

July 2026

Union Market Report

COMPASS

Union Overview

Year-To-Date Sales

1,888

-4.0% Year-To-Date
-10.9% Month-Over-Month

Year-To-Date Contracts

2,145

0.2% Year-To-Date
-6.7% Month-Over-Month

Single-Family
Average Sale Price

$887K

3.7% Year-To-Date
0.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$498K

-0.9% Year-To-Date
-6.4% Month-Over-Month

Average Days On Market

29

3.6% Year-To-Date
3.3% Month-Over-Month

Active Listings

841

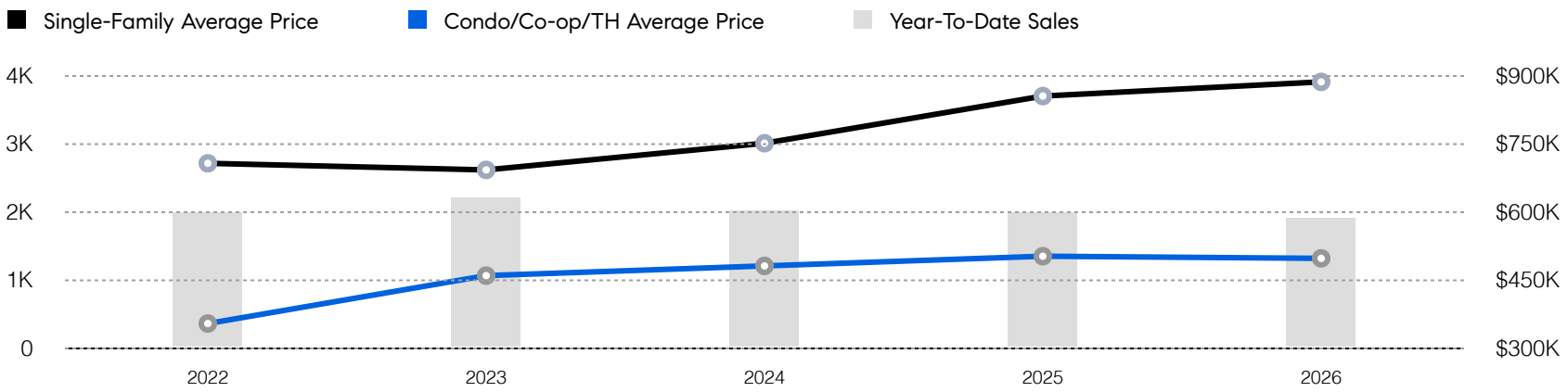
15.8% Year-Over-Year
19.6% Month-Over-Month



Union Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	1,899	1,894	-0.3%	280	300	7.1%
	ACTIVE LISTINGS	628	716	14.0%	628	716	14.0%
	# OF SALES	1,751	1,661	-5.1%	332	318	-4.2%
	SALES VOLUME	$1,498,457,327	$1,473,346,848	-1.7%	$304,599,212	$305,905,651	0.4%
	MEDIAN PRICE	$660,000	$700,000	6.1%	$738,750	$775,000	4.9%
	AVERAGE PRICE	$855,772	$887,024	3.7%	$917,468	$961,967	4.9%
	AVERAGE DOM	29	30	3.4%	22	25	13.6%
	% OF ASKING PRICE	106.0%	105.2%	-0.8%	106.7%	106.2%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	241	251	4.1%	36	46	27.8%
	ACTIVE LISTINGS	98	125	27.6%	98	125	27.6%
	# OF SALES	216	227	5.1%	52	40	-23.1%
	SALES VOLUME	$108,667,865	$113,134,780	4.1%	$24,716,154	$21,331,899	-13.7%
	MEDIAN PRICE	$410,000	$402,000	-2.0%	$355,000	$502,000	41.4%
	AVERAGE PRICE	$503,092	$498,391	-0.9%	$475,311	$533,297	12.2%
	AVERAGE DOM	31	37	19.4%	43	44	2.3%
	% OF ASKING PRICE	103.3%	101.5%	-1.8%	103.2%	101.5%	-1.7%

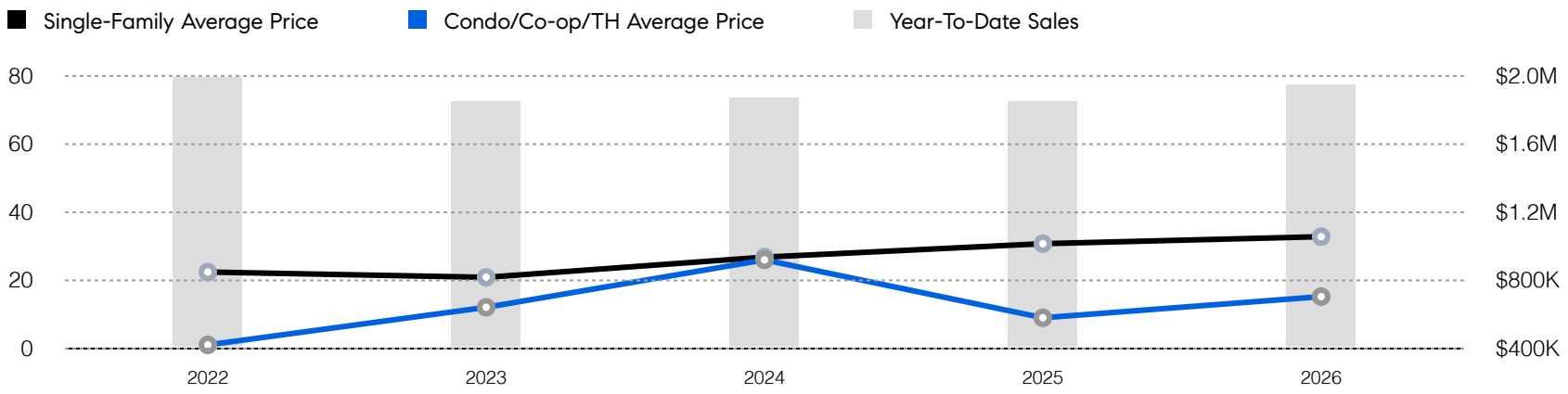
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	72	71	-1.4%	10	12	20.0%
	ACTIVE LISTINGS	17	22	29.4%	17	22	29.4%
	# OF SALES	62	60	-3.2%	13	13	0.0%
	SALES VOLUME	$62,975,838	$63,411,495	0.7%	$13,656,500	$13,769,000	0.8%
	MEDIAN PRICE	$923,750	$945,000	2.3%	$1,025,000	$960,000	-6.3%
	AVERAGE PRICE	$1,015,739	$1,056,858	4.0%	$1,050,500	$1,059,154	0.8%
	AVERAGE DOM	14	23	64.3%	16	20	25.0%
	% OF ASKING PRICE	109.8%	107.4%	-2.4%	106.9%	109.9%	3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	13	19	46.2%	2	3	50.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	10	17	70.0%	2	2	0.0%
	SALES VOLUME	$5,807,008	$11,985,500	106.4%	$1,024,900	$2,245,000	119.0%
	MEDIAN PRICE	$585,500	$641,000	9.5%	$512,450	$1,122,500	119.0%
	AVERAGE PRICE	$580,701	$705,029	21.4%	$512,450	$1,122,500	119.0%
	AVERAGE DOM	19	31	63.2%	13	11	-15.4%
	% OF ASKING PRICE	103.6%	103.8%	0.2%	103.9%	103.6%	-0.3%

Historic Sales Trends

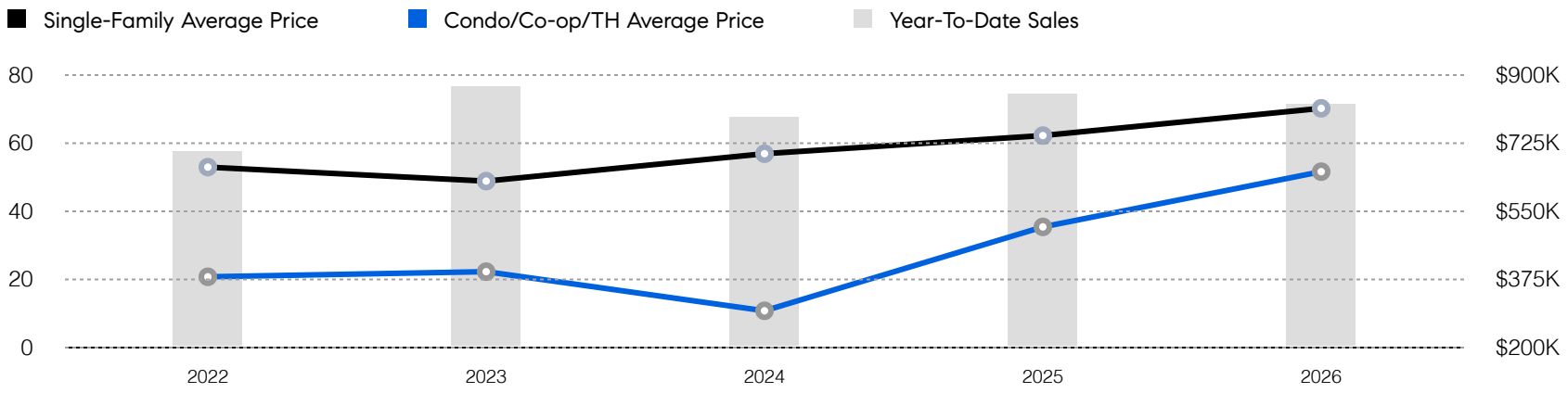


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	80	66	-17.5%	16	13	-18.7%
	ACTIVE LISTINGS	25	36	44.0%	25	36	44.0%
	# OF SALES	71	64	-9.9%	11	10	-9.1%
	SALES VOLUME	$52,868,200	$52,134,485	-1.4%	$9,344,500	$8,759,400	-6.3%
	MEDIAN PRICE	$650,000	$767,000	18.0%	$817,500	$833,500	2.0%
	AVERAGE PRICE	$744,623	$814,601	9.4%	$849,500	$875,940	3.1%
	AVERAGE DOM	27	28	3.7%	26	23	-11.5%
	% OF ASKING PRICE	101.8%	102.6%	0.8%	106.9%	100.2%	-6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	0	2	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	3	7	133.3%	3	2	-33.3%
	SALES VOLUME	$1,530,000	$4,563,000	198.2%	$1,530,000	$1,528,000	-0.1%
	MEDIAN PRICE	$450,000	$700,000	55.6%	$450,000	$764,000	69.8%
	AVERAGE PRICE	$510,000	$651,857	27.8%	$510,000	$764,000	49.8%
	AVERAGE DOM	17	14	-17.6%	17	13	-23.5%
	% OF ASKING PRICE	105.5%	103.2%	-2.3%	105.5%	107.0%	1.5%

Historic Sales Trends

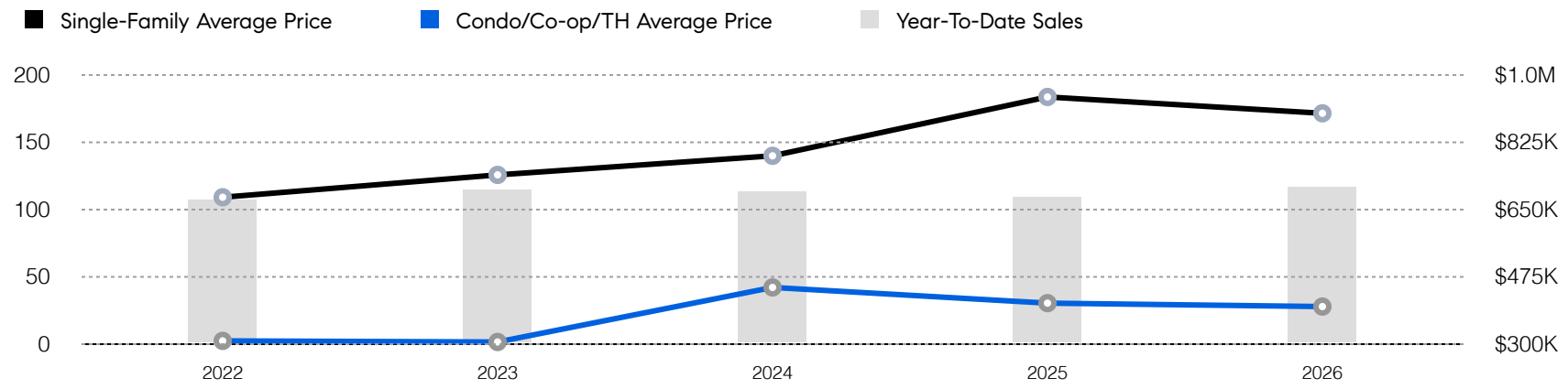


** Line graphs may be hidden due to limited sales data*

Cranford

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	102	110	7.8%	13	14	7.7%
	ACTIVE LISTINGS	17	24	41.2%	17	24	41.2%
	# OF SALES	96	103	7.3%	20	22	10.0%
	SALES VOLUME	$90,529,376	$92,752,028	2.5%	$19,761,420	$21,902,129	10.8%
	MEDIAN PRICE	$850,000	$850,000	-	$962,500	$975,000	1.3%
	AVERAGE PRICE	$943,014	$900,505	-4.5%	$988,071	$995,551	0.8%
	AVERAGE DOM	21	20	-4.8%	12	22	83.3%
	% OF ASKING PRICE	106.9%	108.0%	1.0%	107.0%	105.7%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	12	12	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	12	12	0.0%	4	1	-75.0%
	SALES VOLUME	$4,880,400	$4,773,000	-2.2%	$1,490,500	$375,000	-74.8%
	MEDIAN PRICE	$373,500	$364,500	-2.4%	$329,250	$375,000	13.9%
	AVERAGE PRICE	$406,700	$397,750	-2.2%	$372,625	$375,000	0.6%
	AVERAGE DOM	17	25	47.1%	32	9	-71.9%
	% OF ASKING PRICE	103.2%	102.3%	-0.9%	101.9%	104.5%	2.6%

Historic Sales Trends

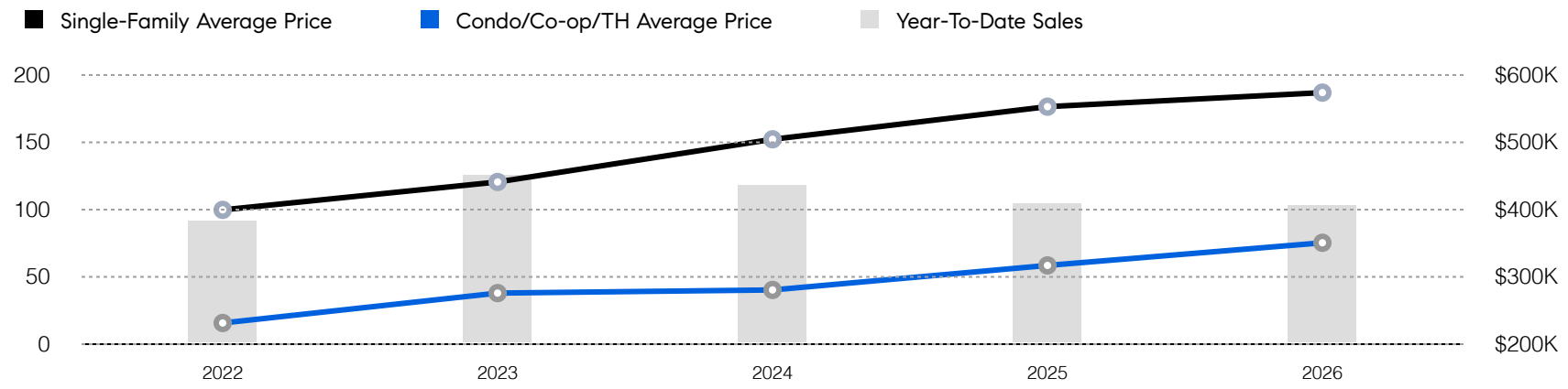


** Line graphs may be hidden due to limited sales data*

Elizabeth

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	81	88	8.6%	11	15	36.4%
	ACTIVE LISTINGS	41	54	31.7%	41	54	31.7%
	# OF SALES	78	79	1.3%	7	16	128.6%
	SALES VOLUME	$43,134,500	$45,336,764	5.1%	$4,466,000	$10,040,000	124.8%
	MEDIAN PRICE	$551,750	$585,000	6.0%	$585,000	$587,500	0.4%
	AVERAGE PRICE	$553,006	$573,883	3.8%	$638,000	$627,500	-1.6%
	AVERAGE DOM	52	41	-21.2%	50	46	-8.0%
	% OF ASKING PRICE	102.6%	102.7%	0.2%	100.5%	105.0%	4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	26	26	0.0%	3	4	33.3%
	ACTIVE LISTINGS	17	18	5.9%	17	18	5.9%
	# OF SALES	25	23	-8.0%	2	4	100.0%
	SALES VOLUME	$7,925,310	$8,065,400	1.8%	$601,000	$1,002,400	66.8%
	MEDIAN PRICE	$320,000	$320,000	-	$300,500	$257,450	-14.3%
	AVERAGE PRICE	$317,012	$350,670	10.6%	$300,500	$250,600	-16.6%
	AVERAGE DOM	42	74	76.2%	26	190	630.8%
	% OF ASKING PRICE	99.1%	100.3%	1.2%	104.2%	97.0%	-7.3%

Historic Sales Trends

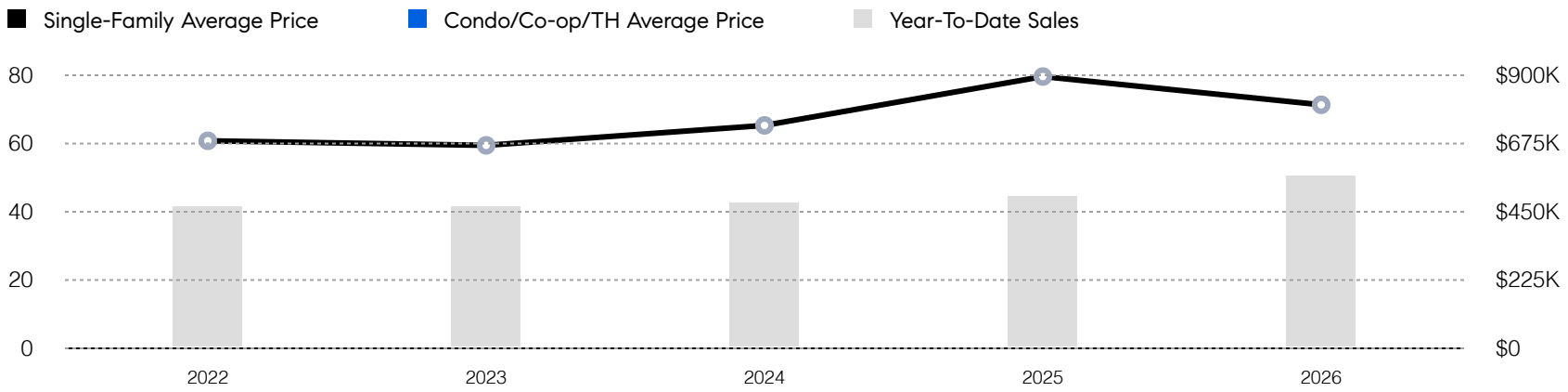


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Fanwood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	50	56	12.0%	5	11	120.0%
	ACTIVE LISTINGS	8	13	62.5%	8	13	62.5%
	# OF SALES	43	50	16.3%	9	12	33.3%
	SALES VOLUME	$38,512,776	$40,131,500	4.2%	$7,739,700	$10,660,000	37.7%
	MEDIAN PRICE	$805,000	$800,000	-0.6%	$770,000	$815,000	5.8%
	AVERAGE PRICE	$895,646	$802,630	-10.4%	$859,967	$888,333	3.3%
	AVERAGE DOM	20	28	40.0%	11	14	27.3%
	% OF ASKING PRICE	109.2%	104.8%	-4.4%	109.6%	105.0%	-4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	$415,000	-	-	-	-	-
	MEDIAN PRICE	$415,000	-	-	-	-	-
	AVERAGE PRICE	$415,000	-	-	-	-	-
	AVERAGE DOM	28	-	-	-	-	-
	% OF ASKING PRICE	104.0%	-	-	-	-	-

Historic Sales Trends

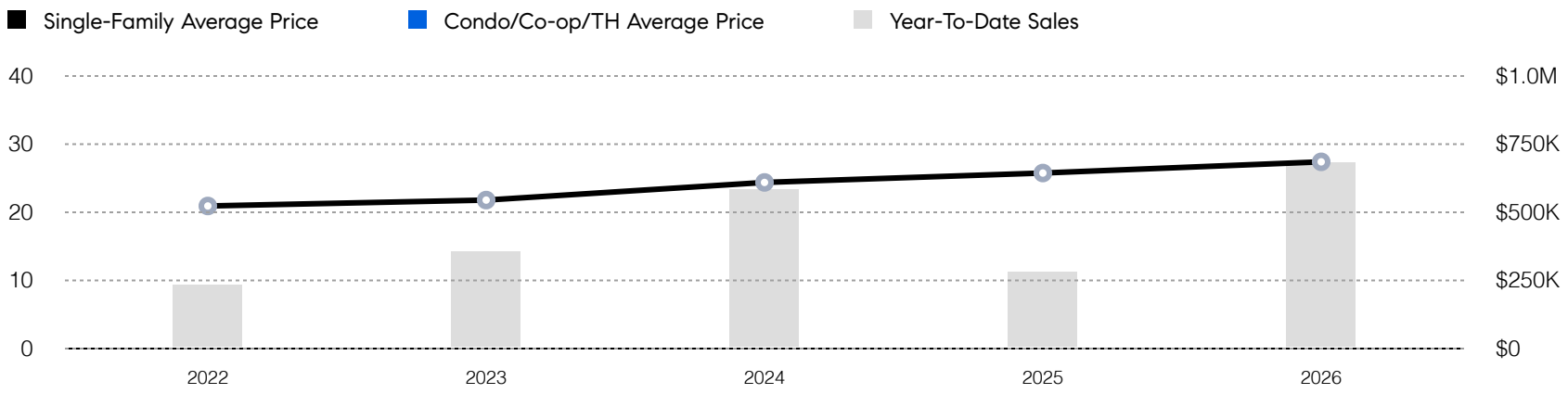


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Garwood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	11	25	127.3%	4	6	50.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	7	24	242.9%	1	2	100.0%
	SALES VOLUME	$4,508,500	$16,442,508	264.7%	$545,500	$1,478,000	170.9%
	MEDIAN PRICE	$625,000	$684,500	9.5%	$545,500	$739,000	35.5%
	AVERAGE PRICE	$644,071	$685,105	6.4%	$545,500	$739,000	35.5%
	AVERAGE DOM	41	19	-53.7%	14	14	0.0%
	% OF ASKING PRICE	103.4%	104.9%	1.5%	103.9%	111.6%	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	4	3	-25.0%	2	0	0.0%
	SALES VOLUME	$3,847,499	$2,779,888	-27.7%	$2,019,000	-	-
	MEDIAN PRICE	$984,500	$798,888	-18.9%	$1,009,500	-	-
	AVERAGE PRICE	$961,875	$926,629	-3.7%	$1,009,500	-	-
	AVERAGE DOM	97	36	-62.9%	184	-	-
	% OF ASKING PRICE	107.2%	99.3%	-7.9%	102.0%	-	-

Historic Sales Trends

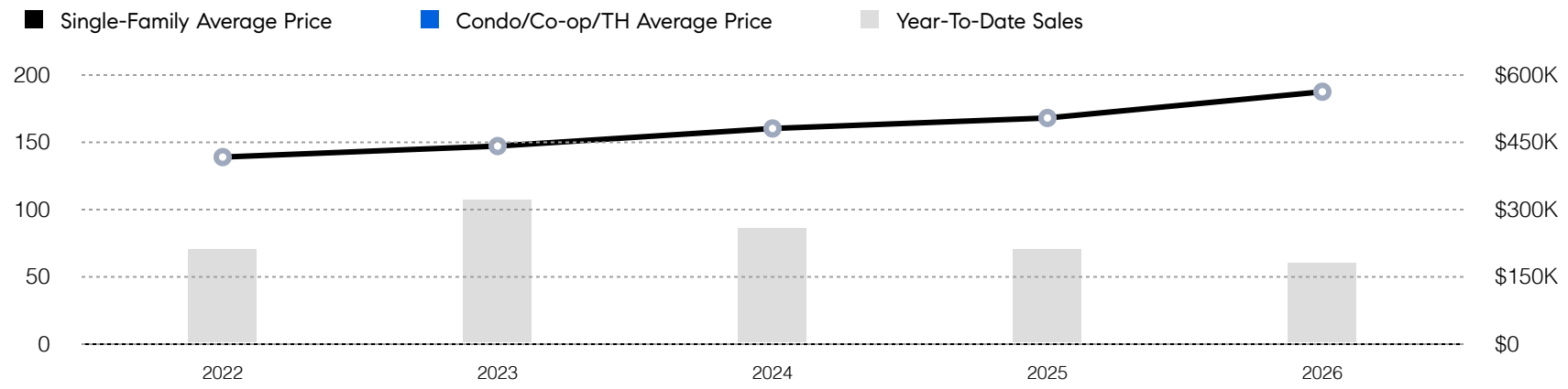


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	70	74	5.7%	9	12	33.3%
	ACTIVE LISTINGS	29	31	6.9%	29	31	6.9%
	# OF SALES	66	58	-12.1%	9	10	11.1%
	SALES VOLUME	$33,281,400	$32,639,500	-1.9%	$4,486,500	$6,137,000	36.8%
	MEDIAN PRICE	$506,500	$540,000	6.6%	$530,000	$560,000	5.7%
	AVERAGE PRICE	$504,264	$562,750	11.6%	$498,500	$613,700	23.1%
	AVERAGE DOM	41	40	-2.4%	26	31	19.2%
	% OF ASKING PRICE	103.7%	103.5%	-0.1%	105.2%	105.3%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	1	-66.7%	2	0	0.0%
	SALES VOLUME	$870,000	$355,500	-59.1%	$540,000	-	-
	MEDIAN PRICE	$325,000	$355,500	9.4%	$270,000	-	-
	AVERAGE PRICE	$290,000	$355,500	22.6%	$270,000	-	-
	AVERAGE DOM	51	9	-82.4%	52	-	-
	% OF ASKING PRICE	95.4%	98.8%	3.3%	92.4%	-	-

Historic Sales Trends

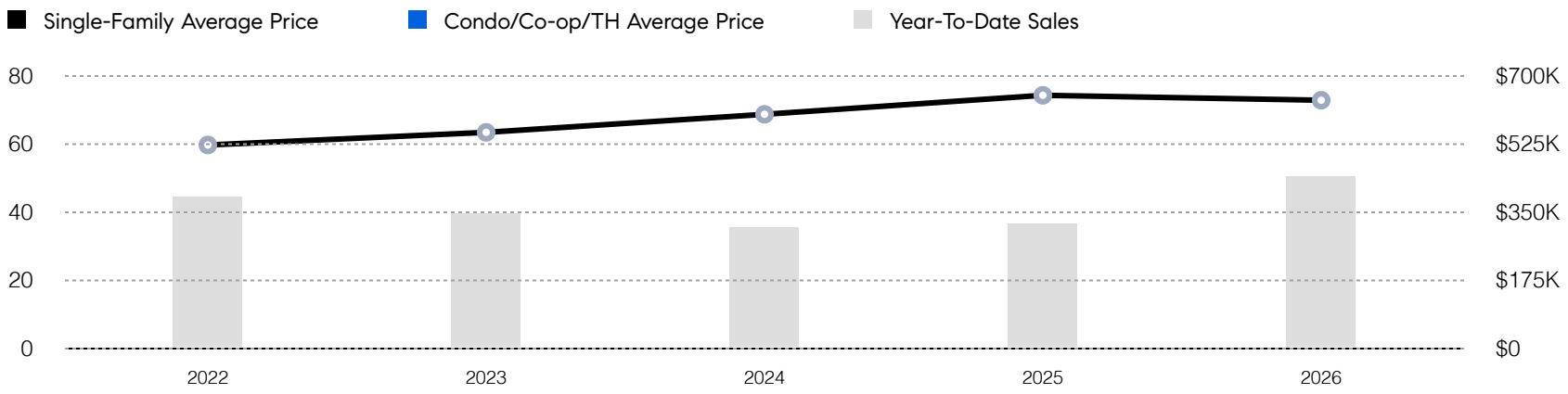


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	39	51	30.8%	7	6	-14.3%
	ACTIVE LISTINGS	17	20	17.6%	17	20	17.6%
	# OF SALES	36	50	38.9%	8	10	25.0%
	SALES VOLUME	$23,418,000	$31,891,708	36.2%	$5,952,000	$6,120,000	2.8%
	MEDIAN PRICE	$601,000	$595,000	-1.0%	$825,000	$572,500	-30.6%
	AVERAGE PRICE	$650,500	$637,834	-1.9%	$744,000	$612,000	-17.7%
	AVERAGE DOM	37	34	-8.1%	32	35	9.4%
	% OF ASKING PRICE	103.8%	101.5%	-2.3%	102.4%	103.2%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

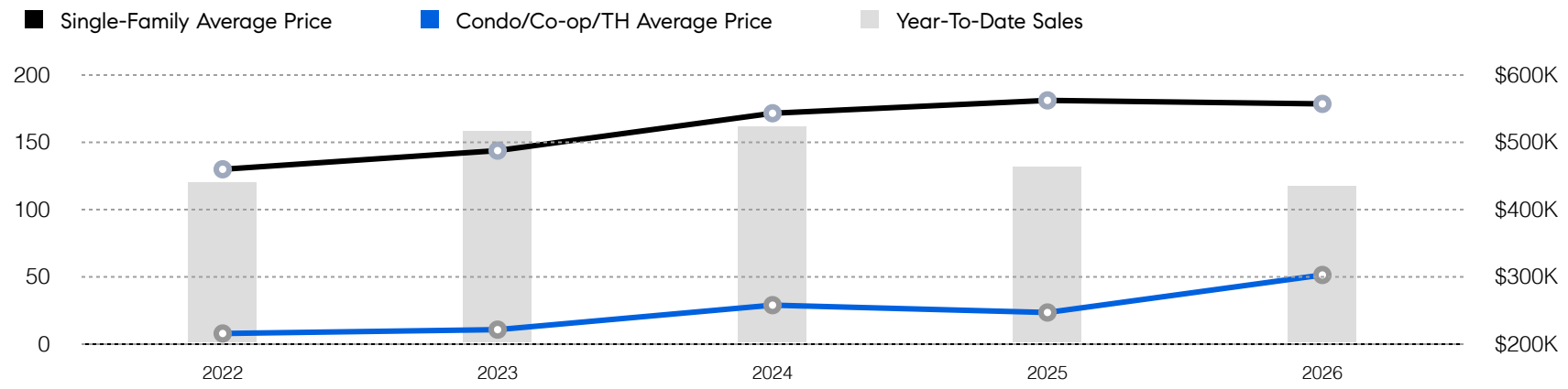


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	114	112	-1.8%	9	18	100.0%
	ACTIVE LISTINGS	58	74	27.6%	58	74	27.6%
	# OF SALES	117	102	-12.8%	20	20	0.0%
	SALES VOLUME	$65,792,000	$56,830,330	-13.6%	$10,579,000	$11,343,900	7.2%
	MEDIAN PRICE	$560,000	$540,000	-3.6%	$550,000	$552,500	0.5%
	AVERAGE PRICE	$562,325	$557,160	-0.9%	$528,950	$567,195	7.2%
	AVERAGE DOM	41	44	7.3%	32	52	62.5%
	% OF ASKING PRICE	101.5%	101.9%	0.4%	101.2%	103.5%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	20	14	-30.0%	3	4	33.3%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	13	14	7.7%	6	1	-83.3%
	SALES VOLUME	$3,211,555	$4,239,500	32.0%	$1,584,555	$325,000	-79.5%
	MEDIAN PRICE	$236,000	$262,500	11.2%	$255,000	$325,000	27.5%
	AVERAGE PRICE	$247,043	$302,821	22.6%	$264,093	$325,000	23.1%
	AVERAGE DOM	50	30	-40.0%	81	30	-63.0%
	% OF ASKING PRICE	100.3%	99.0%	-1.4%	102.1%	97.0%	-5.0%

Historic Sales Trends

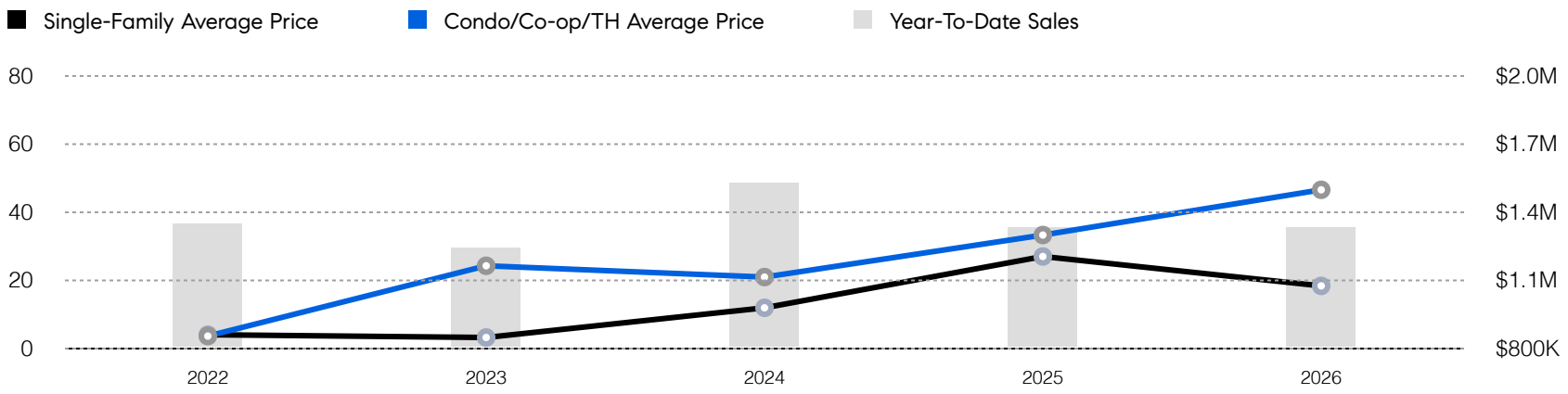


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	32	40	25.0%	5	10	100.0%
	ACTIVE LISTINGS	8	22	175.0%	8	22	175.0%
	# OF SALES	31	34	9.7%	4	7	75.0%
	SALES VOLUME	$37,370,008	$36,584,398	-2.1%	$5,327,000	$7,125,999	33.8%
	MEDIAN PRICE	$1,150,000	$999,000	-13.1%	$1,276,000	$991,000	-22.3%
	AVERAGE PRICE	$1,205,484	$1,076,012	-10.7%	$1,331,750	$1,018,000	-23.6%
	AVERAGE DOM	18	26	44.4%	16	27	68.8%
	% OF ASKING PRICE	110.5%	105.4%	-5.1%	110.8%	101.5%	-9.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	1	-75.0%	0	0	0.0%
	SALES VOLUME	$5,199,394	$1,499,000	-71.2%	-	-	-
	MEDIAN PRICE	$1,270,012	$1,499,000	18.0%	-	-	-
	AVERAGE PRICE	$1,299,849	$1,499,000	15.3%	-	-	-
	AVERAGE DOM	75	16	-78.7%	-	-	-
	% OF ASKING PRICE	114.5%	100.0%	-14.5%	-	-	-

Historic Sales Trends

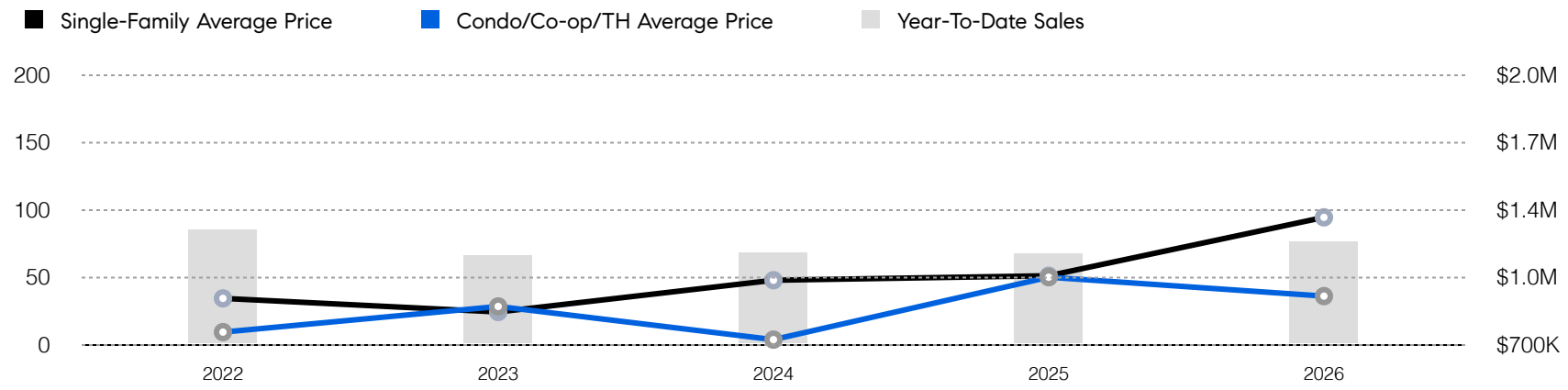


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	63	72	14.3%	9	9	0.0%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	57	68	19.3%	9	9	0.0%
	SALES VOLUME	$58,928,106	$89,435,553	51.8%	$9,553,606	$13,303,000	39.2%
	MEDIAN PRICE	$901,000	$1,295,500	43.8%	$1,108,000	$1,263,000	14.0%
	AVERAGE PRICE	$1,033,826	$1,315,229	27.2%	$1,061,512	$1,478,111	39.2%
	AVERAGE DOM	20	19	-5.0%	17	15	-11.8%
	% OF ASKING PRICE	109.0%	112.0%	3.0%	106.1%	115.6%	9.5%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	1	1	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	9	7	-22.2%	2	3	50.0%
	SALES VOLUME	$9,242,000	$6,550,000	-29.1%	$2,150,000	$2,230,000	3.7%
	MEDIAN PRICE	$815,000	$875,000	7.4%	$1,075,000	$749,000	-30.3%
	AVERAGE PRICE	$1,026,889	$935,714	-8.9%	$1,075,000	$743,333	-30.9%
	AVERAGE DOM	24	24	0.0%	28	19	-32.1%
	% OF ASKING PRICE	103.9%	104.8%	0.9%	109.5%	106.3%	-3.2%

Historic Sales Trends

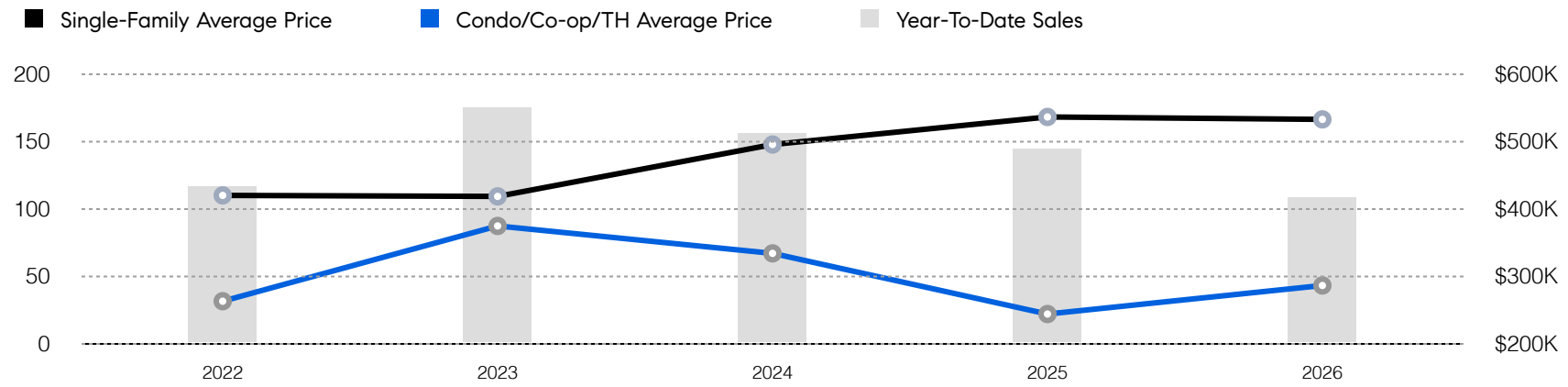


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	145	119	-17.9%	23	17	-26.1%
	ACTIVE LISTINGS	65	89	36.9%	65	89	36.9%
	# OF SALES	140	104	-25.7%	24	16	-33.3%
	SALES VOLUME	$75,133,700	$55,440,850	-26.2%	$12,351,000	$7,881,400	-36.2%
	MEDIAN PRICE	$505,000	$499,775	-1.0%	$505,000	$476,250	-5.7%
	AVERAGE PRICE	$536,669	$533,085	-0.7%	$514,625	$492,588	-4.3%
	AVERAGE DOM	39	48	23.1%	34	22	-35.3%
	% OF ASKING PRICE	103.3%	103.1%	-0.2%	104.6%	109.0%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	0	0	0.0%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	3	3	0.0%	2	0	0.0%
	SALES VOLUME	$732,900	$860,000	17.3%	$464,900	-	-
	MEDIAN PRICE	$268,000	$285,000	6.3%	$232,450	-	-
	AVERAGE PRICE	$244,300	$286,667	17.3%	$232,450	-	-
	AVERAGE DOM	115	29	-74.8%	134	-	-
	% OF ASKING PRICE	96.8%	99.9%	3.1%	98.3%	-	-

Historic Sales Trends

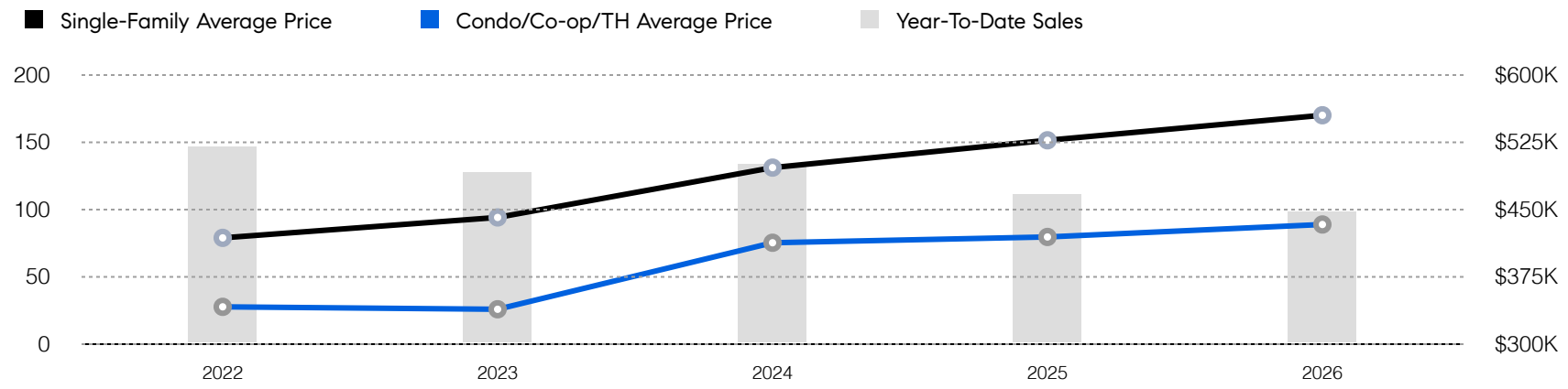


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	115	112	-2.6%	27	21	-22.2%
	ACTIVE LISTINGS	48	48	0.0%	48	48	0.0%
	# OF SALES	102	83	-18.6%	22	15	-31.8%
	SALES VOLUME	$53,782,155	$46,080,330	-14.3%	$12,342,055	$7,990,730	-35.3%
	MEDIAN PRICE	$510,000	$560,000	9.8%	$530,000	$560,000	5.7%
	AVERAGE PRICE	$527,276	$555,185	5.3%	$561,003	$532,715	-5.0%
	AVERAGE DOM	32	39	21.9%	28	29	3.6%
	% OF ASKING PRICE	103.4%	101.0%	-2.4%	103.1%	93.6%	-9.6%
Condo/Co-op/TH	CONTRACTS SIGNED	13	16	23.1%	4	3	-25.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	8	14	75.0%	1	1	0.0%
	SALES VOLUME	$3,356,000	$6,067,500	80.8%	$389,000	$527,500	35.6%
	MEDIAN PRICE	$430,000	$440,000	2.3%	$389,000	$527,500	35.6%
	AVERAGE PRICE	$419,500	$433,393	3.3%	$389,000	$527,500	35.6%
	AVERAGE DOM	45	29	-35.6%	67	23	-65.7%
	% OF ASKING PRICE	99.9%	100.0%	0.1%	102.6%	101.6%	-1.0%

Historic Sales Trends

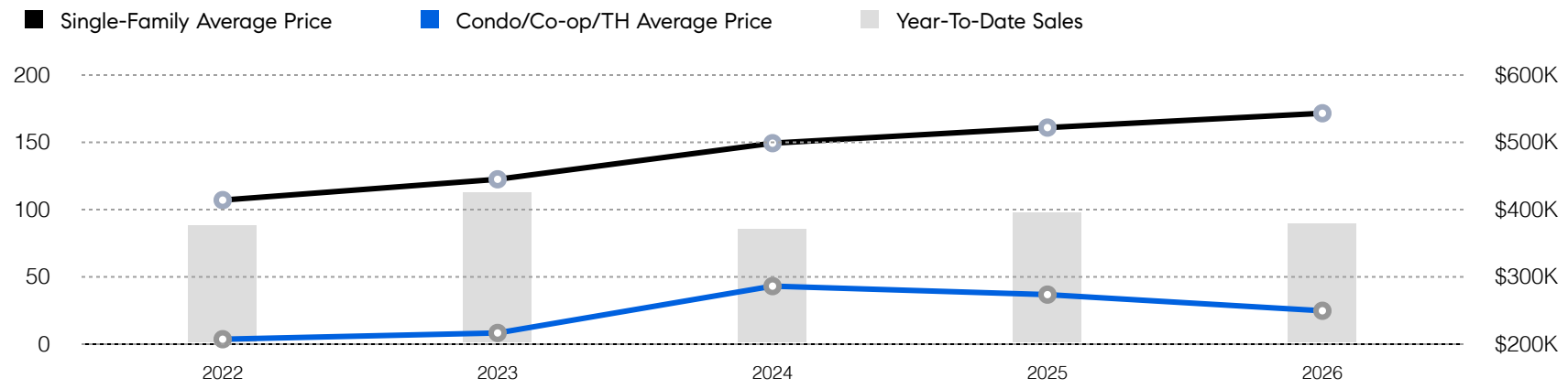


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	80	86	7.5%	12	13	8.3%
	ACTIVE LISTINGS	45	44	-2.2%	45	44	-2.2%
	# OF SALES	83	78	-6.0%	11	9	-18.2%
	SALES VOLUME	$43,316,900	$42,370,100	-2.2%	$5,781,000	$5,005,000	-13.4%
	MEDIAN PRICE	$507,000	$545,000	7.5%	$516,000	$550,000	6.6%
	AVERAGE PRICE	$521,890	$543,206	4.1%	$525,545	$556,111	5.8%
	AVERAGE DOM	40	42	5.0%	24	41	70.8%
	% OF ASKING PRICE	106.0%	103.2%	-2.8%	105.8%	104.0%	-1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	13	11	-15.4%	1	2	100.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	13	10	-23.1%	2	3	50.0%
	SALES VOLUME	$3,557,000	$2,496,000	-29.8%	$376,000	$845,000	124.7%
	MEDIAN PRICE	$207,000	$217,500	5.1%	$188,000	$230,000	22.3%
	AVERAGE PRICE	$273,615	$249,600	-8.8%	$188,000	$281,667	49.8%
	AVERAGE DOM	37	45	21.6%	49	51	4.1%
	% OF ASKING PRICE	103.3%	99.4%	-3.9%	102.3%	98.1%	-4.2%

Historic Sales Trends

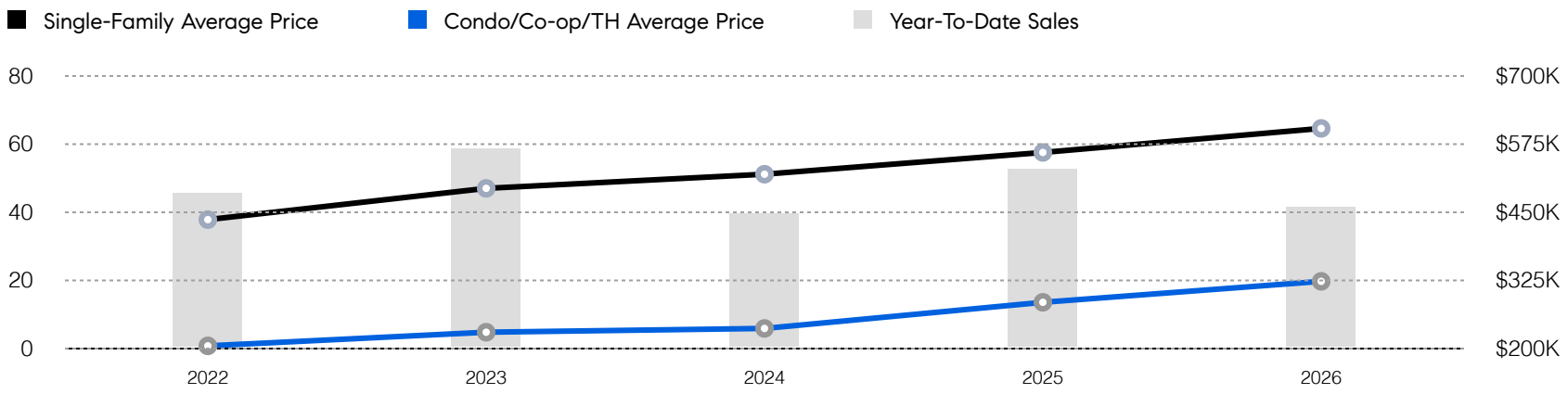


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	53	45	-15.1%	8	7	-12.5%
	ACTIVE LISTINGS	17	10	-41.2%	17	10	-41.2%
	# OF SALES	44	38	-13.6%	11	6	-45.5%
	SALES VOLUME	$24,630,700	$22,948,000	-6.8%	$6,582,300	$3,914,000	-40.5%
	MEDIAN PRICE	$561,500	$580,000	3.3%	$585,000	$597,500	2.1%
	AVERAGE PRICE	$559,789	$603,895	7.9%	$598,391	$652,333	9.0%
	AVERAGE DOM	28	34	21.4%	29	31	6.9%
	% OF ASKING PRICE	105.2%	103.4%	-1.7%	106.2%	101.7%	-4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	0	1	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	8	3	-62.5%	2	0	0.0%
	SALES VOLUME	$2,279,000	$970,000	-57.4%	$558,000	-	-
	MEDIAN PRICE	$290,500	$325,000	11.9%	$279,000	-	-
	AVERAGE PRICE	$284,875	$323,333	13.5%	$279,000	-	-
	AVERAGE DOM	19	77	305.3%	18	-	-
	% OF ASKING PRICE	103.8%	102.8%	-1.0%	101.6%	-	-

Historic Sales Trends

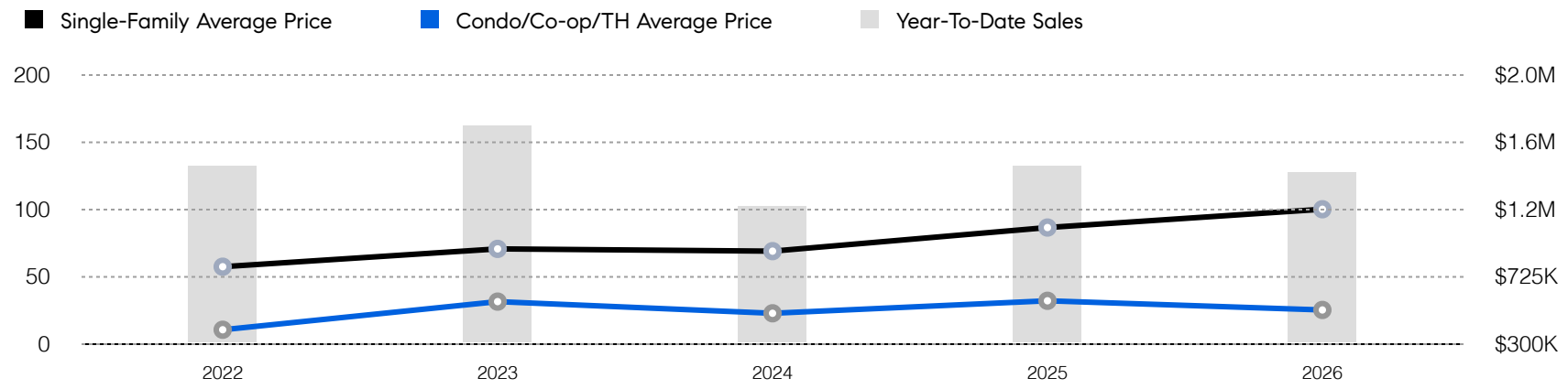


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	135	135	0.0%	20	24	20.0%
	ACTIVE LISTINGS	33	36	9.1%	33	36	9.1%
	# OF SALES	121	111	-8.3%	23	22	-4.3%
	SALES VOLUME	$125,434,993	$127,897,754	2.0%	$24,120,500	$24,996,499	3.6%
	MEDIAN PRICE	$930,000	$975,000	4.8%	$937,000	$976,250	4.2%
	AVERAGE PRICE	$1,036,653	$1,152,232	11.1%	$1,048,717	$1,136,205	8.3%
	AVERAGE DOM	27	27	0.0%	16	16	0.0%
	% OF ASKING PRICE	108.1%	106.0%	-2.1%	109.5%	108.8%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	11	18	63.6%	1	5	400.0%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	10	15	50.0%	0	3	0.0%
	SALES VOLUME	$5,739,000	$7,739,999	34.9%	-	$1,559,000	-
	MEDIAN PRICE	$580,000	$539,000	-7.1%	-	$530,000	-
	AVERAGE PRICE	$573,900	$516,000	-10.1%	-	$519,667	-
	AVERAGE DOM	15	26	73.3%	-	20	-
	% OF ASKING PRICE	106.7%	101.4%	-5.4%	-	100.0%	-

Historic Sales Trends

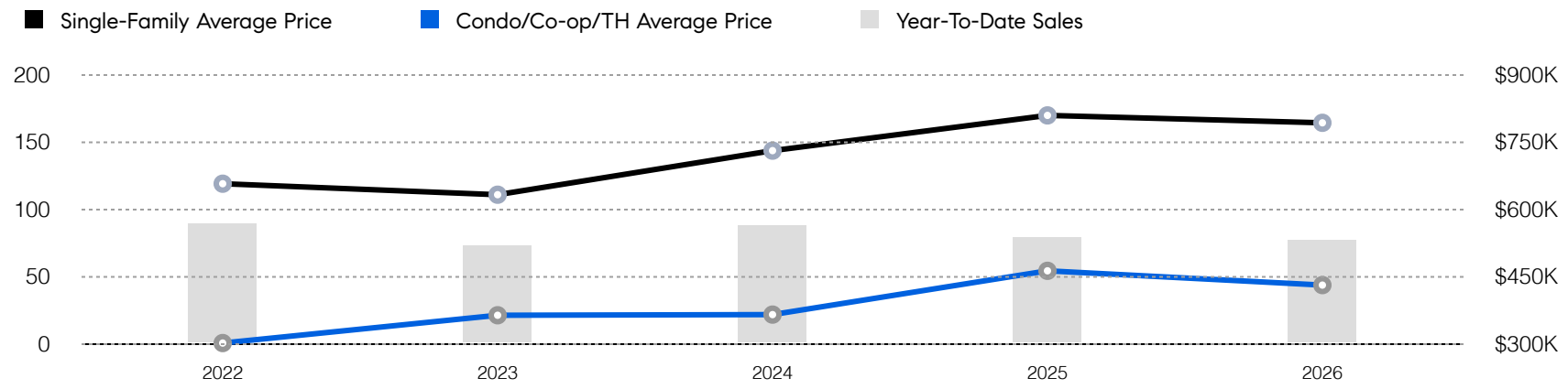


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	71	68	-4.2%	8	18	125.0%
	ACTIVE LISTINGS	18	23	27.8%	18	23	27.8%
	# OF SALES	60	52	-13.3%	9	13	44.4%
	SALES VOLUME	$48,602,639	$41,262,899	-15.1%	$7,316,500	$11,606,000	58.6%
	MEDIAN PRICE	$730,000	$755,000	3.4%	$683,000	$845,000	23.7%
	AVERAGE PRICE	$810,044	$793,517	-2.0%	$812,944	$892,769	9.8%
	AVERAGE DOM	18	33	83.3%	15	23	53.3%
	% OF ASKING PRICE	107.7%	103.0%	-4.7%	106.1%	104.5%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	19	25	31.6%	2	2	0.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	18	24	33.3%	5	5	0.0%
	SALES VOLUME	$8,343,300	$10,360,000	24.2%	$2,385,300	$2,520,000	5.6%
	MEDIAN PRICE	$438,500	$378,500	-13.7%	$367,000	$505,000	37.6%
	AVERAGE PRICE	$463,517	$431,667	-6.9%	$477,060	$504,000	5.6%
	AVERAGE DOM	17	35	105.9%	17	24	41.2%
	% OF ASKING PRICE	106.6%	101.0%	-5.5%	111.0%	101.3%	-9.7%

Historic Sales Trends

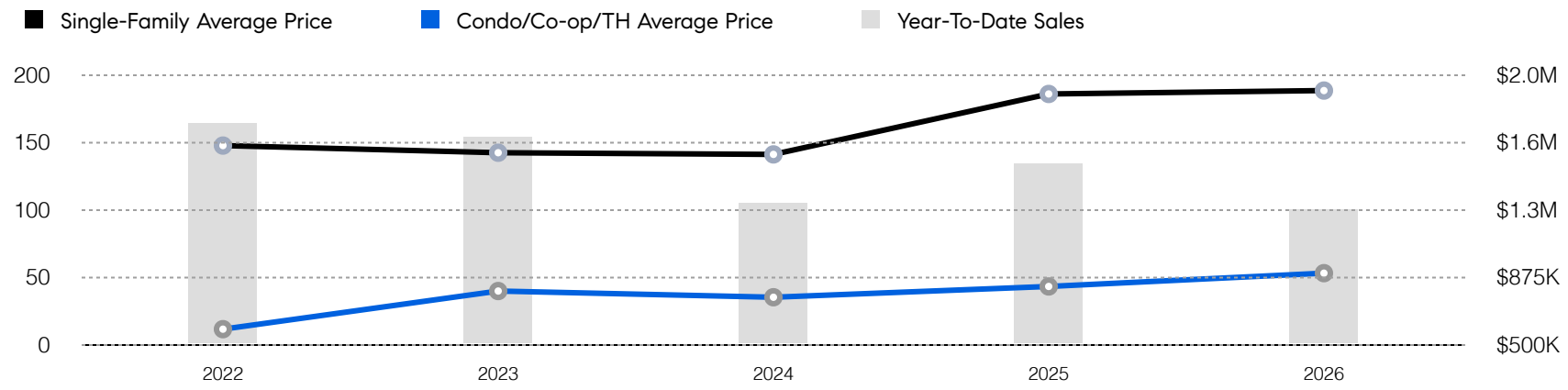


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	128	94	-26.6%	20	14	-30.0%
	ACTIVE LISTINGS	23	17	-26.1%	23	17	-26.1%
	# OF SALES	110	84	-23.6%	23	21	-8.7%
	SALES VOLUME	$208,550,164	$160,844,763	-22.9%	$43,048,998	$41,709,198	-3.1%
	MEDIAN PRICE	$1,637,500	$1,697,778	3.7%	$1,569,000	$1,652,000	5.3%
	AVERAGE PRICE	$1,895,911	$1,914,819	1.0%	$1,871,696	$1,986,152	6.1%
	AVERAGE DOM	17	18	5.9%	12	14	16.7%
	% OF ASKING PRICE	111.4%	112.2%	0.8%	114.6%	114.6%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	31	16	-48.4%	7	3	-57.1%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	23	15	-34.8%	6	3	-50.0%
	SALES VOLUME	$18,990,499	$13,493,999	-28.9%	$5,339,999	$1,701,000	-68.1%
	MEDIAN PRICE	$700,000	$695,000	-0.7%	$800,000	$650,000	-18.7%
	AVERAGE PRICE	$825,674	$899,600	9.0%	$890,000	$567,000	-36.3%
	AVERAGE DOM	15	33	120.0%	23	47	104.3%
	% OF ASKING PRICE	107.3%	102.6%	-4.7%	102.8%	103.3%	0.5%

Historic Sales Trends

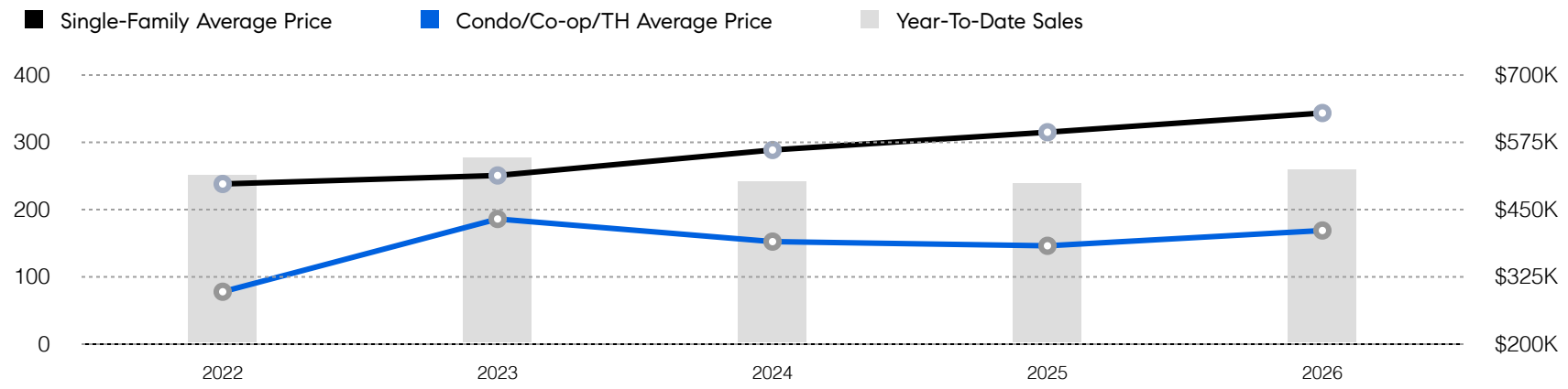


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	212	250	17.9%	34	40	17.6%
	ACTIVE LISTINGS	87	80	-8.0%	87	80	-8.0%
	# OF SALES	209	219	4.8%	41	42	2.4%
	SALES VOLUME	$124,103,390	$137,847,648	11.1%	$24,305,675	$28,010,300	15.2%
	MEDIAN PRICE	$595,000	$615,000	3.4%	$590,000	$671,000	13.7%
	AVERAGE PRICE	$593,796	$629,441	6.0%	$592,821	$666,912	12.5%
	AVERAGE DOM	27	24	-11.1%	27	24	-11.1%
	% OF ASKING PRICE	105.2%	104.4%	-0.7%	105.5%	106.7%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	31	43	38.7%	5	8	60.0%
	ACTIVE LISTINGS	12	19	58.3%	12	19	58.3%
	# OF SALES	27	37	37.0%	9	5	-44.4%
	SALES VOLUME	$10,334,000	$15,212,494	47.2%	$3,158,000	$2,307,999	-26.9%
	MEDIAN PRICE	$375,000	$402,500	7.3%	$375,000	$445,000	18.7%
	AVERAGE PRICE	$382,741	$411,148	7.4%	$350,889	$461,600	31.6%
	AVERAGE DOM	39	44	12.8%	26	38	46.2%
	% OF ASKING PRICE	101.7%	100.7%	-1.0%	103.3%	99.1%	-4.2%

Historic Sales Trends

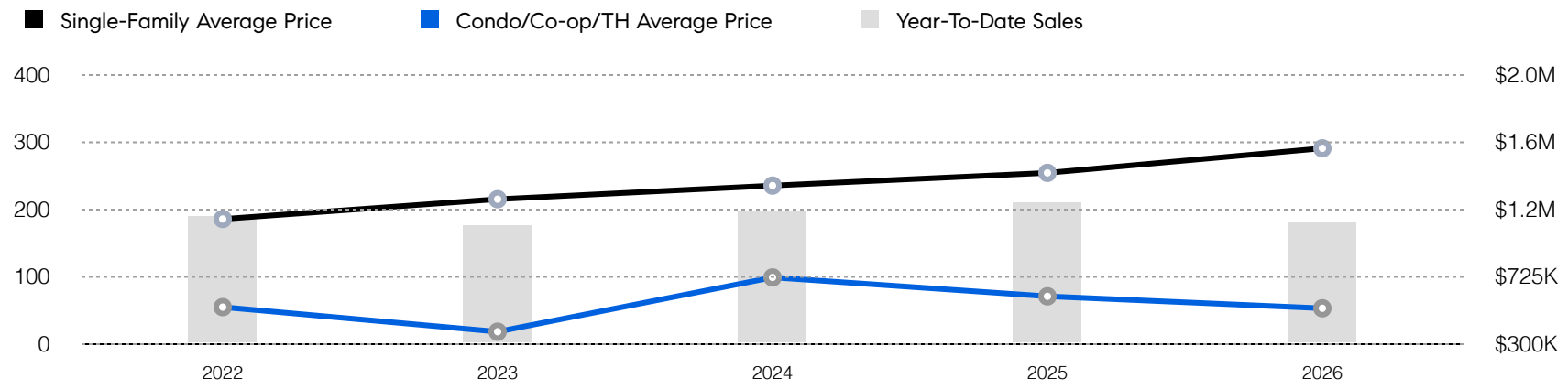


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	211	180	-14.7%	25	18	-28.0%
	ACTIVE LISTINGS	36	39	8.3%	36	39	8.3%
	# OF SALES	189	163	-13.8%	54	37	-31.5%
	SALES VOLUME	$261,184,982	$250,534,971	-4.1%	$73,779,458	$59,363,096	-19.5%
	MEDIAN PRICE	$1,285,000	$1,450,000	12.8%	$1,288,500	$1,500,000	16.4%
	AVERAGE PRICE	$1,381,931	$1,537,024	11.2%	$1,366,286	$1,604,408	17.4%
	AVERAGE DOM	21	17	-19.0%	17	17	0.0%
	% OF ASKING PRICE	109.7%	108.7%	-1.0%	108.7%	107.2%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	19	19	0.0%	2	6	200.0%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	19	15	-21.1%	1	5	400.0%
	SALES VOLUME	$11,443,000	$7,900,000	-31.0%	$745,000	$3,082,000	313.7%
	MEDIAN PRICE	$640,000	$345,000	-46.1%	$745,000	$400,000	-46.3%
	AVERAGE PRICE	$602,263	$526,667	-12.6%	$745,000	$616,400	-17.3%
	AVERAGE DOM	16	29	81.3%	27	21	-22.2%
	% OF ASKING PRICE	103.9%	106.1%	2.2%	102.8%	104.2%	1.5%

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 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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