

January 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

214

-11.6% Year-To-Date
-24.4% Month-Over-Month

Year-To-Date Contracts

195

-9.7% Year-To-Date
-3.5% Month-Over-Month

Single-Family
Average Sale Price

$820K

6.7% Year-To-Date
-2.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$390K

-11.1% Year-To-Date
-17.1% Month-Over-Month

Average Days On Market

41

2.5% Year-To-Date
7.9% Month-Over-Month

Active Listings

446

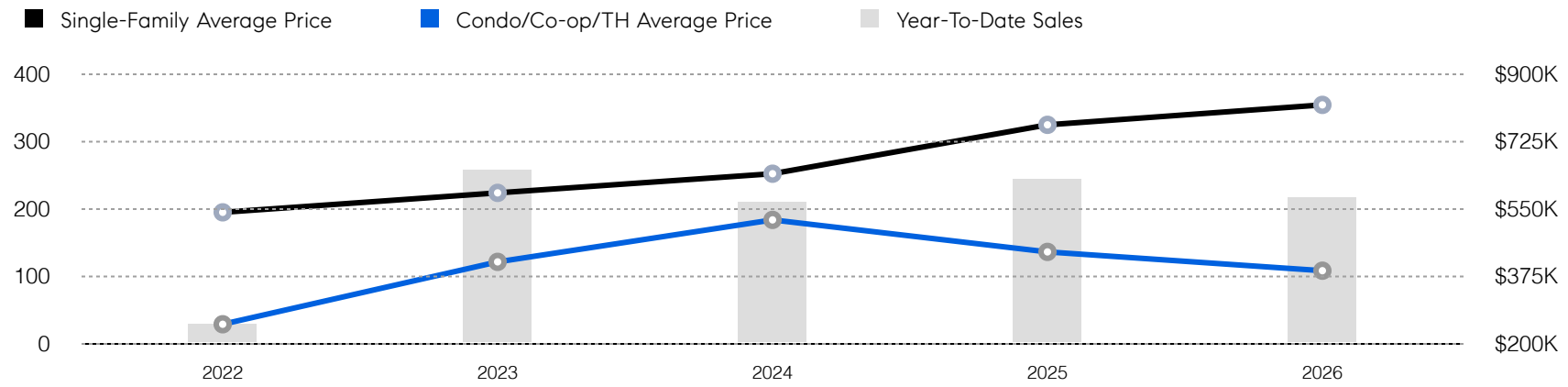
-7.7% Year-Over-Year
8.5% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	193	174	-9.8%	193	174	-9.8%
	ACTIVE LISTINGS	422	396	-6.2%	422	396	-6.2%
	# OF SALES	217	180	-17.1%	217	180	-17.1%
	SALES VOLUME	$166,821,211	$147,700,404	-11.5%	$166,821,211	$147,700,404	-11.5%
	MEDIAN PRICE	$610,024	$665,000	9.0%	$610,024	$665,000	9.0%
	AVERAGE PRICE	$768,761	$820,558	6.7%	$768,761	$820,558	6.7%
	AVERAGE DOM	38	36	-5.3%	38	36	-5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	23	21	-8.7%	23	21	-8.7%
	ACTIVE LISTINGS	61	50	-18.0%	61	50	-18.0%
	# OF SALES	25	34	36.0%	25	34	36.0%
	SALES VOLUME	$10,971,400	$13,260,888	20.9%	$10,971,400	$13,260,888	20.9%
	MEDIAN PRICE	$401,000	$355,750	-11.3%	$401,000	$355,750	-11.3%
	AVERAGE PRICE	$438,856	$390,026	-11.1%	$438,856	$390,026	-11.1%
	AVERAGE DOM	23	39	69.6%	23	39	69.6%

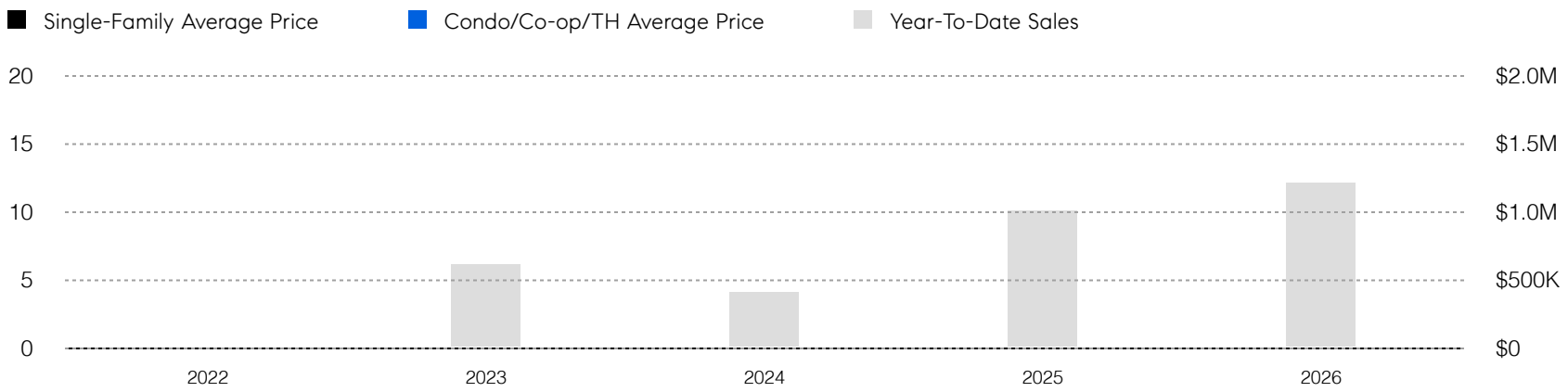
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	6	7	16.7%	6	7	16.7%
	ACTIVE LISTINGS	2	12	500.0%	2	12	500.0%
	# OF SALES	10	9	-10.0%	10	9	-10.0%
	SALES VOLUME	$8,600,388	$9,172,527	6.7%	$8,600,388	$9,172,527	6.7%
	MEDIAN PRICE	$838,900	$900,000	7.3%	$838,900	$900,000	7.3%
	AVERAGE PRICE	$860,039	$1,019,170	18.5%	$860,039	$1,019,170	18.5%
	AVERAGE DOM	16	65	306.3%	16	65	306.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	0	3	0.0%	0	3	0.0%
	SALES VOLUME	-	$1,394,000	-	-	$1,394,000	-
	MEDIAN PRICE	-	$425,000	-	-	$425,000	-
	AVERAGE PRICE	-	$464,667	-	-	$464,667	-
	AVERAGE DOM	-	39	-	-	39	-

Historic Sales Trends

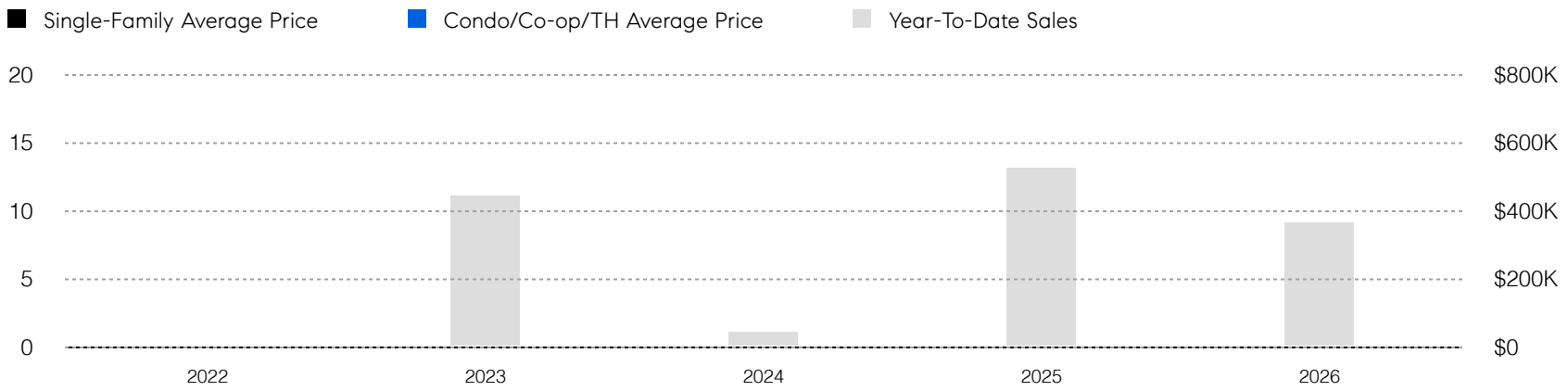


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	10	7	-30.0%	10	7	-30.0%
	ACTIVE LISTINGS	15	14	-6.7%	15	14	-6.7%
	# OF SALES	13	8	-38.5%	13	8	-38.5%
	SALES VOLUME	$8,758,500	$6,280,000	-28.3%	$8,758,500	$6,280,000	-28.3%
	MEDIAN PRICE	$640,000	$745,000	16.4%	$640,000	$745,000	16.4%
	AVERAGE PRICE	$673,731	$785,000	16.5%	$673,731	$785,000	16.5%
	AVERAGE DOM	45	35	-22.2%	45	35	-22.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$340,000	-	-	$340,000	-
	MEDIAN PRICE	-	$340,000	-	-	$340,000	-
	AVERAGE PRICE	-	$340,000	-	-	$340,000	-
	AVERAGE DOM	-	16	-	-	16	-

Historic Sales Trends

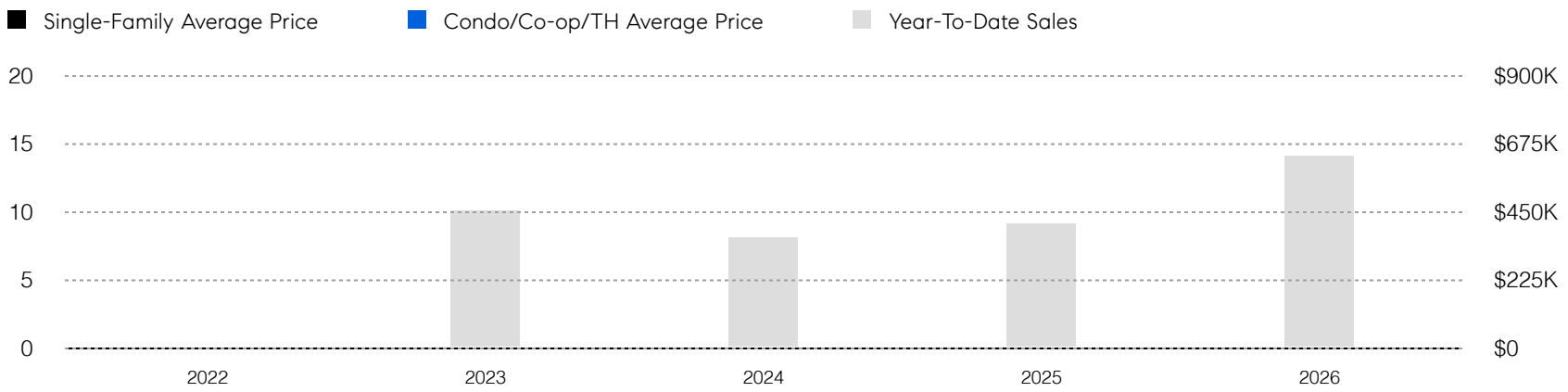


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Cranford

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	9	28.6%	7	9	28.6%
	ACTIVE LISTINGS	18	8	-55.6%	18	8	-55.6%
	# OF SALES	7	12	71.4%	7	12	71.4%
	SALES VOLUME	$6,015,000	$9,143,000	52.0%	$6,015,000	$9,143,000	52.0%
	MEDIAN PRICE	$780,000	$713,000	-8.6%	$780,000	$713,000	-8.6%
	AVERAGE PRICE	$859,286	$761,917	-11.3%	$859,286	$761,917	-11.3%
	AVERAGE DOM	12	15	25.0%	12	15	25.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	5	0.0%	0	5	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	$709,900	$799,000	12.6%	$709,900	$799,000	12.6%
	MEDIAN PRICE	$354,950	$399,500	12.6%	$354,950	$399,500	12.6%
	AVERAGE PRICE	$354,950	$399,500	12.6%	$354,950	$399,500	12.6%
	AVERAGE DOM	11	43	290.9%	11	43	290.9%

Historic Sales Trends

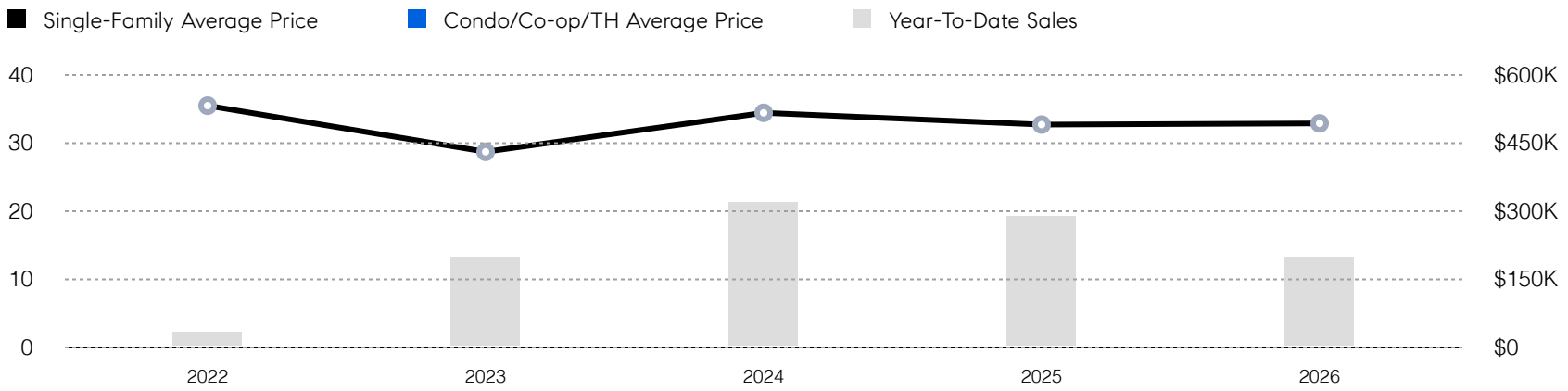


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Elizabeth

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	12	5	-58.3%	12	5	-58.3%
	ACTIVE LISTINGS	33	33	0.0%	33	33	0.0%
	# OF SALES	16	10	-37.5%	16	10	-37.5%
	SALES VOLUME	$7,854,000	$4,935,000	-37.2%	$7,854,000	$4,935,000	-37.2%
	MEDIAN PRICE	$505,500	$452,500	-10.5%	$505,500	$452,500	-10.5%
	AVERAGE PRICE	$490,875	$493,500	0.5%	$490,875	$493,500	0.5%
	AVERAGE DOM	47	30	-36.2%	47	30	-36.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	5	5	0.0%
	ACTIVE LISTINGS	17	12	-29.4%	17	12	-29.4%
	# OF SALES	3	3	0.0%	3	3	0.0%
	SALES VOLUME	$780,000	$1,355,000	73.7%	$780,000	$1,355,000	73.7%
	MEDIAN PRICE	$250,000	$325,000	30.0%	$250,000	$325,000	30.0%
	AVERAGE PRICE	$260,000	$451,667	73.7%	$260,000	$451,667	73.7%
	AVERAGE DOM	23	69	200.0%	23	69	200.0%

Historic Sales Trends

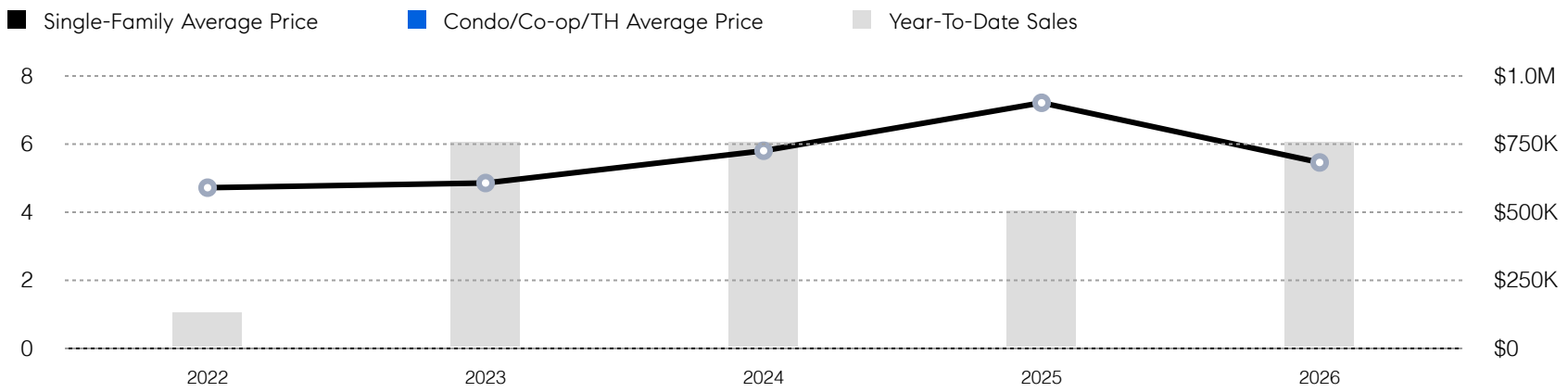


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Fanwood

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	12	9	-25.0%	12	9	-25.0%
	# OF SALES	4	6	50.0%	4	6	50.0%
	SALES VOLUME	$3,606,500	$4,095,500	13.6%	$3,606,500	$4,095,500	13.6%
	MEDIAN PRICE	$752,500	$783,750	4.2%	$752,500	$783,750	4.2%
	AVERAGE PRICE	$901,625	$682,583	-24.3%	$901,625	$682,583	-24.3%
	AVERAGE DOM	41	32	-22.0%	41	32	-22.0%
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	-	-	-	-	-	-

Historic Sales Trends

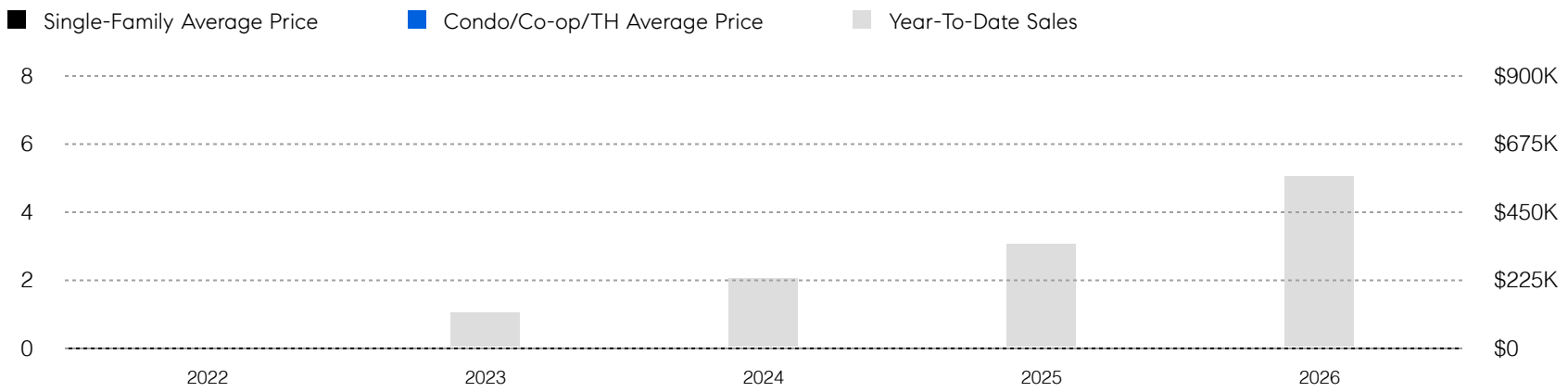


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Garwood

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	2	4	100.0%	2	4	100.0%
	SALES VOLUME	$1,265,000	$2,409,000	90.4%	$1,265,000	$2,409,000	90.4%
	MEDIAN PRICE	$632,500	$604,500	-4.4%	$632,500	$604,500	-4.4%
	AVERAGE PRICE	$632,500	$602,250	-4.8%	$632,500	$602,250	-4.8%
	AVERAGE DOM	95	19	-80.0%	95	19	-80.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	$828,500	$798,888	-3.6%	$828,500	$798,888	-3.6%
	MEDIAN PRICE	$828,500	$798,888	-3.6%	$828,500	$798,888	-3.6%
	AVERAGE PRICE	$828,500	$798,888	-3.6%	$828,500	$798,888	-3.6%
	AVERAGE DOM	8	43	437.5%	8	43	437.5%

Historic Sales Trends

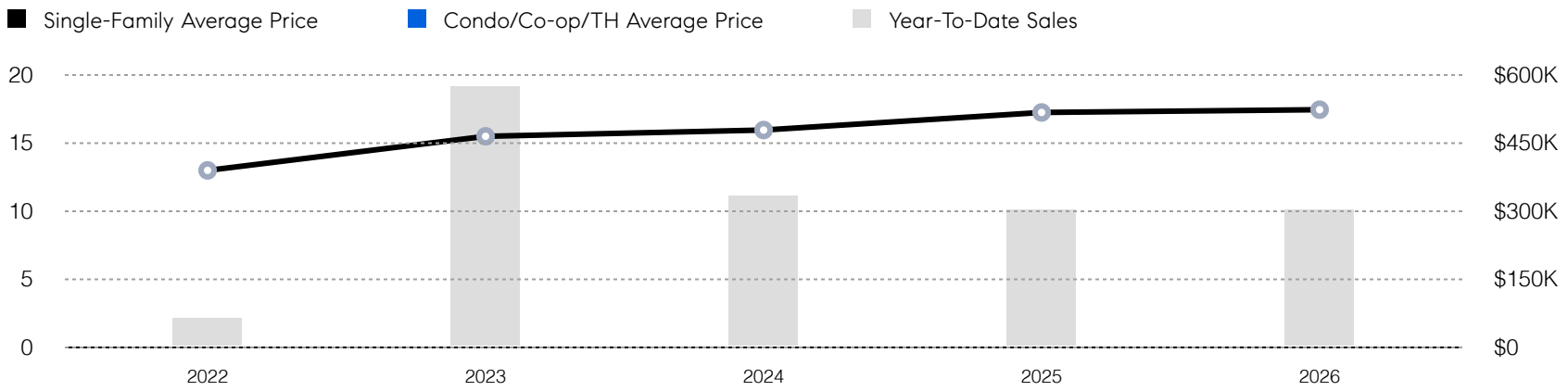


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	9	5	-44.4%	9	5	-44.4%
	ACTIVE LISTINGS	29	21	-27.6%	29	21	-27.6%
	# OF SALES	10	9	-10.0%	10	9	-10.0%
	SALES VOLUME	$5,176,000	$4,713,000	-8.9%	$5,176,000	$4,713,000	-8.9%
	MEDIAN PRICE	$505,000	$485,000	-4.0%	$505,000	$485,000	-4.0%
	AVERAGE PRICE	$517,600	$523,667	1.2%	$517,600	$523,667	1.2%
	AVERAGE DOM	27	44	63.0%	27	44	63.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$355,500	-	-	$355,500	-
	MEDIAN PRICE	-	$355,500	-	-	$355,500	-
	AVERAGE PRICE	-	$355,500	-	-	$355,500	-
	AVERAGE DOM	-	9	-	-	9	-

Historic Sales Trends

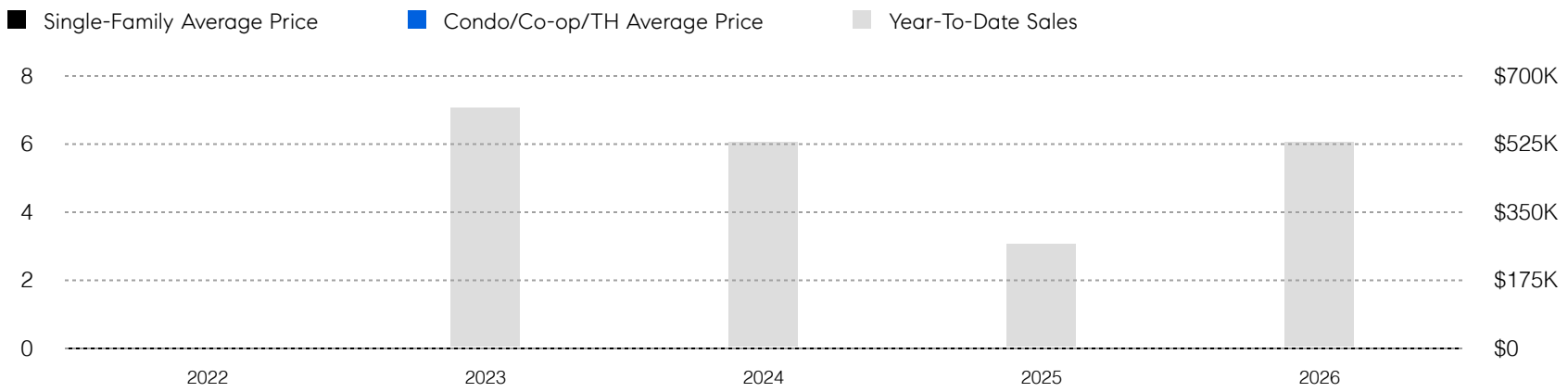


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	7	75.0%	4	7	75.0%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	3	6	100.0%	3	6	100.0%
	SALES VOLUME	$1,610,000	$3,943,000	144.9%	$1,610,000	$3,943,000	144.9%
	MEDIAN PRICE	$590,000	$660,000	11.9%	$590,000	$660,000	11.9%
	AVERAGE PRICE	$536,667	$657,167	22.5%	$536,667	$657,167	22.5%
	AVERAGE DOM	20	57	185.0%	20	57	185.0%
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	-	-	-	-	-	-

Historic Sales Trends

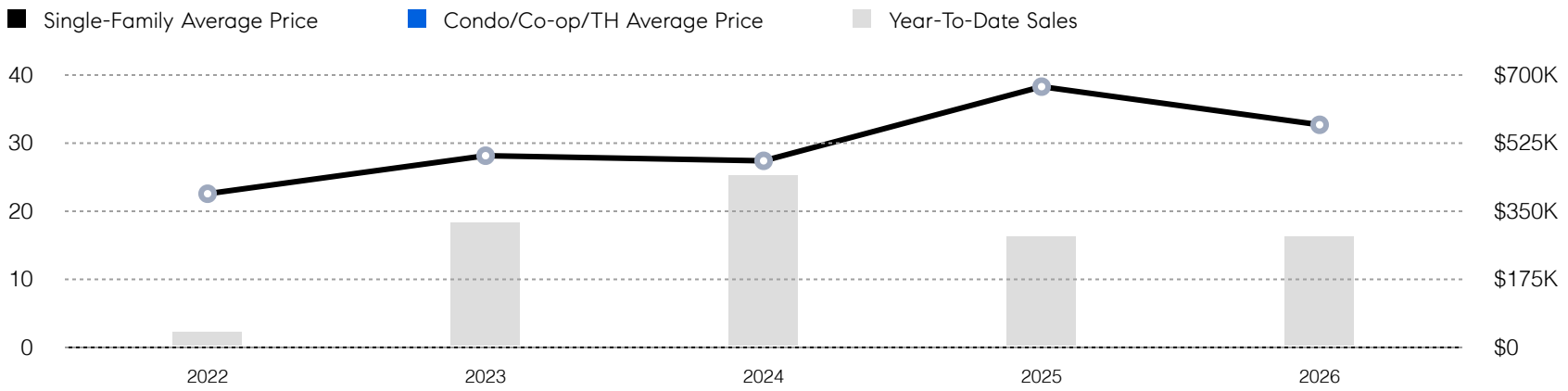


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	20	17	-15.0%	20	17	-15.0%
	ACTIVE LISTINGS	38	45	18.4%	38	45	18.4%
	# OF SALES	16	12	-25.0%	16	12	-25.0%
	SALES VOLUME	$10,722,500	$6,865,900	-36.0%	$10,722,500	$6,865,900	-36.0%
	MEDIAN PRICE	$565,000	$577,500	2.2%	$565,000	$577,500	2.2%
	AVERAGE PRICE	$670,156	$572,158	-14.6%	$670,156	$572,158	-14.6%
	AVERAGE DOM	44	54	22.7%	44	54	22.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	0	4	0.0%	0	4	0.0%
	SALES VOLUME	-	$1,062,000	-	-	$1,062,000	-
	MEDIAN PRICE	-	$221,500	-	-	$221,500	-
	AVERAGE PRICE	-	$265,500	-	-	$265,500	-
	AVERAGE DOM	-	35	-	-	35	-

Historic Sales Trends

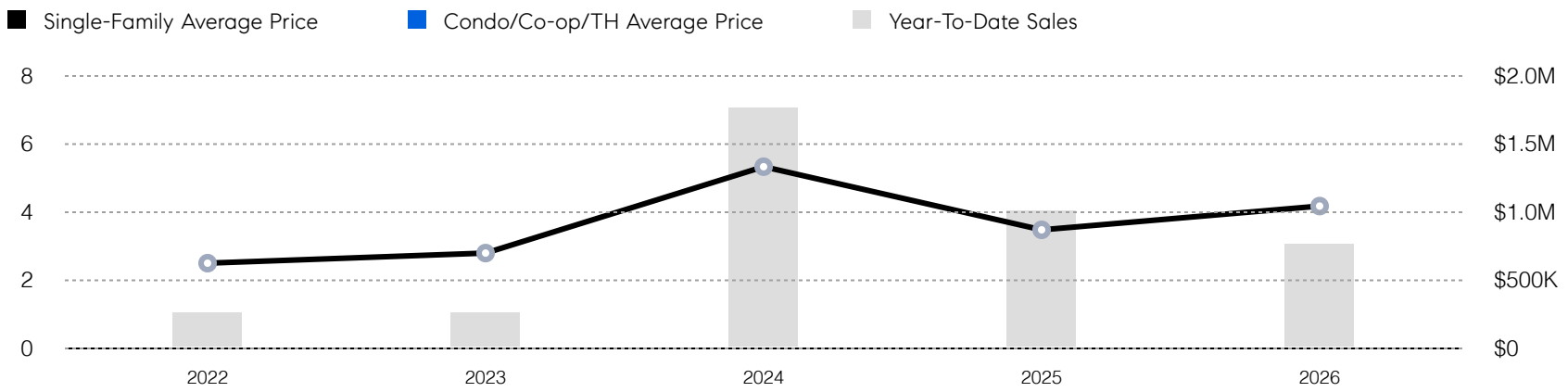


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	3	200.0%	1	3	200.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	4	3	-25.0%	4	3	-25.0%
	SALES VOLUME	$3,482,500	$3,135,000	-10.0%	$3,482,500	$3,135,000	-10.0%
	MEDIAN PRICE	$866,000	$965,000	11.4%	$866,000	$965,000	11.4%
	AVERAGE PRICE	$870,625	$1,045,000	20.0%	$870,625	$1,045,000	20.0%
	AVERAGE DOM	47	28	-40.4%	47	28	-40.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

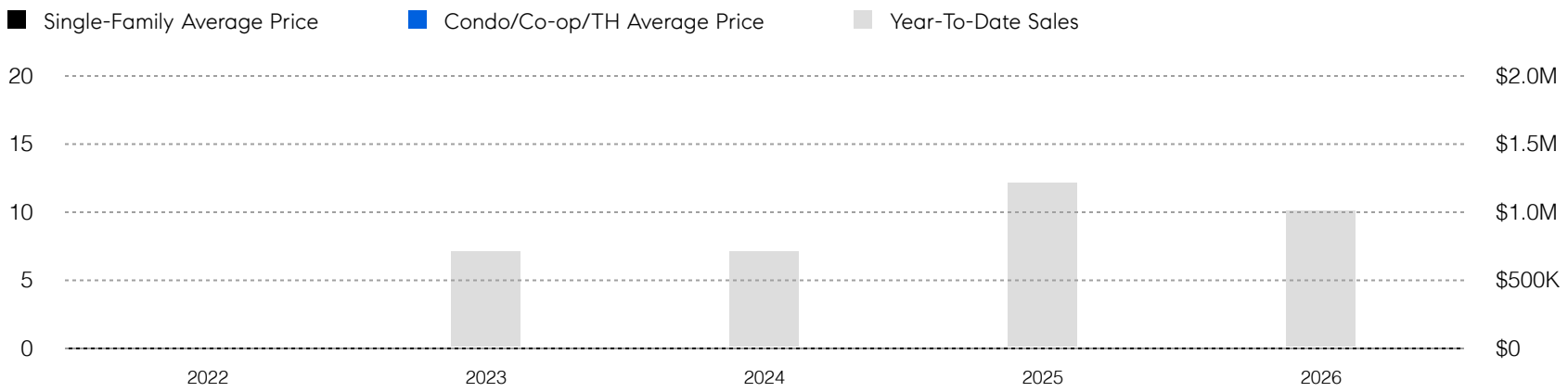


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	4	-42.9%	7	4	-42.9%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	9	10	11.1%	9	10	11.1%
	SALES VOLUME	$10,686,000	$11,857,499	11.0%	$10,686,000	$11,857,499	11.0%
	MEDIAN PRICE	$1,185,000	$1,112,500	-6.1%	$1,185,000	$1,112,500	-6.1%
	AVERAGE PRICE	$1,187,333	$1,185,750	-0.1%	$1,187,333	$1,185,750	-0.1%
	AVERAGE DOM	24	11	-54.2%	24	11	-54.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	3	0	0.0%	3	0	0.0%
	SALES VOLUME	$1,719,000	-	-	$1,719,000	-	-
	MEDIAN PRICE	$490,000	-	-	$490,000	-	-
	AVERAGE PRICE	$573,000	-	-	$573,000	-	-
	AVERAGE DOM	13	-	-	13	-	-

Historic Sales Trends

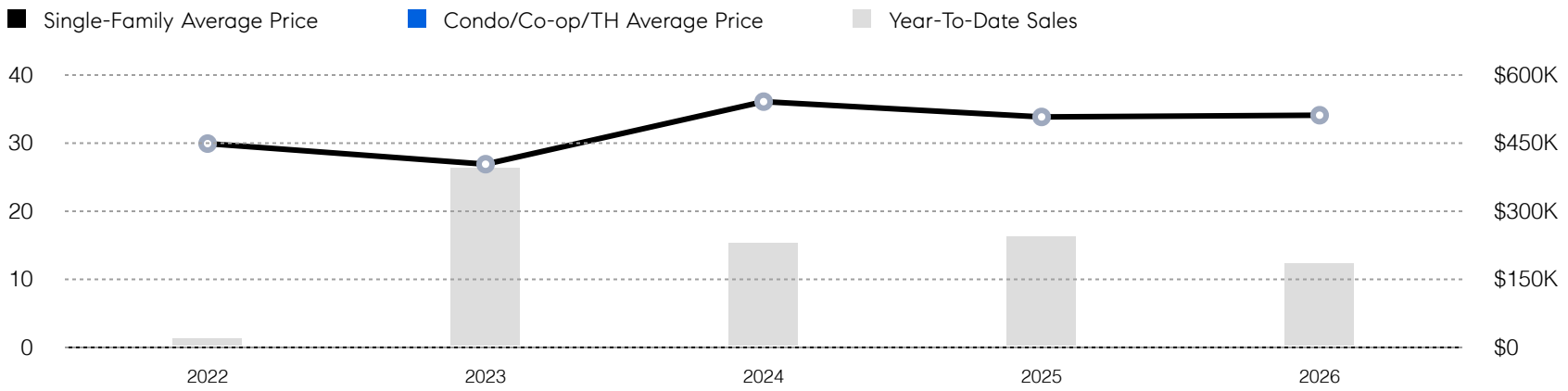


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	19	15	-21.1%	19	15	-21.1%
	ACTIVE LISTINGS	45	46	2.2%	45	46	2.2%
	# OF SALES	16	11	-31.2%	16	11	-31.2%
	SALES VOLUME	$8,124,000	$5,626,550	-30.7%	$8,124,000	$5,626,550	-30.7%
	MEDIAN PRICE	$500,000	$490,000	-2.0%	$500,000	$490,000	-2.0%
	AVERAGE PRICE	$507,750	$511,505	0.7%	$507,750	$511,505	0.7%
	AVERAGE DOM	41	46	12.2%	41	46	12.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$170,000	-	-	$170,000	-
	MEDIAN PRICE	-	$170,000	-	-	$170,000	-
	AVERAGE PRICE	-	$170,000	-	-	$170,000	-
	AVERAGE DOM	-	47	-	-	47	-

Historic Sales Trends

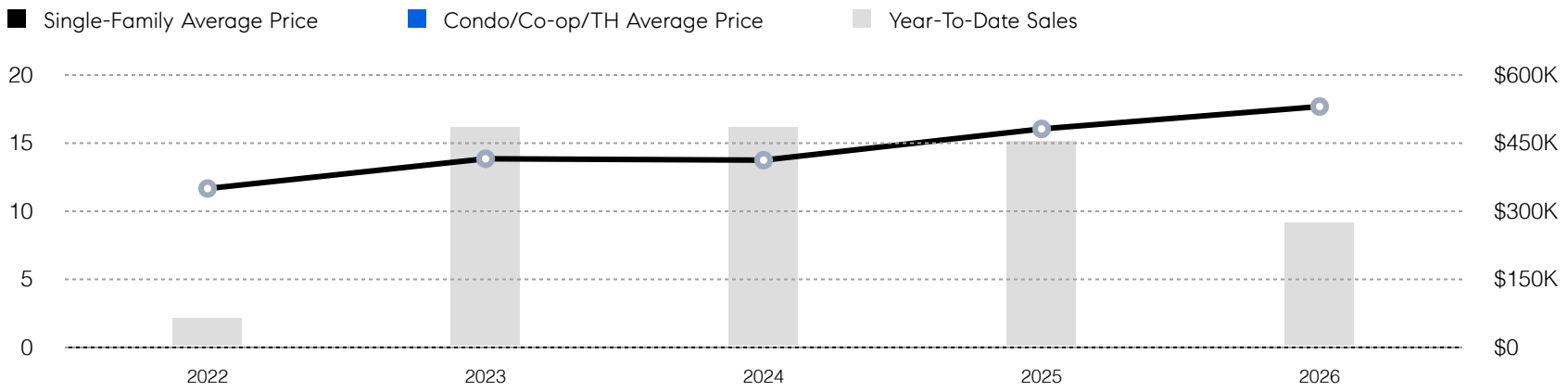


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	8	16	100.0%	8	16	100.0%
	ACTIVE LISTINGS	34	43	26.5%	34	43	26.5%
	# OF SALES	13	7	-46.2%	13	7	-46.2%
	SALES VOLUME	$6,258,000	$3,714,500	-40.6%	$6,258,000	$3,714,500	-40.6%
	MEDIAN PRICE	$463,500	$570,000	23.0%	$463,500	$570,000	23.0%
	AVERAGE PRICE	$481,385	$530,643	10.2%	$481,385	$530,643	10.2%
	AVERAGE DOM	45	59	31.1%	45	59	31.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	1	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	$790,000	$911,000	15.3%	$790,000	$911,000	15.3%
	MEDIAN PRICE	$395,000	$455,500	15.3%	$395,000	$455,500	15.3%
	AVERAGE PRICE	$395,000	$455,500	15.3%	$395,000	$455,500	15.3%
	AVERAGE DOM	24	17	-29.2%	24	17	-29.2%

Historic Sales Trends

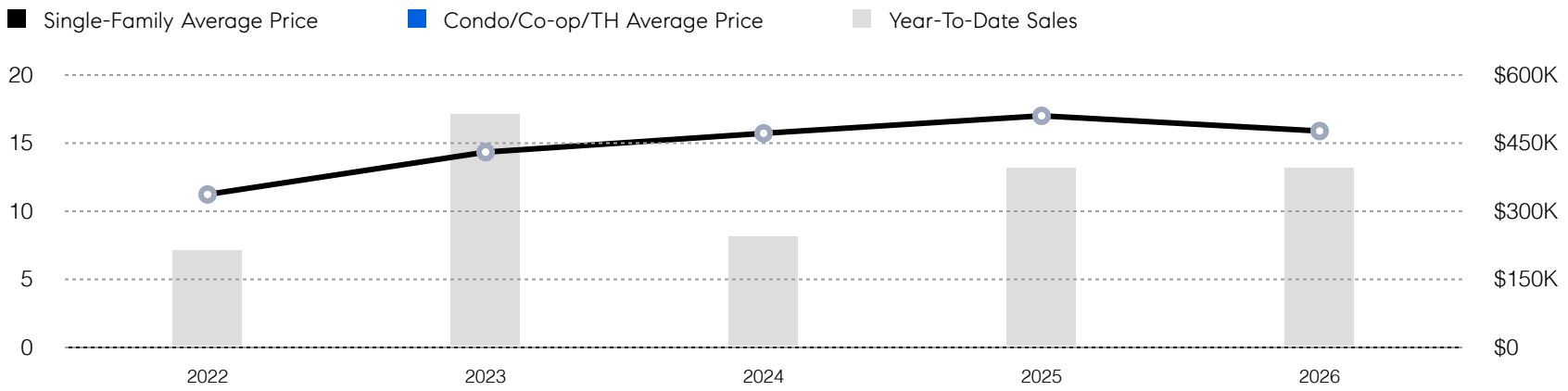


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	11	13	18.2%	11	13	18.2%
	ACTIVE LISTINGS	31	33	6.5%	31	33	6.5%
	# OF SALES	12	11	-8.3%	12	11	-8.3%
	SALES VOLUME	$6,122,900	$5,244,000	-14.4%	$6,122,900	$5,244,000	-14.4%
	MEDIAN PRICE	$474,500	$495,000	4.3%	$474,500	$495,000	4.3%
	AVERAGE PRICE	$510,242	$476,727	-6.6%	$510,242	$476,727	-6.6%
	AVERAGE DOM	58	68	17.2%	58	68	17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	$200,000	$416,000	108.0%	$200,000	$416,000	108.0%
	MEDIAN PRICE	$200,000	$208,000	4.0%	$200,000	$208,000	4.0%
	AVERAGE PRICE	$200,000	$208,000	4.0%	$200,000	$208,000	4.0%
	AVERAGE DOM	93	27	-71.0%	93	27	-71.0%

Historic Sales Trends

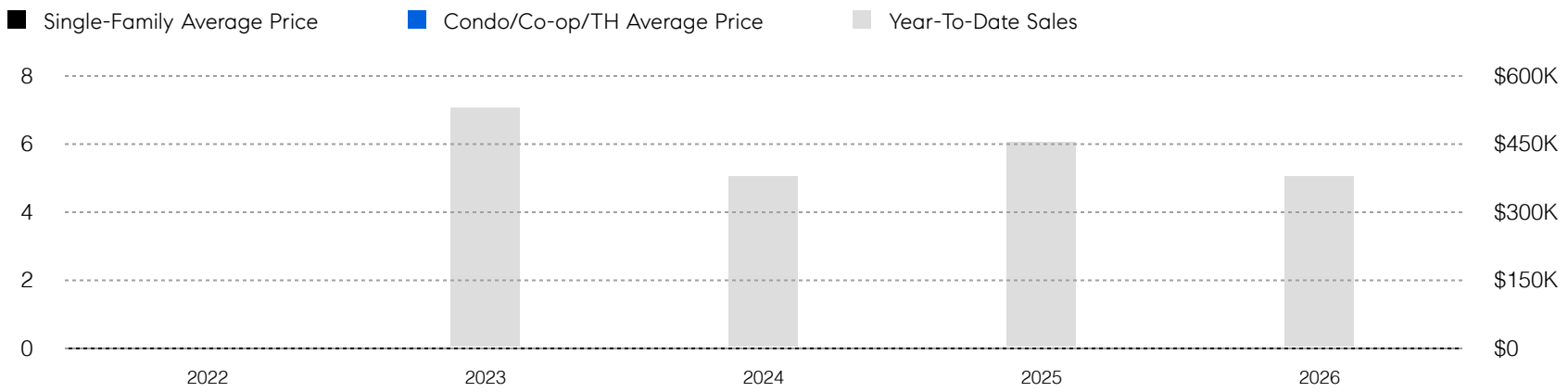


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	3	3	0.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	2	4	100.0%	2	4	100.0%
	SALES VOLUME	$1,125,000	$2,340,000	108.0%	$1,125,000	$2,340,000	108.0%
	MEDIAN PRICE	$562,500	$580,000	3.1%	$562,500	$580,000	3.1%
	AVERAGE PRICE	$562,500	$585,000	4.0%	$562,500	$585,000	4.0%
	AVERAGE DOM	54	21	-61.1%	54	21	-61.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	1	-75.0%	4	1	-75.0%
	SALES VOLUME	$1,138,000	$325,000	-71.4%	$1,138,000	$325,000	-71.4%
	MEDIAN PRICE	$290,500	$325,000	11.9%	$290,500	$325,000	11.9%
	AVERAGE PRICE	$284,500	$325,000	14.2%	$284,500	$325,000	14.2%
	AVERAGE DOM	18	83	361.1%	18	83	361.1%

Historic Sales Trends

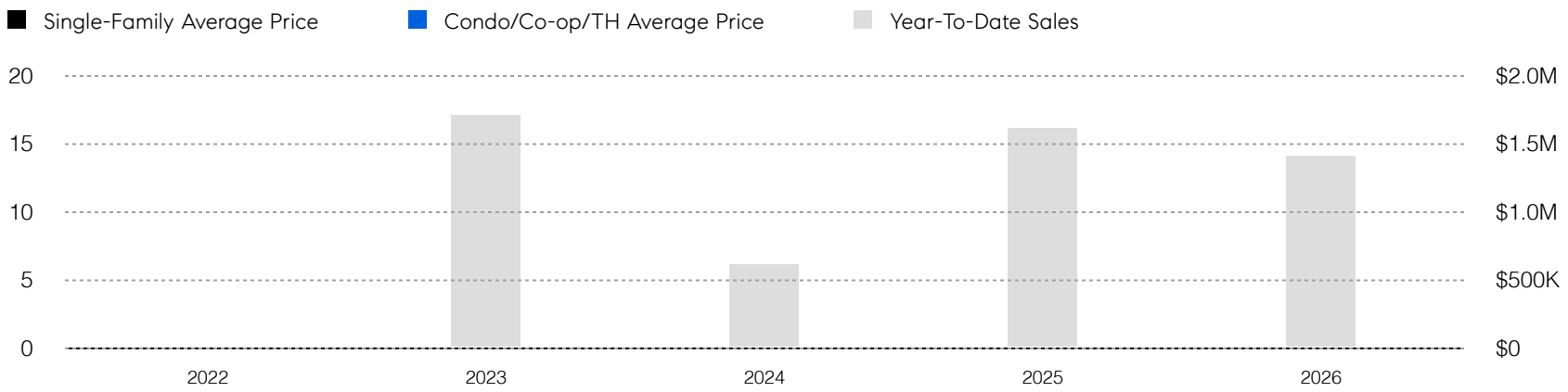


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	17	13	-23.5%	17	13	-23.5%
	ACTIVE LISTINGS	20	22	10.0%	20	22	10.0%
	# OF SALES	15	10	-33.3%	15	10	-33.3%
	SALES VOLUME	$13,913,999	$10,219,000	-26.6%	$13,913,999	$10,219,000	-26.6%
	MEDIAN PRICE	$865,000	$952,500	10.1%	$865,000	$952,500	10.1%
	AVERAGE PRICE	$927,600	$1,021,900	10.2%	$927,600	$1,021,900	10.2%
	AVERAGE DOM	34	23	-32.4%	34	23	-32.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	3	2	-33.3%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	1	4	300.0%	1	4	300.0%
	SALES VOLUME	$560,000	$2,198,000	292.5%	$560,000	$2,198,000	292.5%
	MEDIAN PRICE	$560,000	$549,000	-2.0%	$560,000	$549,000	-2.0%
	AVERAGE PRICE	$560,000	$549,500	-1.9%	$560,000	$549,500	-1.9%
	AVERAGE DOM	12	45	275.0%	12	45	275.0%

Historic Sales Trends

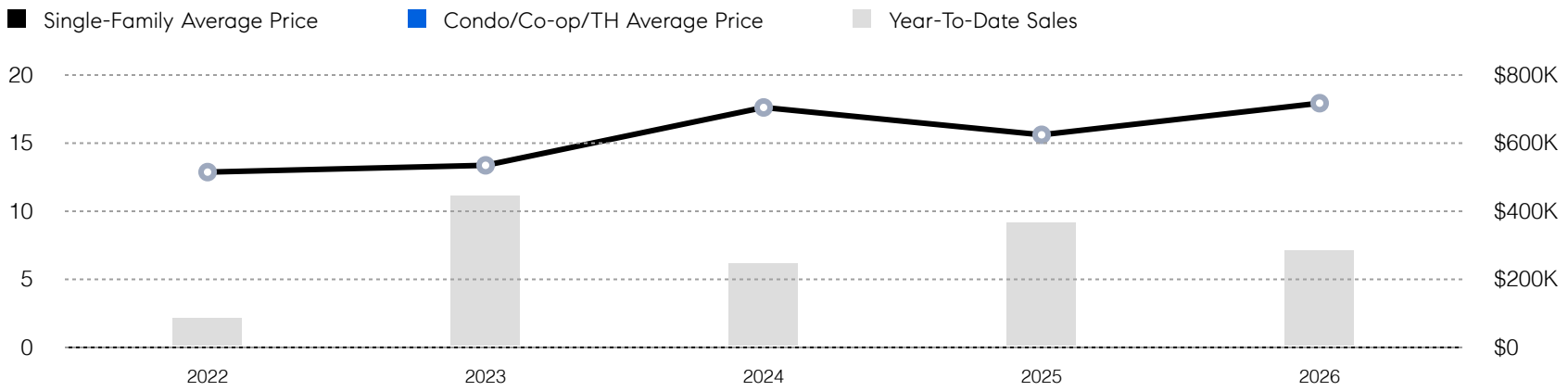


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	3	6	100.0%	3	6	100.0%
	ACTIVE LISTINGS	12	7	-41.7%	12	7	-41.7%
	# OF SALES	6	5	-16.7%	6	5	-16.7%
	SALES VOLUME	$3,747,000	$3,586,900	-4.3%	$3,747,000	$3,586,900	-4.3%
	MEDIAN PRICE	$647,500	$700,000	8.1%	$647,500	$700,000	8.1%
	AVERAGE PRICE	$624,500	$717,380	14.9%	$624,500	$717,380	14.9%
	AVERAGE DOM	20	59	195.0%	20	59	195.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	3	2	-33.3%	3	2	-33.3%
	SALES VOLUME	$1,740,000	$656,000	-62.3%	$1,740,000	$656,000	-62.3%
	MEDIAN PRICE	$585,000	$328,000	-43.9%	$585,000	$328,000	-43.9%
	AVERAGE PRICE	$580,000	$328,000	-43.4%	$580,000	$328,000	-43.4%
	AVERAGE DOM	23	28	21.7%	23	28	21.7%

Historic Sales Trends

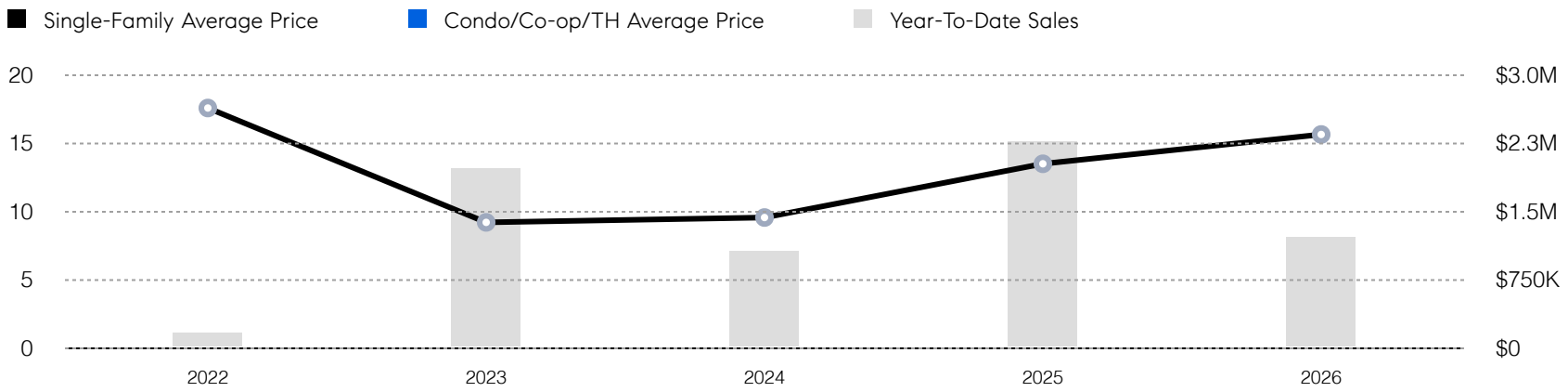


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	13	4	-69.2%	13	4	-69.2%
	ACTIVE LISTINGS	16	13	-18.7%	16	13	-18.7%
	# OF SALES	13	7	-46.2%	13	7	-46.2%
	SALES VOLUME	$26,355,000	$16,445,555	-37.6%	$26,355,000	$16,445,555	-37.6%
	MEDIAN PRICE	$1,800,000	$2,000,000	11.1%	$1,800,000	$2,000,000	11.1%
	AVERAGE PRICE	$2,027,308	$2,349,365	15.9%	$2,027,308	$2,349,365	15.9%
	AVERAGE DOM	29	24	-17.2%	29	24	-17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	$1,076,000	$355,000	-67.0%	$1,076,000	$355,000	-67.0%
	MEDIAN PRICE	$538,000	$355,000	-34.0%	$538,000	$355,000	-34.0%
	AVERAGE PRICE	$538,000	$355,000	-34.0%	$538,000	$355,000	-34.0%
	AVERAGE DOM	9	11	22.2%	9	11	22.2%

Historic Sales Trends

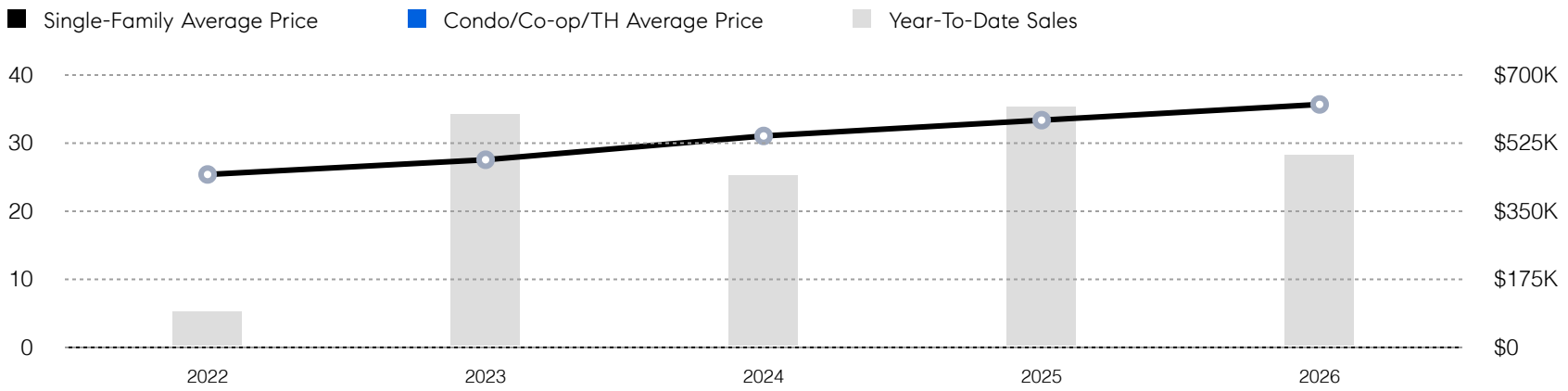


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	27	31	14.8%	27	31	14.8%
	ACTIVE LISTINGS	55	42	-23.6%	55	42	-23.6%
	# OF SALES	33	23	-30.3%	33	23	-30.3%
	SALES VOLUME	$19,273,924	$14,362,473	-25.5%	$19,273,924	$14,362,473	-25.5%
	MEDIAN PRICE	$565,000	$610,000	8.0%	$565,000	$610,000	8.0%
	AVERAGE PRICE	$584,058	$624,455	6.9%	$584,058	$624,455	6.9%
	AVERAGE DOM	30	25	-16.7%	30	25	-16.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	4	3	-25.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	2	5	150.0%	2	5	150.0%
	SALES VOLUME	$725,000	$1,870,500	158.0%	$725,000	$1,870,500	158.0%
	MEDIAN PRICE	$362,500	$343,000	-5.4%	$362,500	$343,000	-5.4%
	AVERAGE PRICE	$362,500	$374,100	3.2%	$362,500	$374,100	3.2%
	AVERAGE DOM	57	40	-29.8%	57	40	-29.8%

Historic Sales Trends

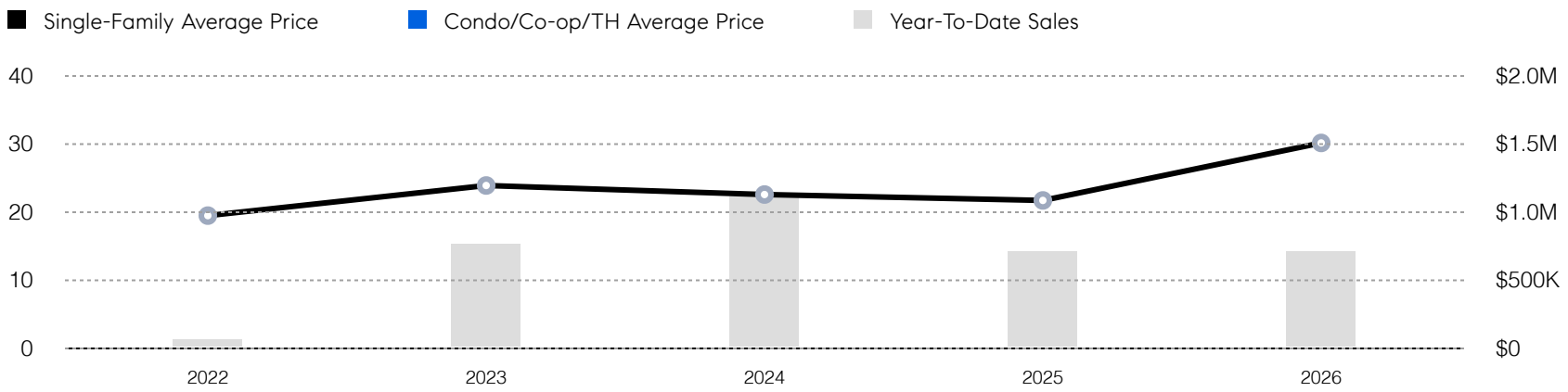


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	13	5	-61.5%	13	5	-61.5%
	ACTIVE LISTINGS	26	15	-42.3%	26	15	-42.3%
	# OF SALES	13	13	0.0%	13	13	0.0%
	SALES VOLUME	$14,125,000	$19,612,000	38.8%	$14,125,000	$19,612,000	38.8%
	MEDIAN PRICE	$850,000	$1,375,000	61.8%	$850,000	$1,375,000	61.8%
	AVERAGE PRICE	$1,086,538	$1,508,615	38.8%	$1,086,538	$1,508,615	38.8%
	AVERAGE DOM	57	21	-63.2%	57	21	-63.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	$705,000	$255,000	-63.8%	$705,000	$255,000	-63.8%
	MEDIAN PRICE	$705,000	$255,000	-63.8%	$705,000	$255,000	-63.8%
	AVERAGE PRICE	$705,000	$255,000	-63.8%	$705,000	$255,000	-63.8%
	AVERAGE DOM	11	47	327.3%	11	47	327.3%

Historic Sales Trends



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

COMPASS

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

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