

May 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

1,121

-7.4% Year-To-Date
19.0% Month-Over-Month

Year-To-Date Contracts

1,471

1.6% Year-To-Date
4.5% Month-Over-Month

Single-Family
Average Sale Price

$838K

2.9% Year-To-Date
8.8% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$466K

-6.6% Year-To-Date
-12.6% Month-Over-Month

Average Days On Market

29

3.6% Year-To-Date
3.8% Month-Over-Month

Active Listings

782

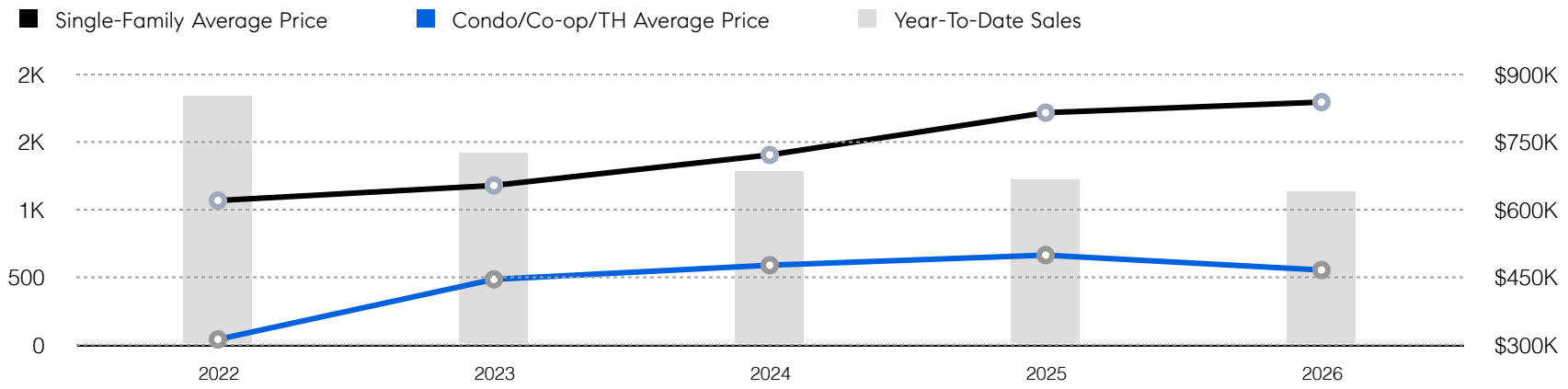
8.3% Year-Over-Year
25.1% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	1,296	1,305	0.7%	342	362	5.8%
	ACTIVE LISTINGS	635	676	6.5%	635	676	6.5%
	# OF SALES	1,087	980	-9.8%	292	243	-16.8%
	SALES VOLUME	$886,125,952	$821,931,075	-7.2%	$236,856,949	$229,961,451	-2.9%
	MEDIAN PRICE	$649,000	$670,000	3.2%	$645,000	$740,000	14.7%
	AVERAGE PRICE	$815,203	$838,705	2.9%	$811,154	$946,343	16.7%
	AVERAGE DOM	33	32	-3.0%	27	26	-3.7%
	% OF ASKING PRICE	105.3%	104.6%	-0.8%	107.5%	106.4%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	152	166	9.2%	42	35	-16.7%
	ACTIVE LISTINGS	87	106	21.8%	87	106	21.8%
	# OF SALES	123	141	14.6%	27	33	22.2%
	SALES VOLUME	$61,391,794	$65,715,657	7.0%	$16,607,394	$15,556,999	-6.3%
	MEDIAN PRICE	$430,000	$385,000	-10.5%	$512,000	$375,000	-26.8%
	AVERAGE PRICE	$499,120	$466,068	-6.6%	$615,089	$471,424	-23.4%
	AVERAGE DOM	28	39	39.3%	32	45	40.6%
	% OF ASKING PRICE	103.7%	101.5%	-2.1%	105.7%	103.1%	-2.6%

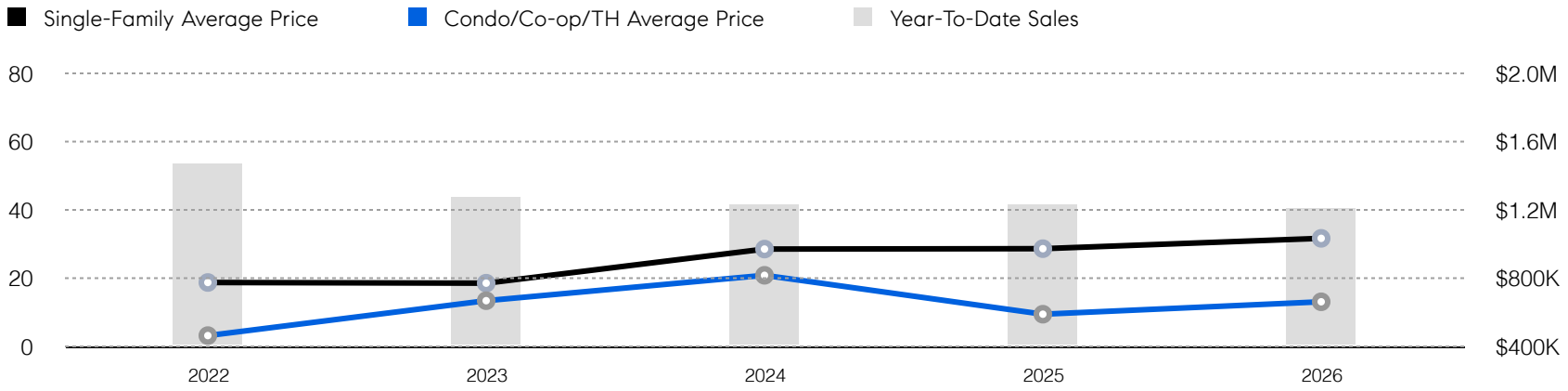
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	49	43	-12.2%	19	11	-42.1%
	ACTIVE LISTINGS	14	26	85.7%	14	26	85.7%
	# OF SALES	37	27	-27.0%	12	5	-58.3%
	SALES VOLUME	$35,990,838	$27,899,495	-22.5%	$11,340,000	$5,400,950	-52.4%
	MEDIAN PRICE	$895,000	$921,200	2.9%	$872,000	$921,200	5.6%
	AVERAGE PRICE	$972,725	$1,033,315	6.2%	$945,000	$1,080,190	14.3%
	AVERAGE DOM	14	29	107.1%	10	18	80.0%
	% OF ASKING PRICE	108.9%	105.6%	-3.3%	109.7%	107.0%	-2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	2	4	100.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	4	13	225.0%	2	5	150.0%
	SALES VOLUME	$2,355,000	$8,600,000	265.2%	$1,072,000	$4,549,000	324.3%
	MEDIAN PRICE	$585,500	$549,000	-6.2%	$536,000	$789,000	47.2%
	AVERAGE PRICE	$588,750	$661,538	12.4%	$536,000	$909,800	69.7%
	AVERAGE DOM	20	36	80.0%	14	14	0.0%
	% OF ASKING PRICE	104.1%	104.1%	0.0%	107.3%	105.7%	-1.6%

Historic Sales Trends

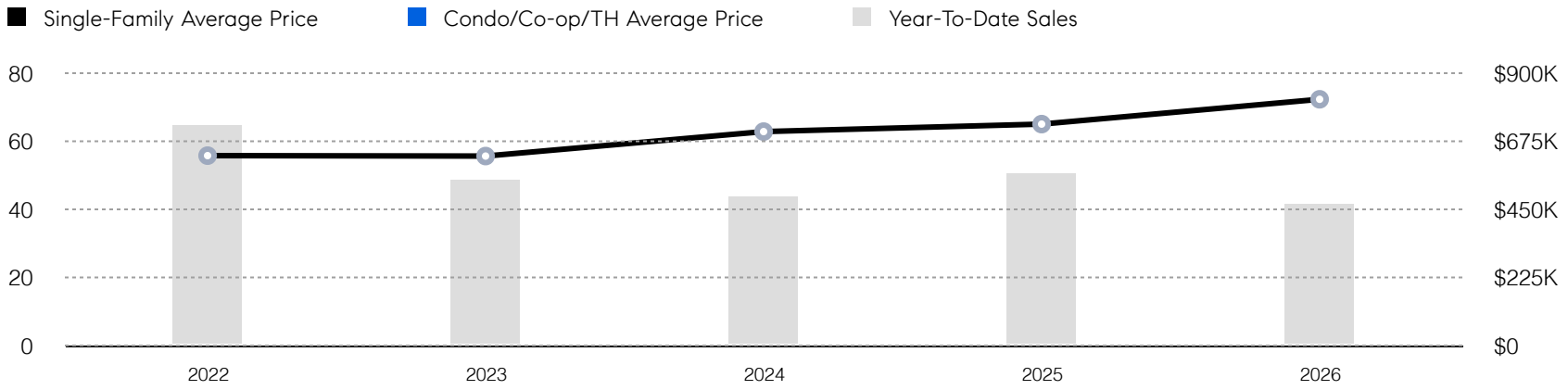


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	51	46	-9.8%	12	14	16.7%
	ACTIVE LISTINGS	26	29	11.5%	26	29	11.5%
	# OF SALES	50	39	-22.0%	14	4	-71.4%
	SALES VOLUME	$36,585,700	$31,734,530	-13.3%	$10,298,200	$2,980,000	-71.1%
	MEDIAN PRICE	$646,250	$725,000	12.2%	$695,000	$722,500	4.0%
	AVERAGE PRICE	$731,714	$813,706	11.2%	$735,586	$745,000	1.3%
	AVERAGE DOM	29	32	10.3%	23	80	247.8%
	% OF ASKING PRICE	100.6%	102.5%	1.9%	103.1%	102.2%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	5	0.0%	0	1	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	$980,000	-	-	-	-
	MEDIAN PRICE	-	$490,000	-	-	-	-
	AVERAGE PRICE	-	$490,000	-	-	-	-
	AVERAGE DOM	-	11	-	-	-	-
	% OF ASKING PRICE	-	105.6%	-	-	-	-

Historic Sales Trends

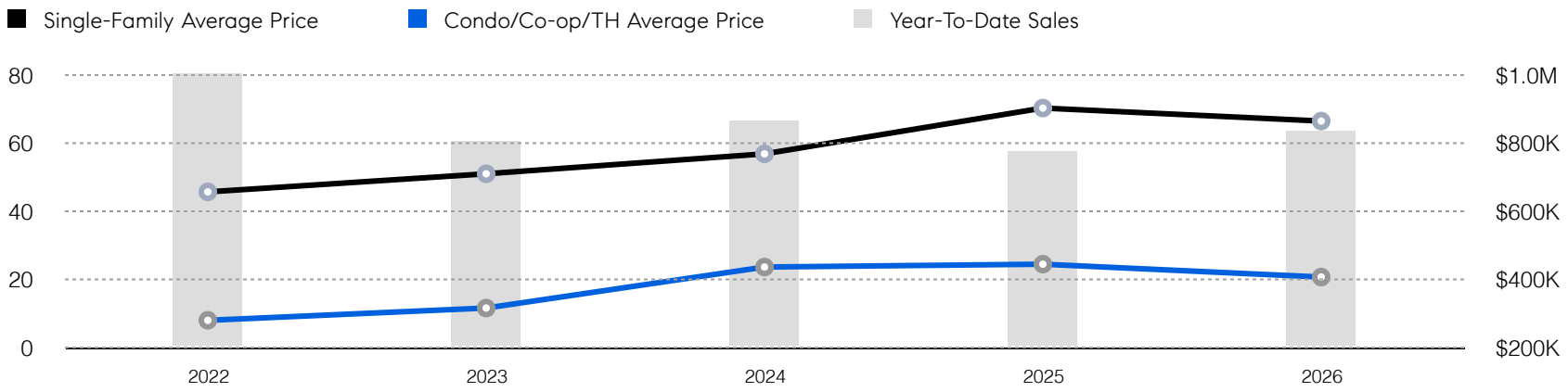


** Line graphs may be hidden due to limited sales data*

Cranford

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	74	77	4.1%	29	29	0.0%
	ACTIVE LISTINGS	23	31	34.8%	23	31	34.8%
	# OF SALES	51	54	5.9%	14	16	14.3%
	SALES VOLUME	$46,059,456	$46,706,788	1.4%	$13,190,858	$13,638,900	3.4%
	MEDIAN PRICE	$810,000	$777,500	-4.0%	$837,500	$817,500	-2.4%
	AVERAGE PRICE	$903,127	$864,941	-4.2%	$942,204	$852,431	-9.5%
	AVERAGE DOM	21	18	-14.3%	32	11	-65.6%
	% OF ASKING PRICE	106.3%	108.7%	2.4%	108.0%	112.4%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	2	0	0.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	6	9	50.0%	1	1	0.0%
	SALES VOLUME	$2,667,900	$3,662,000	37.3%	$510,000	$367,000	-28.0%
	MEDIAN PRICE	$445,000	$362,000	-18.7%	$510,000	$367,000	-28.0%
	AVERAGE PRICE	$444,650	$406,889	-8.5%	$510,000	$367,000	-28.0%
	AVERAGE DOM	11	30	172.7%	14	16	14.3%
	% OF ASKING PRICE	102.8%	102.2%	-0.6%	97.2%	104.9%	7.7%

Historic Sales Trends

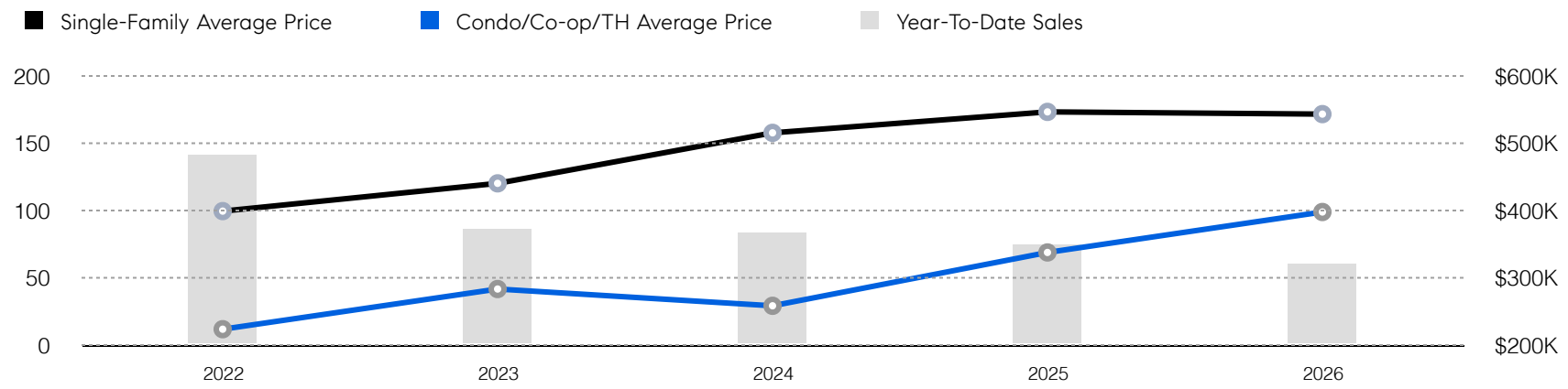


** Line graphs may be hidden due to limited sales data*

Elizabeth

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	61	63	3.3%	19	17	-10.5%
	ACTIVE LISTINGS	32	44	37.5%	32	44	37.5%
	# OF SALES	55	44	-20.0%	11	14	27.3%
	SALES VOLUME	$30,064,000	$23,905,764	-20.5%	$6,129,000	$8,551,000	39.5%
	MEDIAN PRICE	$550,000	$550,000	-	$555,000	$610,000	9.9%
	AVERAGE PRICE	$546,618	$543,313	-0.6%	$557,182	$610,786	9.6%
	AVERAGE DOM	55	41	-25.5%	36	34	-5.6%
	% OF ASKING PRICE	102.3%	101.1%	-1.1%	103.9%	102.8%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	22	18	-18.2%	3	4	33.3%
	ACTIVE LISTINGS	13	21	61.5%	13	21	61.5%
	# OF SALES	18	15	-16.7%	3	6	100.0%
	SALES VOLUME	$6,078,000	$5,967,000	-1.8%	$948,000	$2,010,000	112.0%
	MEDIAN PRICE	$327,500	$335,000	2.3%	$320,000	$327,500	2.3%
	AVERAGE PRICE	$337,667	$397,800	17.8%	$316,000	$335,000	6.0%
	AVERAGE DOM	42	52	23.8%	60	48	-20.0%
	% OF ASKING PRICE	103.3%	101.5%	-1.7%	104.4%	107.7%	3.3%

Historic Sales Trends

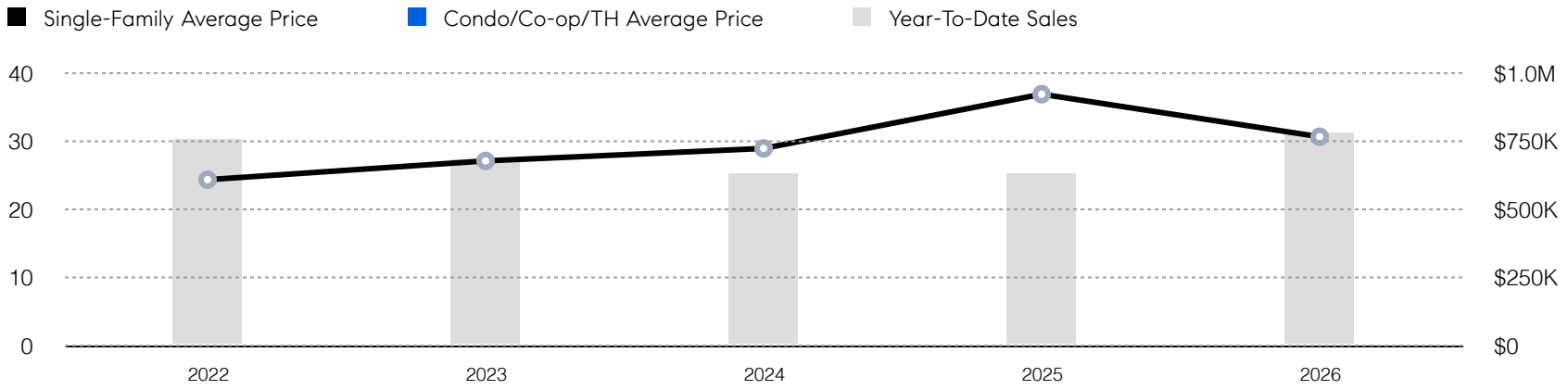


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Fanwood

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	31	39	25.8%	8	11	37.5%
	ACTIVE LISTINGS	13	12	-7.7%	13	12	-7.7%
	# OF SALES	25	31	24.0%	1	6	500.0%
	SALES VOLUME	$23,071,076	$23,766,500	3.0%	$777,000	$4,700,000	504.9%
	MEDIAN PRICE	$820,000	$775,000	-5.5%	$777,000	$750,000	-3.5%
	AVERAGE PRICE	$922,843	$766,661	-16.9%	$777,000	$783,333	0.8%
	AVERAGE DOM	23	30	30.4%	7	42	500.0%
	% OF ASKING PRICE	108.8%	105.8%	-3.0%	115.1%	106.0%	-9.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	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

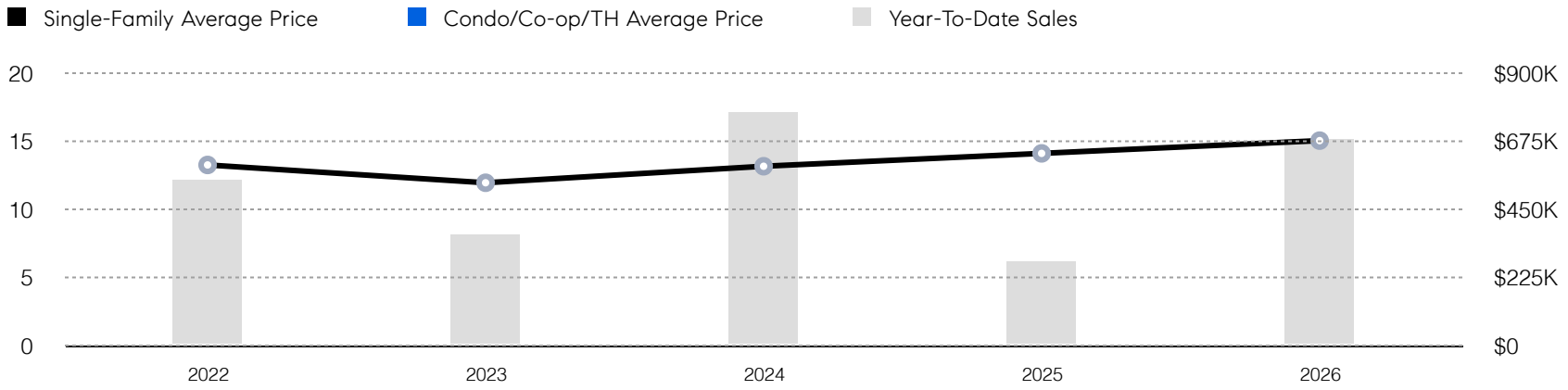


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Garwood

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	5	16	220.0%	0	6	0.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	5	13	160.0%	0	3	0.0%
	SALES VOLUME	$3,175,000	$8,802,508	177.2%	-	$2,198,000	-
	MEDIAN PRICE	$625,000	$660,000	5.6%	-	$700,000	-
	AVERAGE PRICE	$635,000	$677,116	6.6%	-	$732,667	-
	AVERAGE DOM	52	19	-63.5%	-	23	-
	% OF ASKING PRICE	102.2%	102.5%	0.3%	-	107.1%	-
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	1	2	100.0%	0	0	0.0%
	SALES VOLUME	$828,500	$1,579,888	90.7%	-	-	-
	MEDIAN PRICE	$828,500	$789,944	-4.7%	-	-	-
	AVERAGE PRICE	$828,500	$789,944	-4.7%	-	-	-
	AVERAGE DOM	8	35	337.5%	-	-	-
	% OF ASKING PRICE	110.5%	98.9%	-11.6%	-	-	-

Historic Sales Trends

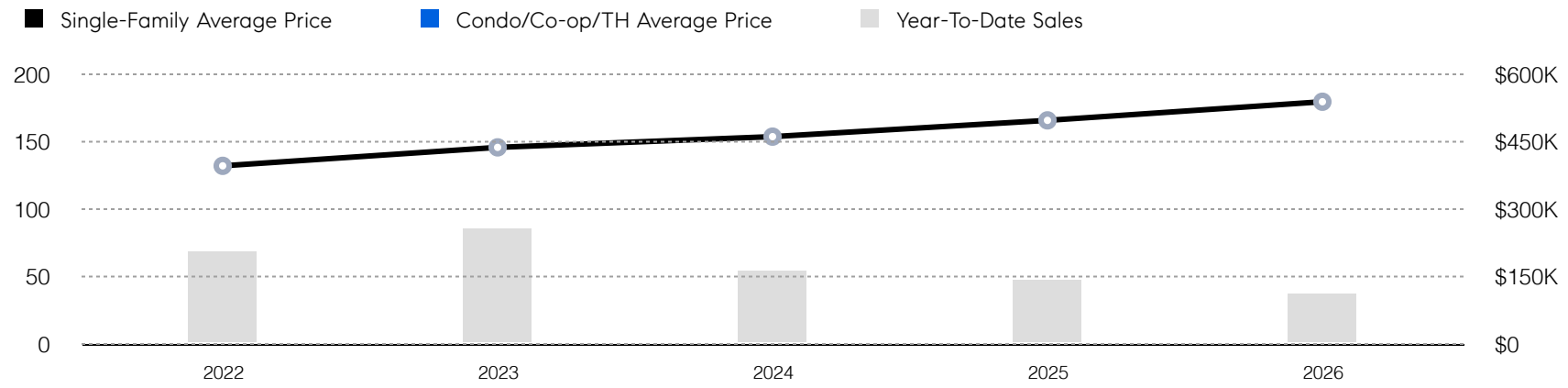


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	54	49	-9.3%	9	15	66.7%
	ACTIVE LISTINGS	26	37	42.3%	26	37	42.3%
	# OF SALES	46	35	-23.9%	14	7	-50.0%
	SALES VOLUME	$22,884,900	$18,862,500	-17.6%	$7,102,500	$4,255,000	-40.1%
	MEDIAN PRICE	$500,000	$525,000	5.0%	$504,000	$650,000	29.0%
	AVERAGE PRICE	$497,498	$538,929	8.3%	$507,321	$607,857	19.8%
	AVERAGE DOM	42	36	-14.3%	56	18	-67.9%
	% OF ASKING PRICE	103.2%	104.4%	1.2%	104.0%	109.3%	5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	$355,500	-	-	-	-
	MEDIAN PRICE	-	$355,500	-	-	-	-
	AVERAGE PRICE	-	$355,500	-	-	-	-
	AVERAGE DOM	-	9	-	-	-	-
	% OF ASKING PRICE	-	98.8%	-	-	-	-

Historic Sales Trends

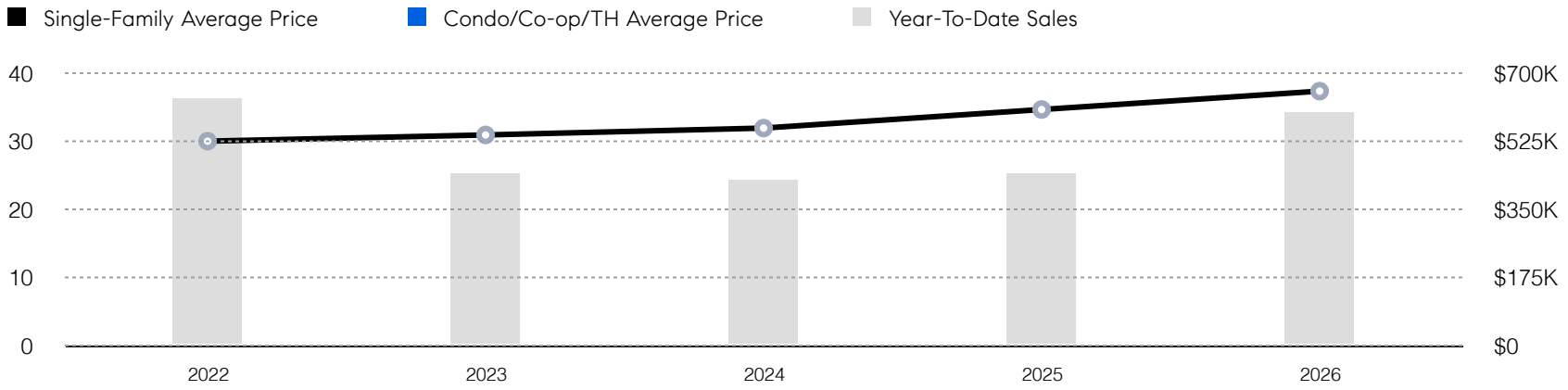


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	27	42	55.6%	5	11	120.0%
	ACTIVE LISTINGS	17	17	0.0%	17	17	0.0%
	# OF SALES	25	34	36.0%	6	9	50.0%
	SALES VOLUME	$15,166,000	$22,231,000	46.6%	$3,272,000	$6,134,500	87.5%
	MEDIAN PRICE	$590,000	$620,000	5.1%	$540,000	$615,000	13.9%
	AVERAGE PRICE	$606,640	$653,853	7.8%	$545,333	$681,611	25.0%
	AVERAGE DOM	40	35	-12.5%	71	31	-56.3%
	% OF ASKING PRICE	103.5%	100.9%	-2.6%	102.5%	103.6%	1.0%
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

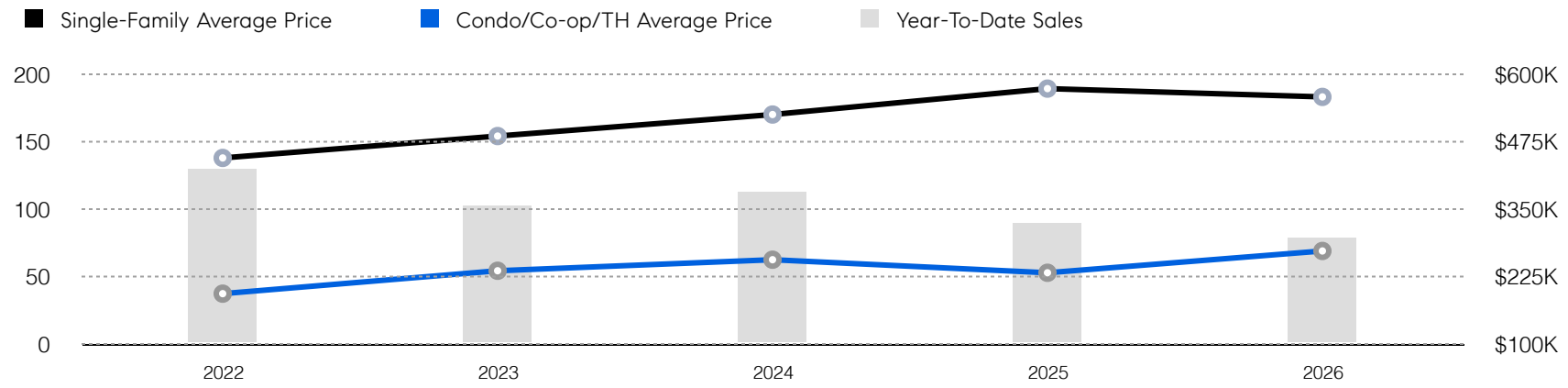


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	81	78	-3.7%	17	17	0.0%
	ACTIVE LISTINGS	56	72	28.6%	56	72	28.6%
	# OF SALES	83	68	-18.1%	21	15	-28.6%
	SALES VOLUME	$47,596,000	$37,950,030	-20.3%	$11,808,000	$8,293,000	-29.8%
	MEDIAN PRICE	$560,000	$540,000	-3.6%	$550,000	$540,000	-1.8%
	AVERAGE PRICE	$573,446	$558,089	-2.7%	$562,286	$552,867	-1.7%
	AVERAGE DOM	44	45	2.3%	34	34	0.0%
	% OF ASKING PRICE	101.3%	100.9%	-0.4%	103.4%	102.5%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	8	-33.3%	4	2	-50.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	5	9	80.0%	0	0	0.0%
	SALES VOLUME	$1,160,000	$2,452,000	111.4%	-	-	-
	MEDIAN PRICE	$240,000	$260,000	8.3%	-	-	-
	AVERAGE PRICE	$232,000	$272,444	17.4%	-	-	-
	AVERAGE DOM	20	28	40.0%	-	-	-
	% OF ASKING PRICE	94.6%	100.3%	5.7%	-	-	-

Historic Sales Trends

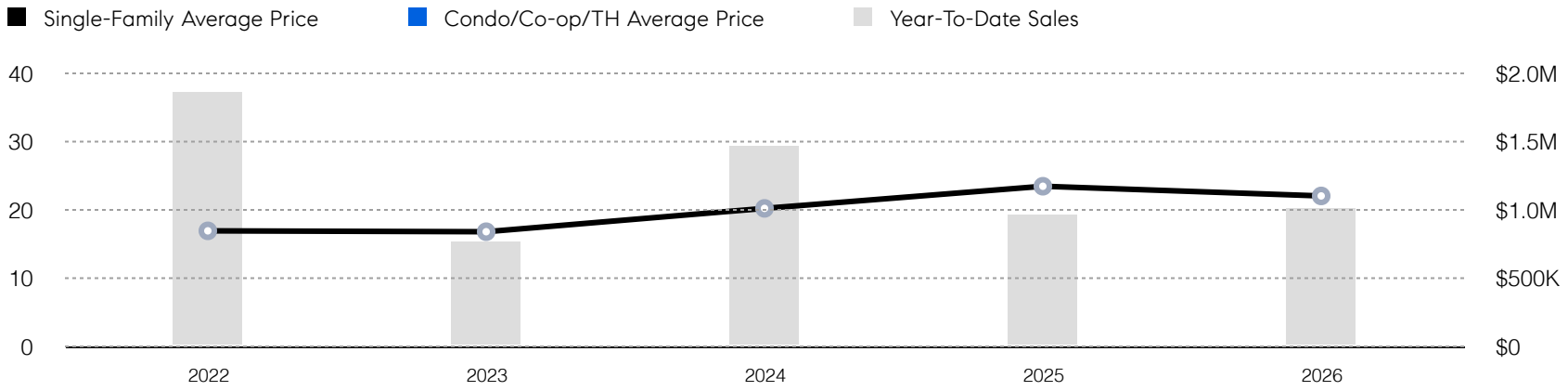


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	22	29	31.8%	7	9	28.6%
	ACTIVE LISTINGS	12	14	16.7%	12	14	16.7%
	# OF SALES	16	19	18.8%	5	7	40.0%
	SALES VOLUME	$18,771,500	$20,943,399	11.6%	$6,538,000	$9,181,800	40.4%
	MEDIAN PRICE	$1,117,500	$965,000	-13.6%	$1,110,000	$1,395,000	25.7%
	AVERAGE PRICE	$1,173,219	$1,102,284	-6.0%	$1,307,600	$1,311,686	0.3%
	AVERAGE DOM	23	31	34.8%	18	25	38.9%
	% OF ASKING PRICE	109.3%	105.1%	-4.2%	110.8%	107.1%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	3	1	-66.7%	3	0	0.0%
	SALES VOLUME	$3,704,394	$1,499,000	-59.5%	$3,704,394	-	-
	MEDIAN PRICE	$1,177,621	$1,499,000	27.3%	$1,177,621	-	-
	AVERAGE PRICE	$1,234,798	$1,499,000	21.4%	$1,234,798	-	-
	AVERAGE DOM	99	16	-83.8%	99	-	-
	% OF ASKING PRICE	119.4%	100.0%	-19.4%	119.4%	-	-

Historic Sales Trends

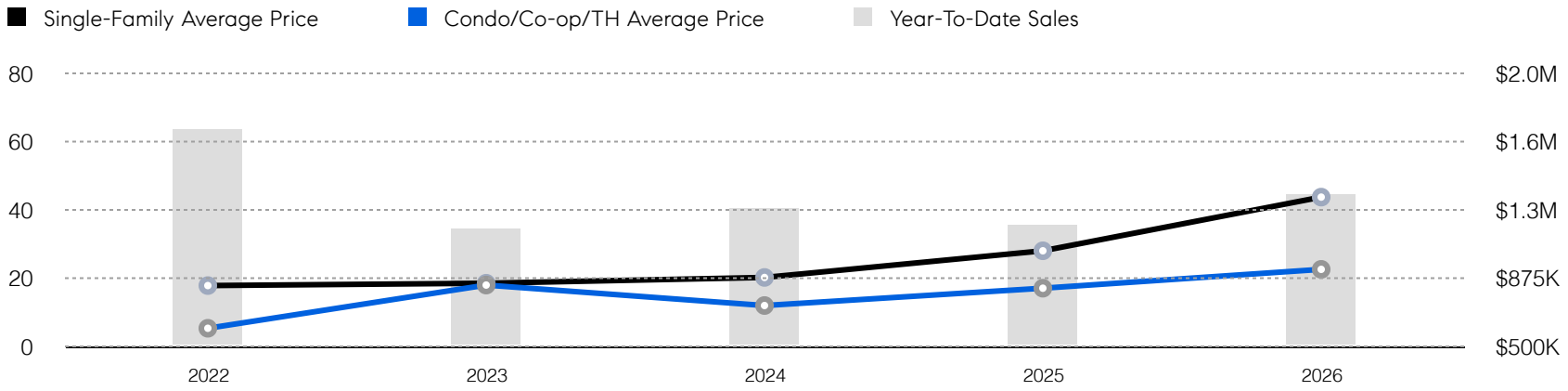


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	42	53	26.2%	14	14	0.0%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	31	41	32.3%	11	19	72.7%
	SALES VOLUME	$31,785,500	$54,127,553	70.3%	$9,614,000	$26,846,805	179.2%
	MEDIAN PRICE	$900,000	$1,350,000	50.0%	$835,000	$1,390,815	66.6%
	AVERAGE PRICE	$1,025,339	$1,320,184	28.8%	$874,000	$1,412,990	61.7%
	AVERAGE DOM	20	21	5.0%	16	23	43.8%
	% OF ASKING PRICE	110.0%	110.0%	0.0%	112.3%	110.9%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	1	1	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	4	3	-25.0%	0	0	0.0%
	SALES VOLUME	$3,279,000	$2,770,000	-15.5%	-	-	-
	MEDIAN PRICE	$644,500	$920,000	42.7%	-	-	-
	AVERAGE PRICE	$819,750	$923,333	12.6%	-	-	-
	AVERAGE DOM	13	35	169.2%	-	-	-
	% OF ASKING PRICE	103.9%	101.9%	-2.0%	-	-	-

Historic Sales Trends

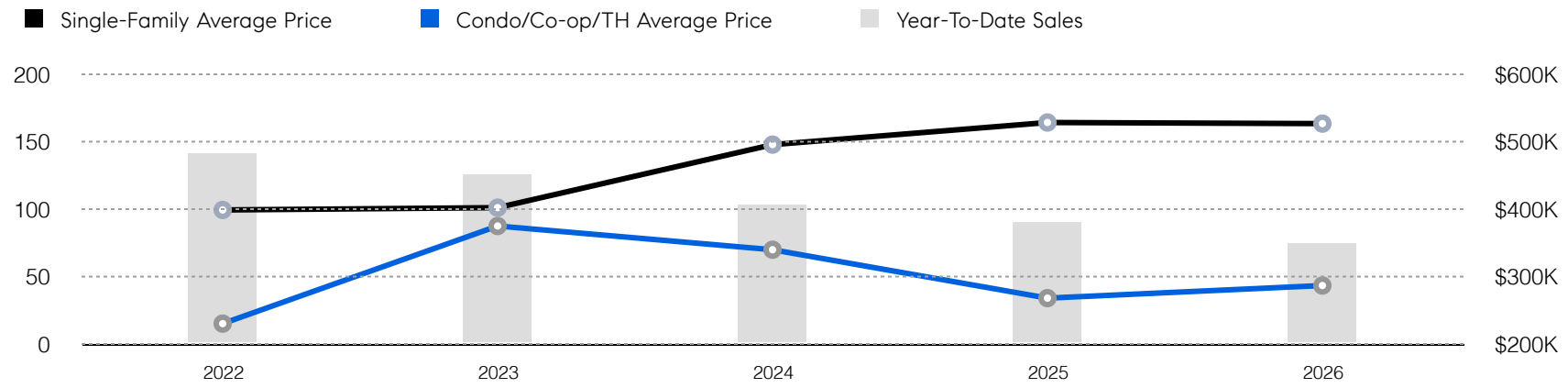


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	98	82	-16.3%	16	23	43.8%
	ACTIVE LISTINGS	72	72	0.0%	72	72	0.0%
	# OF SALES	88	70	-20.5%	21	10	-52.4%
	SALES VOLUME	$46,506,700	$36,880,450	-20.7%	$10,423,000	$5,380,400	-48.4%
	MEDIAN PRICE	$500,000	$497,275	-0.5%	$499,900	$555,750	11.2%
	AVERAGE PRICE	$528,485	$526,864	-0.3%	$496,333	$538,040	8.4%
	AVERAGE DOM	44	56	27.3%	41	34	-17.1%
	% OF ASKING PRICE	103.3%	101.5%	-1.8%	104.5%	101.6%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	2	0	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	1	3	200.0%	1	0	0.0%
	SALES VOLUME	$268,000	$860,000	220.9%	$268,000	-	-
	MEDIAN PRICE	$268,000	$285,000	6.3%	$268,000	-	-
	AVERAGE PRICE	$268,000	$286,667	7.0%	$268,000	-	-
	AVERAGE DOM	77	29	-62.3%	77	-	-
	% OF ASKING PRICE	93.7%	99.9%	6.2%	93.7%	-	-

Historic Sales Trends

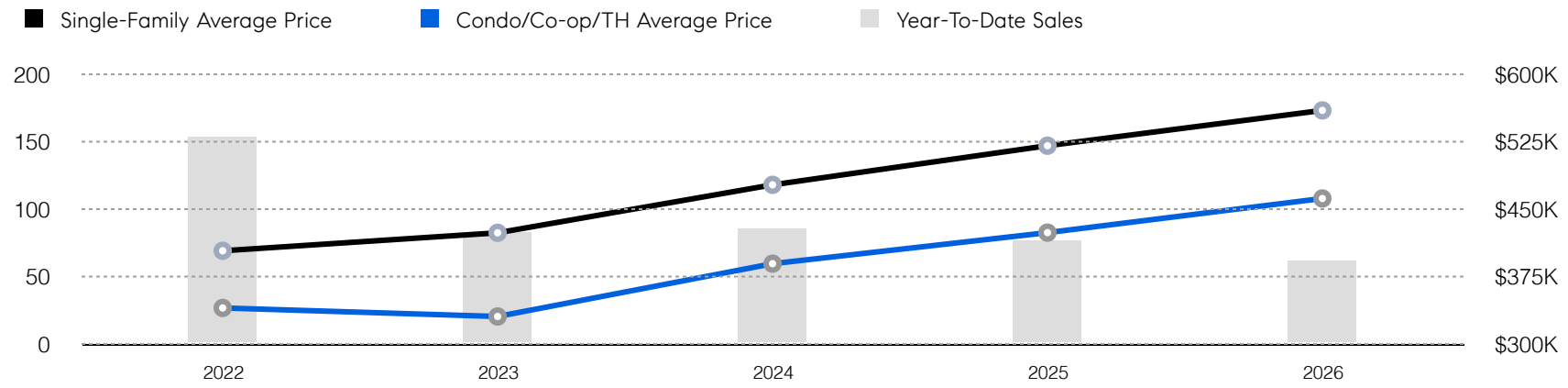


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	70	68	-2.9%	13	16	23.1%
	ACTIVE LISTINGS	51	42	-17.6%	51	42	-17.6%
	# OF SALES	68	53	-22.1%	27	11	-59.3%
	SALES VOLUME	$35,398,650	$29,672,400	-16.2%	$14,208,150	$5,858,000	-58.8%
	MEDIAN PRICE	$510,000	$570,000	11.8%	$515,000	$530,000	2.9%
	AVERAGE PRICE	$520,568	$559,857	7.5%	$526,228	$532,545	1.2%
	AVERAGE DOM	35	43	22.9%	34	38	11.8%
	% OF ASKING PRICE	103.6%	102.1%	-1.5%	103.3%	102.1%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	10	100.0%	0	2	0.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	7	7	0.0%	1	2	100.0%
	SALES VOLUME	$2,967,000	$3,233,000	9.0%	$495,000	$885,000	78.8%
	MEDIAN PRICE	$445,000	$486,000	9.2%	$495,000	$442,500	-10.6%
	AVERAGE PRICE	$423,857	$461,857	9.0%	$495,000	$442,500	-10.6%
	AVERAGE DOM	42	33	-21.4%	31	58	87.1%
	% OF ASKING PRICE	99.5%	100.4%	0.9%	107.6%	99.5%	-8.1%

Historic Sales Trends

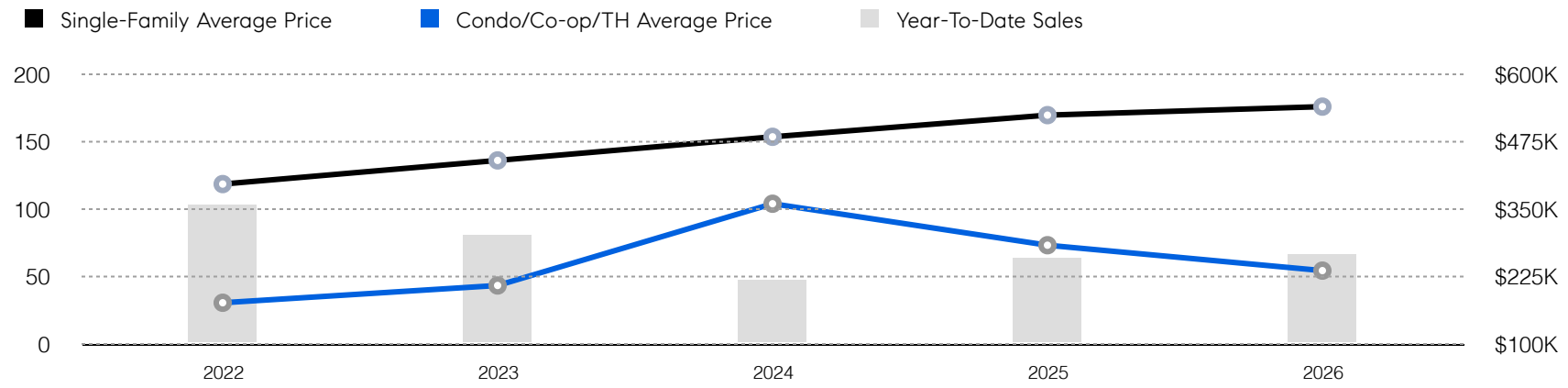


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	57	64	12.3%	13	14	7.7%
	ACTIVE LISTINGS	35	36	2.9%	35	36	2.9%
	# OF SALES	53	59	11.3%	12	11	-8.3%
	SALES VOLUME	$27,786,900	$31,862,100	14.7%	$6,190,500	$6,332,100	2.3%
	MEDIAN PRICE	$492,000	$545,000	10.8%	$488,500	$590,000	20.8%
	AVERAGE PRICE	$524,281	$540,036	3.0%	$515,875	$575,645	11.6%
	AVERAGE DOM	46	43	-6.5%	46	44	-4.3%
	% OF ASKING PRICE	105.5%	102.8%	-2.6%	106.6%	103.7%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	9	7	-22.2%	2	2	0.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	9	6	-33.3%	0	1	0.0%
	SALES VOLUME	$2,548,000	$1,416,000	-44.4%	-	$425,000	-
	MEDIAN PRICE	$218,000	$203,000	-6.9%	-	$425,000	-
	AVERAGE PRICE	$283,111	$236,000	-16.6%	-	$425,000	-
	AVERAGE DOM	31	44	41.9%	-	9	-
	% OF ASKING PRICE	102.7%	100.0%	-2.7%	-	100.0%	-

Historic Sales Trends

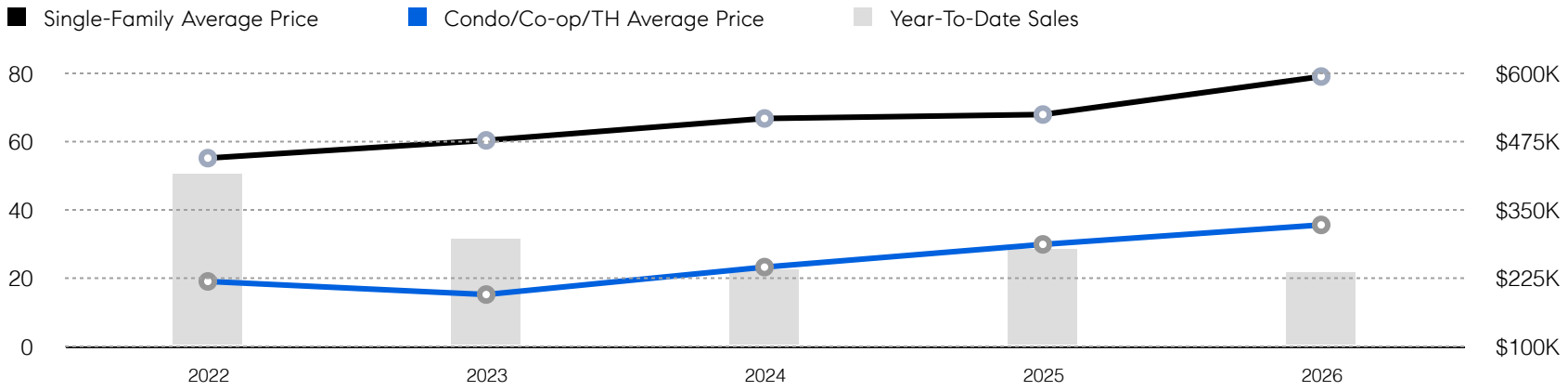


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	32	27	-15.6%	9	8	-11.1%
	ACTIVE LISTINGS	20	16	-20.0%	20	16	-20.0%
	# OF SALES	22	19	-13.6%	7	3	-57.1%
	SALES VOLUME	$11,541,900	$11,290,000	-2.2%	$3,934,900	$1,760,000	-55.3%
	MEDIAN PRICE	$529,500	$580,000	9.5%	$565,000	$595,000	5.3%
	AVERAGE PRICE	$524,632	$594,211	13.3%	$562,129	$586,667	4.4%
	AVERAGE DOM	34	34	0.0%	13	50	284.6%
	% OF ASKING PRICE	103.6%	104.4%	0.8%	108.7%	105.0%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	6	2	-66.7%	0	1	0.0%
	SALES VOLUME	$1,721,000	$645,000	-62.5%	-	$320,000	-
	MEDIAN PRICE	$290,500	$322,500	11.0%	-	$320,000	-
	AVERAGE PRICE	$286,833	$322,500	12.4%	-	$320,000	-
	AVERAGE DOM	19	109	473.7%	-	134	-
	% OF ASKING PRICE	104.6%	100.1%	-4.5%	-	101.6%	-

Historic Sales Trends

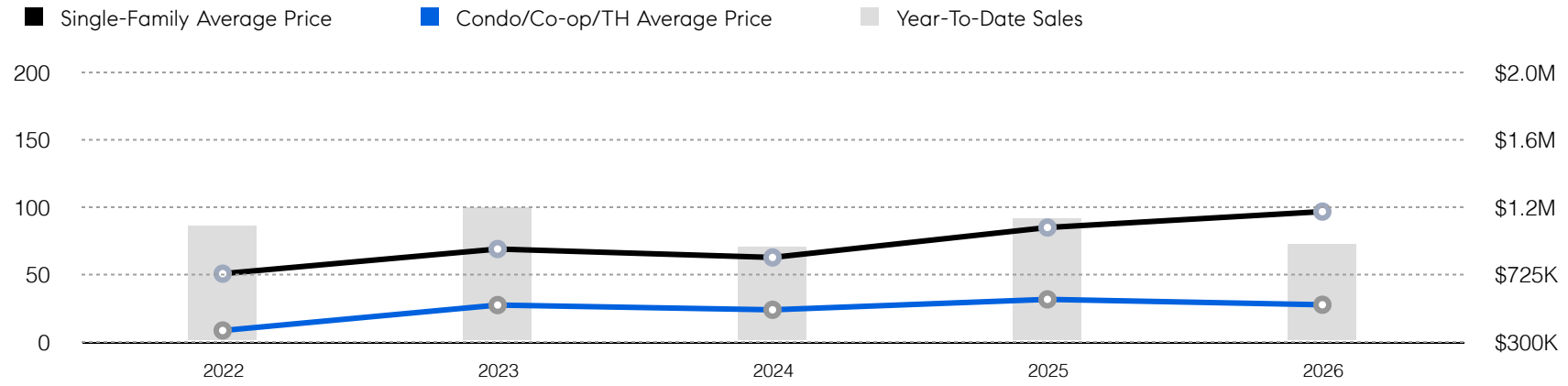


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	95	93	-2.1%	19	33	73.7%
	ACTIVE LISTINGS	31	39	25.8%	31	39	25.8%
	# OF SALES	81	62	-23.5%	22	18	-18.2%
	SALES VOLUME	$82,780,004	$69,577,997	-15.9%	$23,582,188	$19,837,999	-15.9%
	MEDIAN PRICE	$900,000	$975,000	8.3%	$987,500	$1,049,500	6.3%
	AVERAGE PRICE	$1,021,975	$1,122,226	9.8%	$1,071,918	$1,102,111	2.8%
	AVERAGE DOM	31	28	-9.7%	16	27	68.8%
	% OF ASKING PRICE	107.7%	105.1%	-2.6%	111.8%	106.5%	-5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	1	1	0.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	9	9	0.0%	4	2	-50.0%
	SALES VOLUME	$5,119,000	$4,812,999	-6.0%	$2,306,000	$1,155,999	-49.9%
	MEDIAN PRICE	$575,000	$560,000	-2.6%	$580,500	$578,000	-0.4%
	AVERAGE PRICE	$568,778	$534,778	-6.0%	$576,500	$578,000	0.3%
	AVERAGE DOM	15	29	93.3%	19	7	-63.2%
	% OF ASKING PRICE	107.1%	101.6%	-5.5%	106.6%	102.8%	-3.8%

Historic Sales Trends

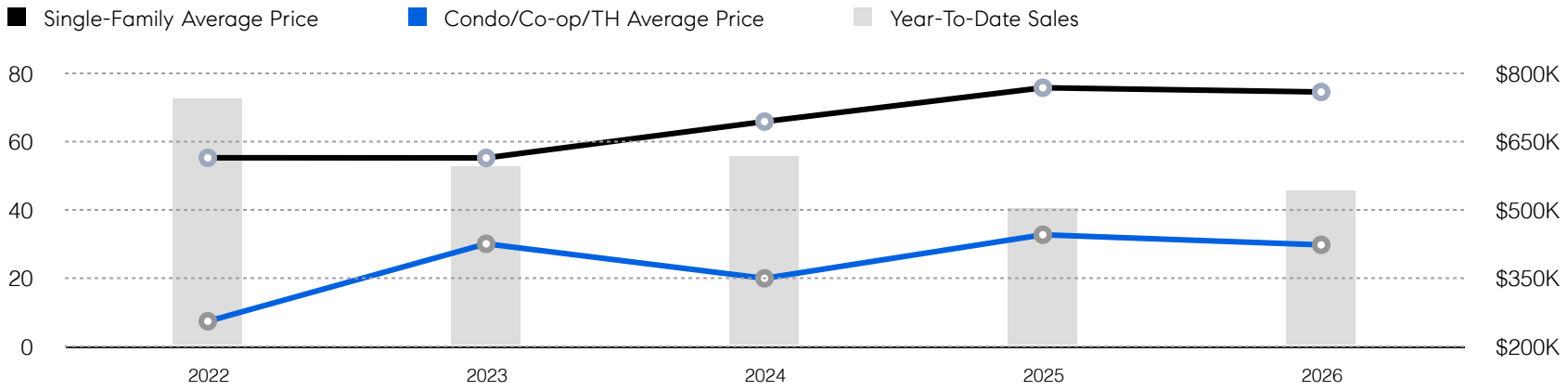


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	52	38	-26.9%	23	14	-39.1%
	ACTIVE LISTINGS	17	24	41.2%	17	24	41.2%
	# OF SALES	30	29	-3.3%	11	10	-9.1%
	SALES VOLUME	$23,051,640	$22,014,899	-4.5%	$9,177,990	$8,022,999	-12.6%
	MEDIAN PRICE	$695,000	$700,000	0.7%	$675,000	$746,000	10.5%
	AVERAGE PRICE	$768,388	$759,134	-1.2%	$834,363	$802,300	-3.8%
	AVERAGE DOM	21	41	95.2%	15	14	-6.7%
	% OF ASKING PRICE	106.6%	101.9%	-4.7%	107.5%	102.2%	-5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	10	18	80.0%	2	4	100.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	10	16	60.0%	5	4	-20.0%
	SALES VOLUME	$4,453,500	$6,770,000	52.0%	$2,006,000	$1,377,000	-31.4%
	MEDIAN PRICE	$446,250	$362,500	-18.8%	$385,000	$340,000	-11.7%
	AVERAGE PRICE	$445,350	$423,125	-5.0%	$401,200	$344,250	-14.2%
	AVERAGE DOM	15	41	173.3%	10	18	80.0%
	% OF ASKING PRICE	104.9%	101.9%	-3.0%	104.4%	103.8%	-0.6%

Historic Sales Trends

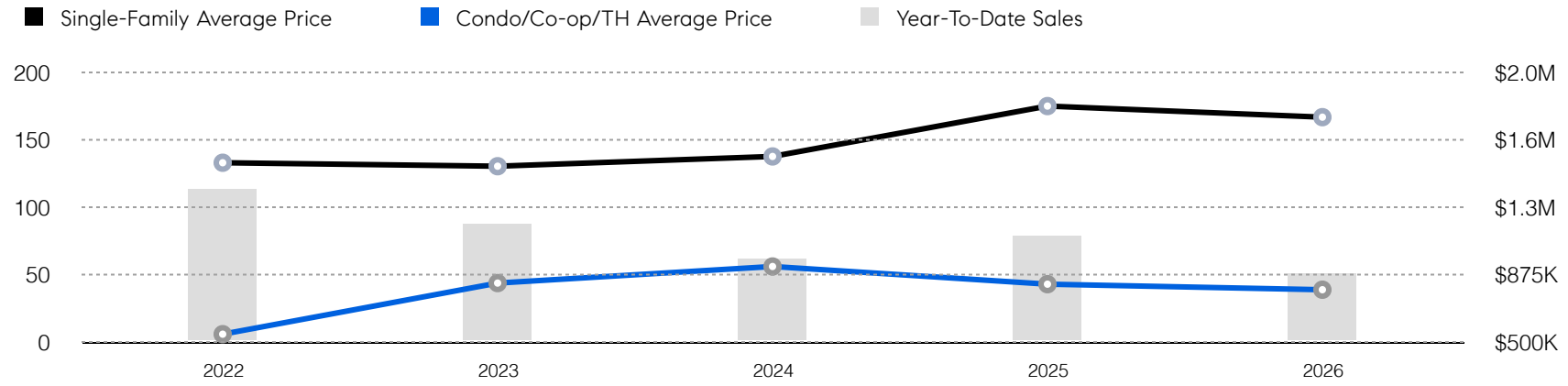


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	88	63	-28.4%	24	16	-33.3%
	ACTIVE LISTINGS	32	21	-34.4%	32	21	-34.4%
	# OF SALES	64	43	-32.8%	17	15	-11.8%
	SALES VOLUME	$116,019,341	$75,296,652	-35.1%	$25,060,400	$28,705,099	14.5%
	MEDIAN PRICE	$1,600,000	$1,680,000	5.0%	$1,375,000	$1,900,000	38.2%
	AVERAGE PRICE	$1,812,802	$1,751,085	-3.4%	$1,474,141	$1,913,673	29.8%
	AVERAGE DOM	23	21	-8.7%	20	19	-5.0%
	% OF ASKING PRICE	109.7%	110.7%	1.0%	116.9%	110.6%	-6.3%
Condo/Co-op/TH	CONTRACTS SIGNED	19	11	-42.1%	7	4	-42.9%
	ACTIVE LISTINGS	10	5	-50.0%	10	5	-50.0%
	# OF SALES	13	6	-53.8%	3	1	-66.7%
	SALES VOLUME	$10,682,500	$4,745,000	-55.6%	$3,530,000	$695,000	-80.3%
	MEDIAN PRICE	$788,500	$760,000	-3.6%	$800,000	$695,000	-13.1%
	AVERAGE PRICE	$821,731	$790,833	-3.8%	$1,176,667	$695,000	-40.9%
	AVERAGE DOM	11	18	63.6%	5	34	580.0%
	% OF ASKING PRICE	106.4%	100.1%	-6.3%	100.7%	99.3%	-1.5%

Historic Sales Trends

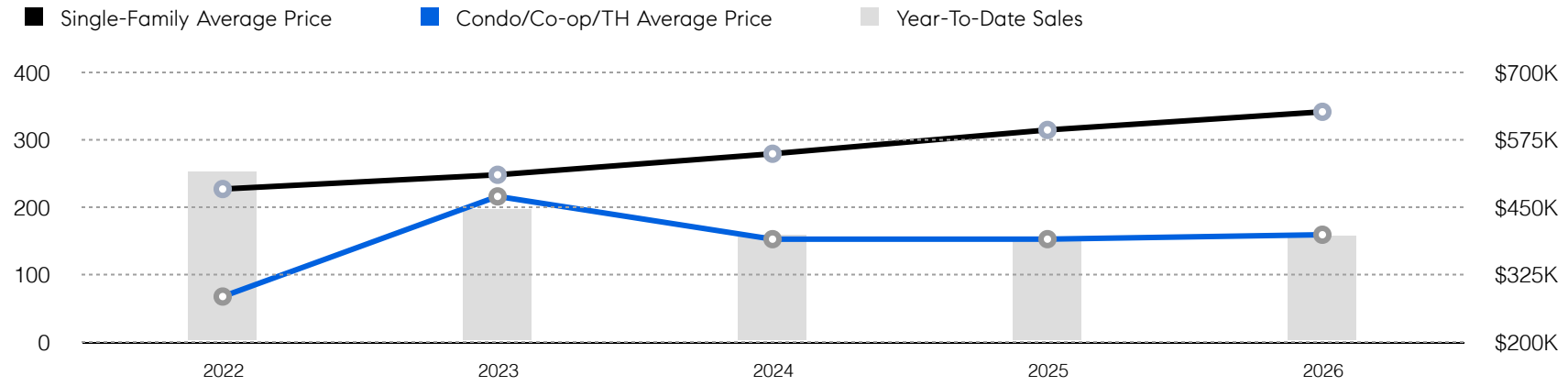


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	143	173	21.0%	36	40	11.1%
	ACTIVE LISTINGS	69	70	1.4%	69	70	1.4%
	# OF SALES	136	129	-5.1%	29	29	0.0%
	SALES VOLUME	$80,687,715	$80,879,249	0.2%	$16,005,000	$18,151,400	13.4%
	MEDIAN PRICE	$585,000	$600,000	2.6%	$570,000	$600,000	5.3%
	AVERAGE PRICE	$593,292	$626,971	5.7%	$551,897	$625,910	13.4%
	AVERAGE DOM	27	26	-3.7%	21	24	14.3%
	% OF ASKING PRICE	105.0%	103.7%	-1.3%	104.9%	105.1%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	18	31	72.2%	7	6	-14.3%
	ACTIVE LISTINGS	12	15	25.0%	12	15	25.0%
	# OF SALES	13	26	100.0%	2	8	300.0%
	SALES VOLUME	$5,080,000	$10,372,495	104.2%	$751,000	$2,846,000	279.0%
	MEDIAN PRICE	$370,000	$366,498	-0.9%	$375,500	$331,500	-11.7%
	AVERAGE PRICE	$390,769	$398,942	2.1%	$375,500	$355,750	-5.3%
	AVERAGE DOM	53	49	-7.5%	31	75	141.9%
	% OF ASKING PRICE	99.8%	100.8%	1.1%	100.2%	100.2%	0.0%

Historic Sales Trends

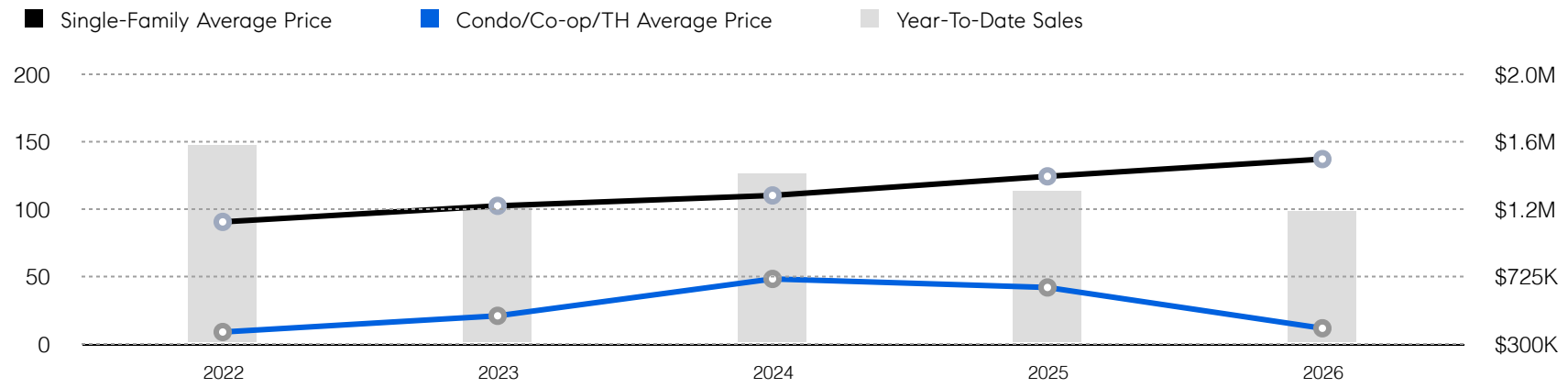


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	141	134	-5.0%	44	40	-9.1%
	ACTIVE LISTINGS	54	46	-14.8%	54	46	-14.8%
	# OF SALES	100	89	-11.0%	31	25	-19.4%
	SALES VOLUME	$135,673,132	$130,422,997	-3.9%	$44,167,263	$38,595,499	-12.6%
	MEDIAN PRICE	$1,258,500	$1,400,000	11.2%	$1,285,000	$1,450,000	12.8%
	AVERAGE PRICE	$1,356,731	$1,465,427	8.0%	$1,424,750	$1,543,820	8.4%
	AVERAGE DOM	24	15	-37.5%	13	15	15.4%
	% OF ASKING PRICE	109.4%	110.1%	0.7%	113.0%	110.8%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	17	10	-41.2%	5	1	-80.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	12	8	-33.3%	2	2	0.0%
	SALES VOLUME	$7,875,000	$3,191,775	-59.5%	$1,017,000	$927,000	-8.8%
	MEDIAN PRICE	$699,500	$306,000	-56.3%	$508,500	$463,500	-8.8%
	AVERAGE PRICE	$656,250	$398,972	-39.2%	$508,500	$463,500	-8.8%
	AVERAGE DOM	14	39	178.6%	22	59	168.2%
	% OF ASKING PRICE	105.6%	104.8%	-0.8%	109.3%	100.1%	-9.2%

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 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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