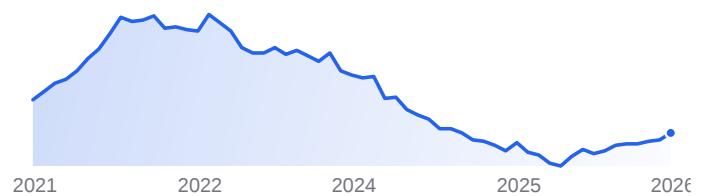
Sale premium vs estimated value

+4.0%



Annual turnover (share of homes sold)

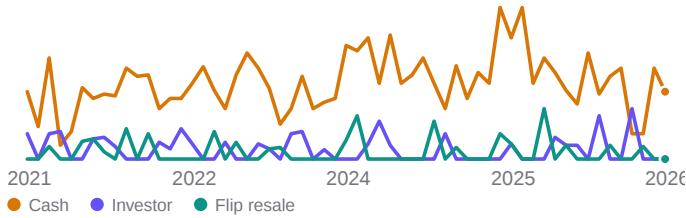
3.6%



BUYERS & OUTCOMES

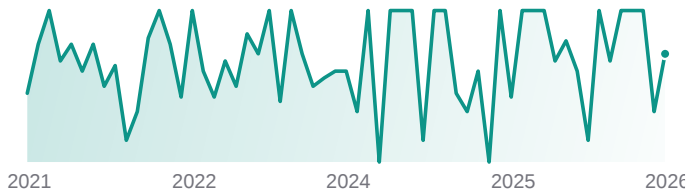
Buyer mix

Cash 44% · Investor 0% · Flip resale 0%



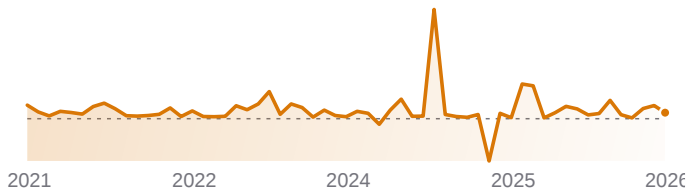
Sellers who sold at a gain

86%

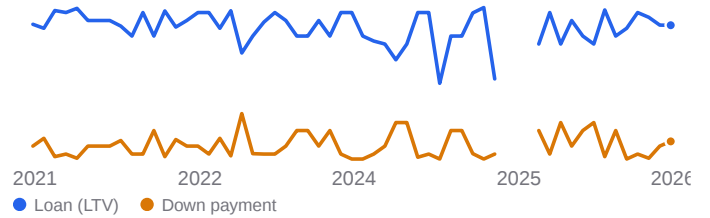


Median annualized return at resale

+4.7%

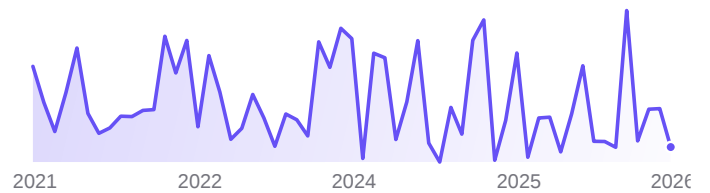


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



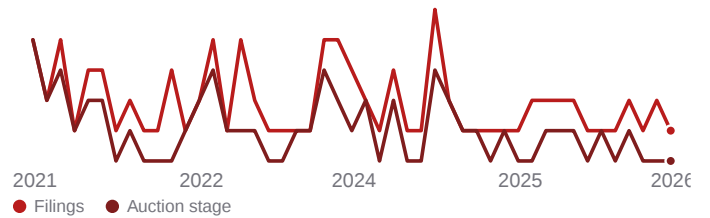
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,720
Median value (AVM)	\$276K
Median size	1,402 ft²
Median year built	1975
Single family	90%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	40%
Company owned	23%
Median loan-to-value	45%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	4,264
Density	80 / mi²
Median household income	\$88K
Average household income	\$118K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	91
Homes occupied	87%
Bachelor's or higher	27%
Poverty rate	9.3%
Unemployment	1.5%
Average temp	48°F
Annual precip	47 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.