

June 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

1,527

-3.5% Year-To-Date
42.3% Month-Over-Month

Year-To-Date Contracts

1,791

-1.8% Year-To-Date
-4.2% Month-Over-Month

Single-Family
Average Sale Price

$869K

3.4% Year-To-Date
1.3% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$490K

-4.1% Year-To-Date
21.0% Month-Over-Month

Average Days On Market

29

7.4% Year-To-Date
11.5% Month-Over-Month

Active Listings

682

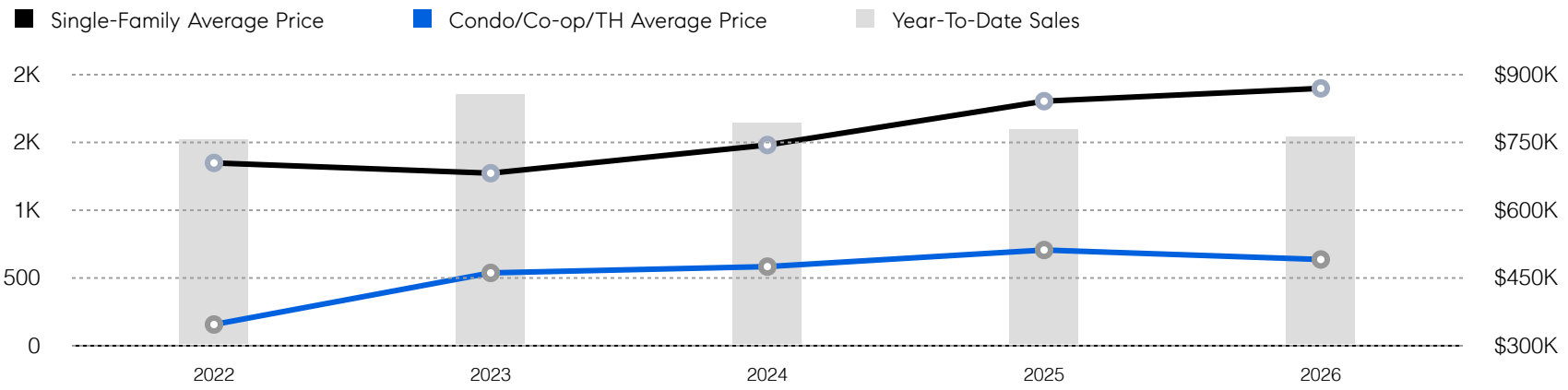
-4.5% Year-Over-Year
3.3% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	1,619	1,587	-2.0%	323	323	0.0%
	ACTIVE LISTINGS	630	575	-8.7%	630	575	-8.7%
	# OF SALES	1,419	1,340	-5.6%	332	355	6.9%
	SALES VOLUME	$1,193,858,115	$1,165,436,197	-2.4%	$307,732,163	$339,610,072	10.4%
	MEDIAN PRICE	$650,000	$685,000	5.4%	$705,000	$735,000	4.3%
	AVERAGE PRICE	$841,338	$869,729	3.4%	$926,904	$956,648	3.2%
	AVERAGE DOM	30	31	3.3%	23	26	13.0%
	% OF ASKING PRICE	105.9%	105.0%	-0.9%	107.8%	106.1%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	205	204	-0.5%	53	42	-20.8%
	ACTIVE LISTINGS	84	107	27.4%	84	107	27.4%
	# OF SALES	164	187	14.0%	41	45	9.8%
	SALES VOLUME	$83,951,711	$91,802,881	9.4%	$22,559,917	$25,650,999	13.7%
	MEDIAN PRICE	$431,500	$388,000	-10.1%	$433,000	$415,000	-4.2%
	AVERAGE PRICE	$511,901	$490,924	-4.1%	$550,242	$570,022	3.6%
	AVERAGE DOM	28	36	28.6%	27	26	-3.7%
	% OF ASKING PRICE	103.4%	101.5%	-1.8%	102.4%	101.6%	-0.8%

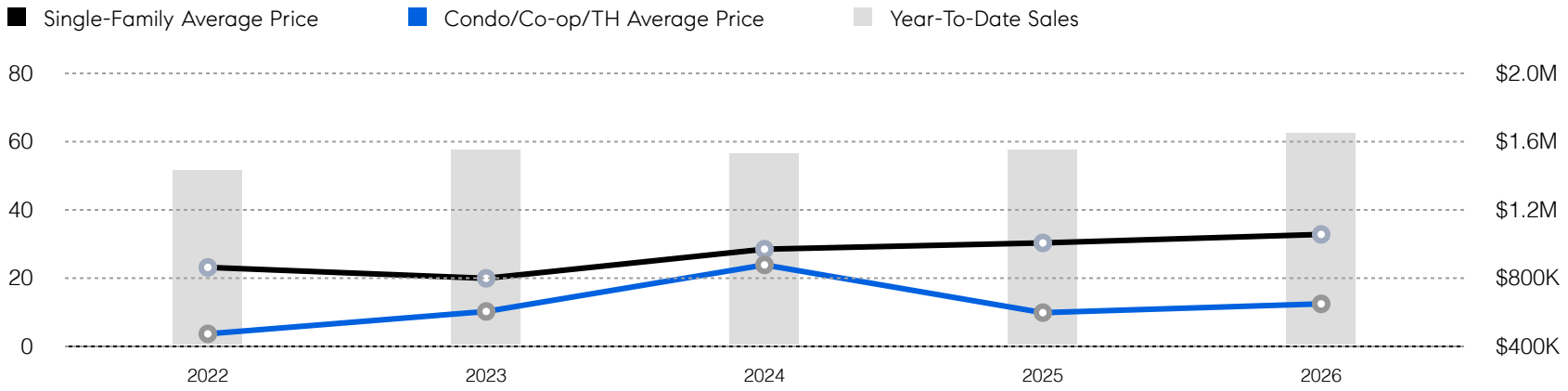
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	62	59	-4.8%	13	18	38.5%
	ACTIVE LISTINGS	15	18	20.0%	15	18	20.0%
	# OF SALES	49	47	-4.1%	12	20	66.7%
	SALES VOLUME	$49,319,338	$49,642,495	0.7%	$13,328,500	$21,743,000	63.1%
	MEDIAN PRICE	$917,500	$935,000	1.9%	$1,020,500	$1,057,500	3.6%
	AVERAGE PRICE	$1,006,517	$1,056,223	4.9%	$1,110,708	$1,087,150	-2.1%
	AVERAGE DOM	14	23	64.3%	14	16	14.3%
	% OF ASKING PRICE	110.6%	106.6%	-3.9%	115.8%	108.1%	-7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	11	16	45.5%	3	2	-33.3%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	8	15	87.5%	4	2	-50.0%
	SALES VOLUME	$4,782,108	$9,740,500	103.7%	$2,427,108	$1,140,500	-53.0%
	MEDIAN PRICE	$585,500	$549,000	-6.2%	$572,000	$570,250	-0.3%
	AVERAGE PRICE	$597,764	$649,367	8.6%	$606,777	$570,250	-6.0%
	AVERAGE DOM	20	33	65.0%	21	16	-23.8%
	% OF ASKING PRICE	103.6%	103.9%	0.3%	103.0%	102.3%	-0.6%

Historic Sales Trends

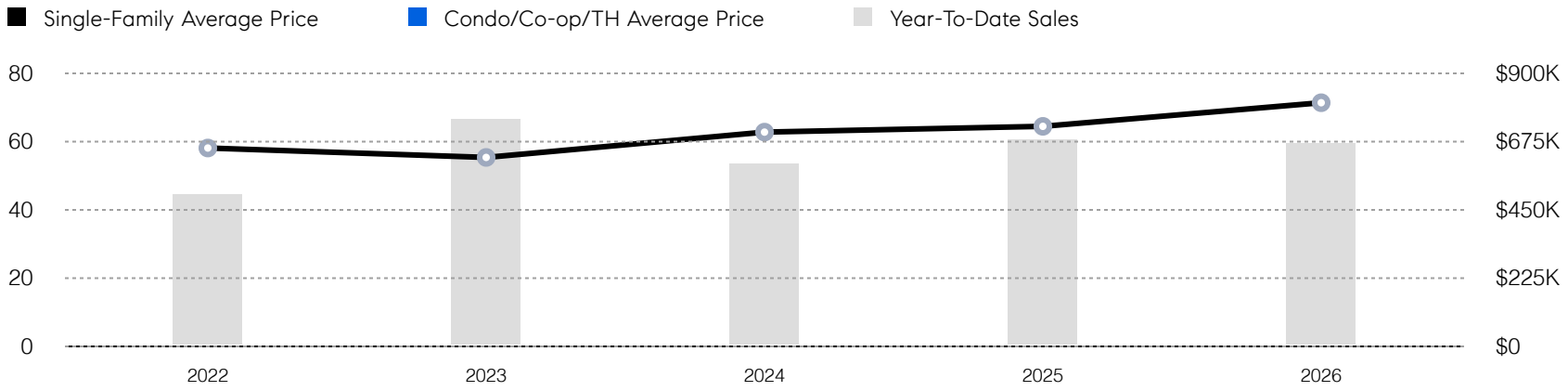


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	64	52	-18.7%	13	7	-46.2%
	ACTIVE LISTINGS	25	22	-12.0%	25	22	-12.0%
	# OF SALES	60	54	-10.0%	10	15	50.0%
	SALES VOLUME	$43,523,700	$43,375,085	-0.3%	$6,938,000	$11,640,555	67.8%
	MEDIAN PRICE	$642,500	$740,000	15.2%	$587,000	$755,000	28.6%
	AVERAGE PRICE	$725,395	$803,242	10.7%	$693,800	$776,037	11.9%
	AVERAGE DOM	27	29	7.4%	18	22	22.2%
	% OF ASKING PRICE	100.9%	103.1%	2.2%	102.2%	104.4%	2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	4	1	-75.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	0	5	0.0%	0	3	0.0%
	SALES VOLUME	-	$3,035,000	-	-	$2,055,000	-
	MEDIAN PRICE	-	$640,000	-	-	$700,000	-
	AVERAGE PRICE	-	$607,000	-	-	$685,000	-
	AVERAGE DOM	-	15	-	-	18	-
	% OF ASKING PRICE	-	101.6%	-	-	98.9%	-

Historic Sales Trends

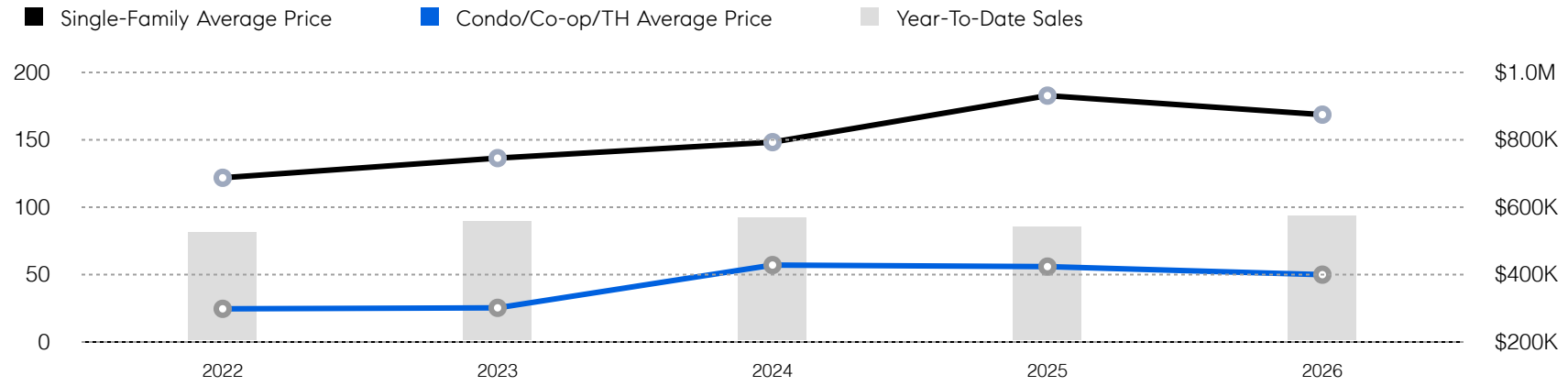


** Line graphs may be hidden due to limited sales data*

Cranford

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	89	96	7.9%	15	20	33.3%
	ACTIVE LISTINGS	19	16	-15.8%	19	16	-15.8%
	# OF SALES	76	81	6.6%	25	27	8.0%
	SALES VOLUME	$70,767,956	$70,849,899	0.1%	$24,708,500	$24,143,111	-2.3%
	MEDIAN PRICE	$842,500	$825,111	-2.1%	$915,000	$865,000	-5.5%
	AVERAGE PRICE	$931,157	$874,690	-6.1%	$988,340	$894,189	-9.5%
	AVERAGE DOM	24	19	-20.8%	29	20	-31.0%
	% OF ASKING PRICE	106.9%	108.6%	1.7%	108.3%	108.4%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	4	2	-50.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	8	11	37.5%	2	2	0.0%
	SALES VOLUME	$3,389,900	$4,398,000	29.7%	$722,000	$736,000	1.9%
	MEDIAN PRICE	$412,500	$362,000	-12.2%	$361,000	$368,000	1.9%
	AVERAGE PRICE	$423,738	$399,818	-5.6%	$361,000	$368,000	1.9%
	AVERAGE DOM	10	27	170.0%	8	14	75.0%
	% OF ASKING PRICE	103.8%	102.1%	-1.7%	107.0%	101.5%	-5.4%

Historic Sales Trends

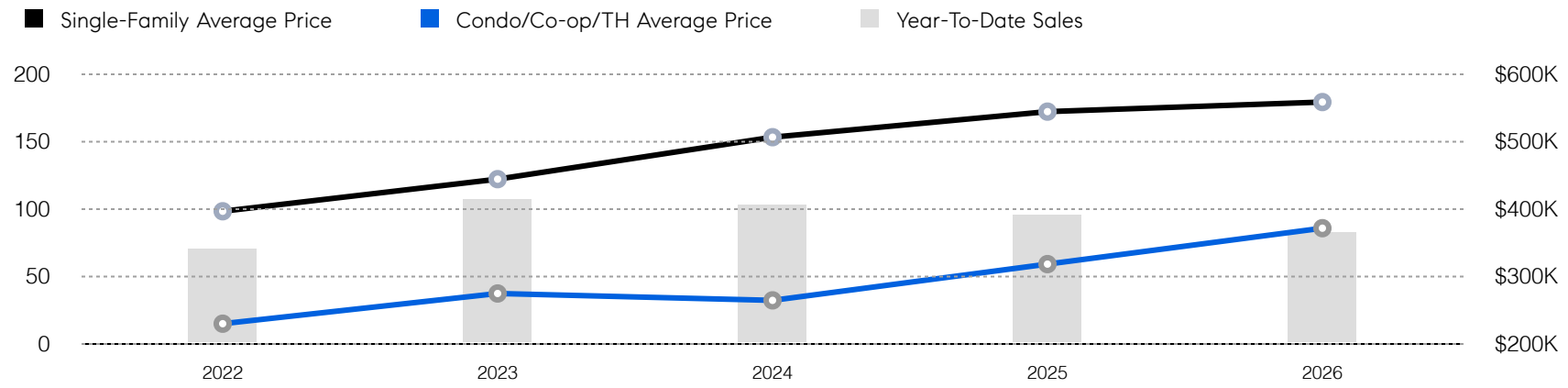


** Line graphs may be hidden due to limited sales data*

Elizabeth

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	70	72	2.9%	9	15	66.7%
	ACTIVE LISTINGS	37	41	10.8%	37	41	10.8%
	# OF SALES	71	62	-12.7%	16	18	12.5%
	SALES VOLUME	$38,668,500	$34,646,764	-10.4%	$8,604,500	$10,741,000	24.8%
	MEDIAN PRICE	$550,000	$570,000	3.6%	$546,750	$610,000	11.6%
	AVERAGE PRICE	$544,627	$558,819	2.6%	$537,781	$596,722	11.0%
	AVERAGE DOM	52	40	-23.1%	44	38	-13.6%
	% OF ASKING PRICE	102.8%	102.1%	-0.7%	104.5%	104.6%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	23	22	-4.3%	1	5	400.0%
	ACTIVE LISTINGS	16	18	12.5%	16	18	12.5%
	# OF SALES	23	19	-17.4%	5	4	-20.0%
	SALES VOLUME	$7,324,310	$7,063,000	-3.6%	$1,246,310	$1,096,000	-12.1%
	MEDIAN PRICE	$320,000	$325,000	1.6%	$280,000	$270,000	-3.6%
	AVERAGE PRICE	$318,448	$371,737	16.7%	$249,262	$274,000	9.9%
	AVERAGE DOM	44	49	11.4%	48	38	-20.8%
	% OF ASKING PRICE	98.7%	101.0%	2.3%	82.3%	99.0%	16.7%

Historic Sales Trends

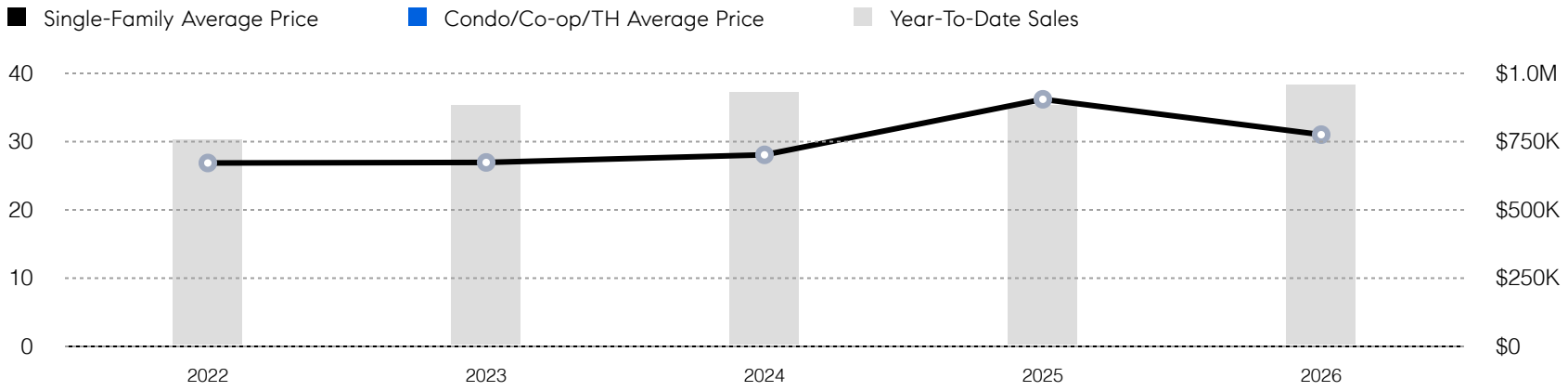


** Line graphs may be hidden due to limited sales data*

Fanwood

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	45	45	0.0%	14	6	-57.1%
	ACTIVE LISTINGS	9	14	55.6%	9	14	55.6%
	# OF SALES	34	38	11.8%	9	7	-22.2%
	SALES VOLUME	$30,773,076	$29,471,500	-4.2%	$7,702,000	$5,705,000	-25.9%
	MEDIAN PRICE	$812,500	$771,250	-5.1%	$779,000	$715,000	-8.2%
	AVERAGE PRICE	$905,090	$775,566	-14.3%	$855,778	$815,000	-4.8%
	AVERAGE DOM	22	32	45.5%	20	44	120.0%
	% OF ASKING PRICE	109.1%	104.8%	-4.3%	110.0%	100.2%	-9.8%
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%	1	0	0.0%
	SALES VOLUME	$415,000	-	-	$415,000	-	-
	MEDIAN PRICE	$415,000	-	-	$415,000	-	-
	AVERAGE PRICE	$415,000	-	-	$415,000	-	-
	AVERAGE DOM	28	-	-	28	-	-
	% OF ASKING PRICE	104.0%	-	-	104.0%	-	-

Historic Sales Trends

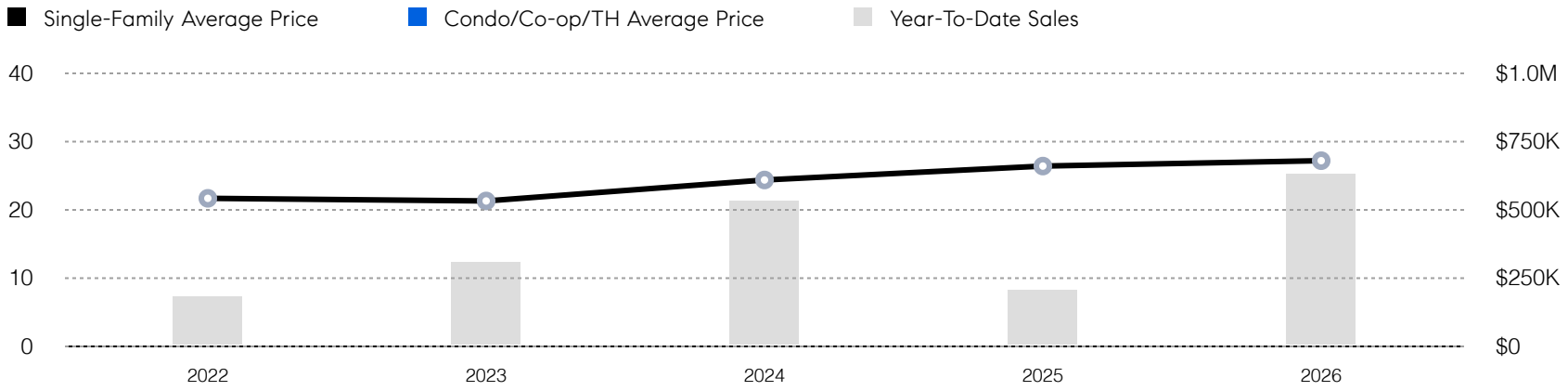


** Line graphs may be hidden due to limited sales data*

Garwood

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	7	19	171.4%	2	3	50.0%
	ACTIVE LISTINGS	6	8	33.3%	6	8	33.3%
	# OF SALES	6	22	266.7%	1	9	800.0%
	SALES VOLUME	$3,963,000	$14,964,508	277.6%	$788,000	$6,162,000	682.0%
	MEDIAN PRICE	$655,000	$680,500	3.9%	$788,000	$700,000	-11.2%
	AVERAGE PRICE	$660,500	$680,205	3.0%	$788,000	$684,667	-13.1%
	AVERAGE DOM	45	19	-57.8%	9	19	111.1%
	% OF ASKING PRICE	103.3%	104.3%	1.0%	108.7%	106.8%	-1.9%
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	2	3	50.0%	1	1	0.0%
	SALES VOLUME	$1,828,499	$2,779,888	52.0%	$999,999	$1,200,000	20.0%
	MEDIAN PRICE	$914,250	$798,888	-12.6%	$999,999	$1,200,000	20.0%
	AVERAGE PRICE	$914,250	$926,629	1.4%	$999,999	$1,200,000	20.0%
	AVERAGE DOM	10	36	260.0%	12	39	225.0%
	% OF ASKING PRICE	112.4%	99.3%	-13.1%	114.3%	100.1%	-14.2%

Historic Sales Trends

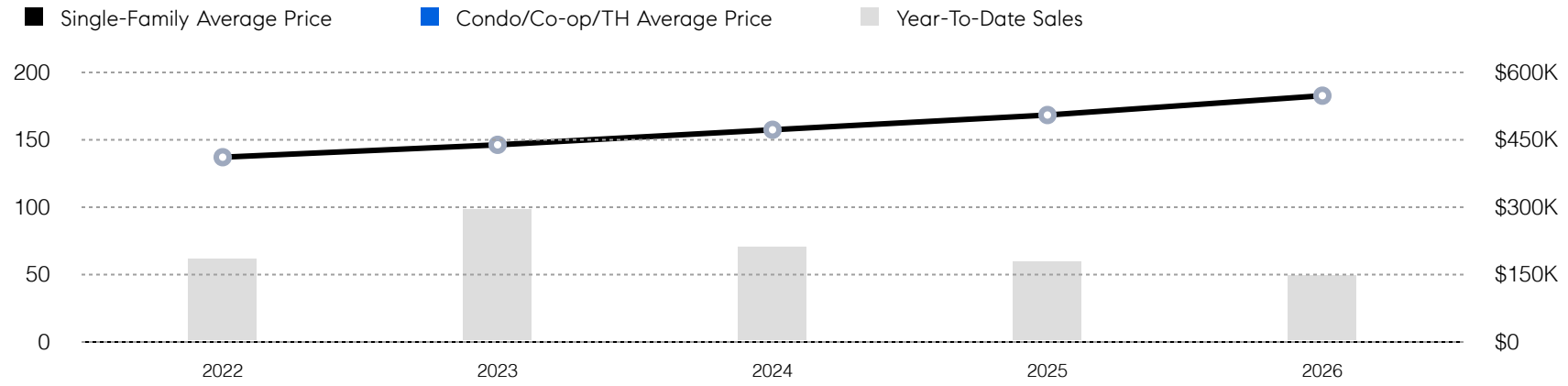


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	61	61	0.0%	7	15	114.3%
	ACTIVE LISTINGS	25	24	-4.0%	25	24	-4.0%
	# OF SALES	57	47	-17.5%	11	12	9.1%
	SALES VOLUME	$28,794,900	$25,767,500	-10.5%	$5,910,000	$6,905,000	16.8%
	MEDIAN PRICE	$505,000	$531,000	5.1%	$570,000	$570,000	-
	AVERAGE PRICE	$505,174	$548,245	8.5%	$537,273	$575,417	7.1%
	AVERAGE DOM	43	40	-7.0%	48	52	8.3%
	% OF ASKING PRICE	103.4%	103.4%	0.0%	104.3%	100.5%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	$330,000	$355,500	7.7%	$330,000	-	-
	MEDIAN PRICE	$330,000	$355,500	7.7%	$330,000	-	-
	AVERAGE PRICE	$330,000	$355,500	7.7%	$330,000	-	-
	AVERAGE DOM	49	9	-81.6%	49	-	-
	% OF ASKING PRICE	101.5%	98.8%	-2.8%	101.5%	-	-

Historic Sales Trends

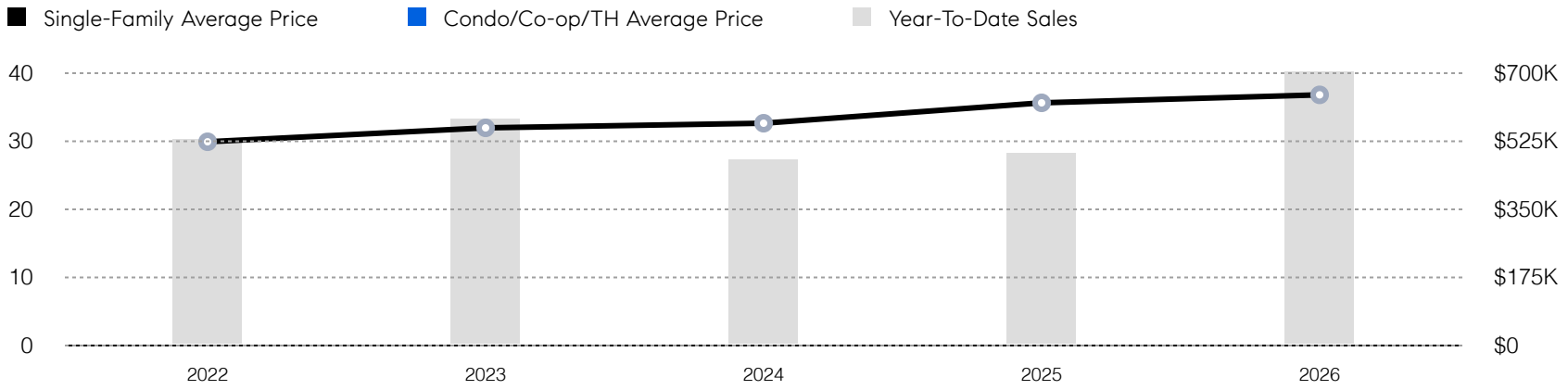


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	32	45	40.6%	5	6	20.0%
	ACTIVE LISTINGS	19	15	-21.1%	19	15	-21.1%
	# OF SALES	28	40	42.9%	3	4	33.3%
	SALES VOLUME	$17,466,000	$25,771,708	47.6%	$2,300,000	$2,180,708	-5.2%
	MEDIAN PRICE	$600,000	$607,500	1.3%	$675,000	$520,000	-23.0%
	AVERAGE PRICE	$623,786	$644,293	3.3%	$766,667	$545,177	-28.9%
	AVERAGE DOM	39	34	-12.8%	31	31	0.0%
	% OF ASKING PRICE	104.2%	101.0%	-3.1%	110.3%	101.0%	-9.3%
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

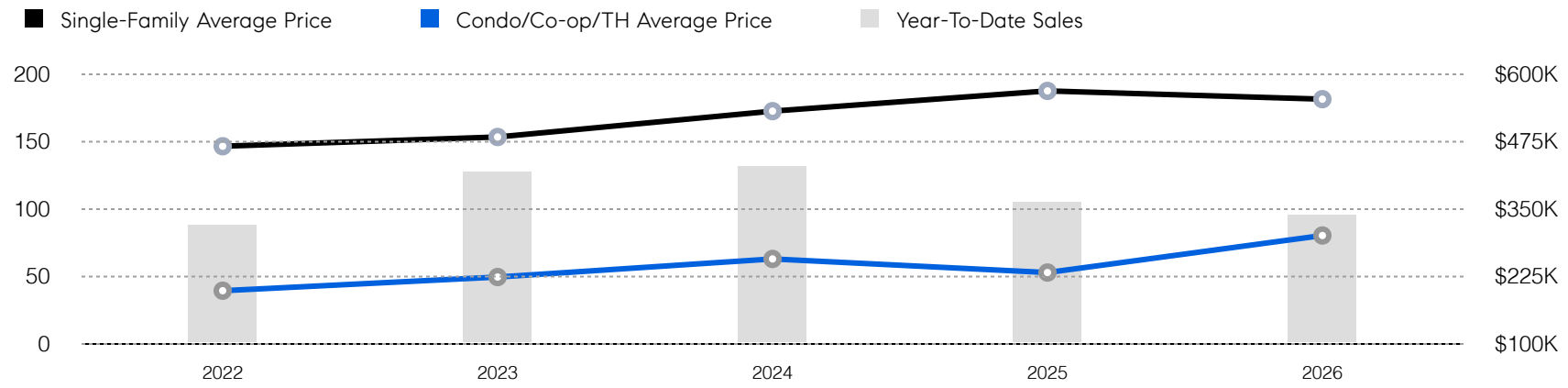


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	105	93	-11.4%	24	21	-12.5%
	ACTIVE LISTINGS	48	67	39.6%	48	67	39.6%
	# OF SALES	97	81	-16.5%	14	13	-7.1%
	SALES VOLUME	$55,213,000	$44,866,430	-18.7%	$7,617,000	$6,916,400	-9.2%
	MEDIAN PRICE	$560,000	$530,000	-5.4%	$561,000	$510,000	-9.1%
	AVERAGE PRICE	$569,206	$553,907	-2.7%	$544,071	$532,031	-2.2%
	AVERAGE DOM	43	43	0.0%	36	30	-16.7%
	% OF ASKING PRICE	101.6%	101.2%	-0.4%	103.2%	102.6%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	17	10	-41.2%	5	3	-40.0%
	ACTIVE LISTINGS	3	12	300.0%	3	12	300.0%
	# OF SALES	7	13	85.7%	2	4	100.0%
	SALES VOLUME	$1,627,000	$3,914,500	140.6%	$467,000	$1,462,500	213.2%
	MEDIAN PRICE	$236,000	$260,000	10.2%	$233,500	$336,250	44.0%
	AVERAGE PRICE	$232,429	$301,115	29.6%	$233,500	$365,625	56.6%
	AVERAGE DOM	23	30	30.4%	29	33	13.8%
	% OF ASKING PRICE	98.8%	99.1%	0.3%	109.5%	96.5%	-13.0%

Historic Sales Trends

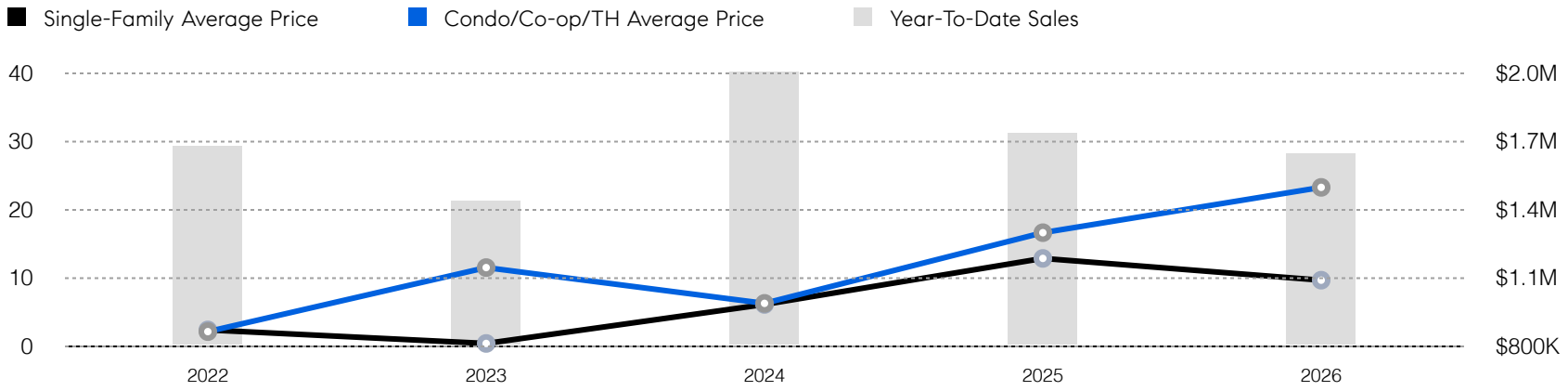


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	27	30	11.1%	5	2	-60.0%
	ACTIVE LISTINGS	8	19	137.5%	8	19	137.5%
	# OF SALES	27	27	0.0%	11	8	-27.3%
	SALES VOLUME	$32,043,008	$29,458,399	-8.1%	$13,271,508	$8,515,000	-35.8%
	MEDIAN PRICE	$1,125,000	$999,000	-11.2%	$1,151,000	$1,004,500	-12.7%
	AVERAGE PRICE	$1,186,778	$1,091,052	-8.1%	$1,206,501	$1,064,375	-11.8%
	AVERAGE DOM	18	26	44.4%	12	17	41.7%
	% OF ASKING PRICE	110.5%	106.4%	-4.1%	112.2%	109.6%	-2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	1	-75.0%	1	0	0.0%
	SALES VOLUME	$5,199,394	$1,499,000	-71.2%	$1,495,000	-	-
	MEDIAN PRICE	$1,270,012	$1,499,000	18.0%	$1,495,000	-	-
	AVERAGE PRICE	$1,299,849	$1,499,000	15.3%	$1,495,000	-	-
	AVERAGE DOM	75	16	-78.7%	4	-	-
	% OF ASKING PRICE	114.5%	100.0%	-14.5%	100.0%	-	-

Historic Sales Trends

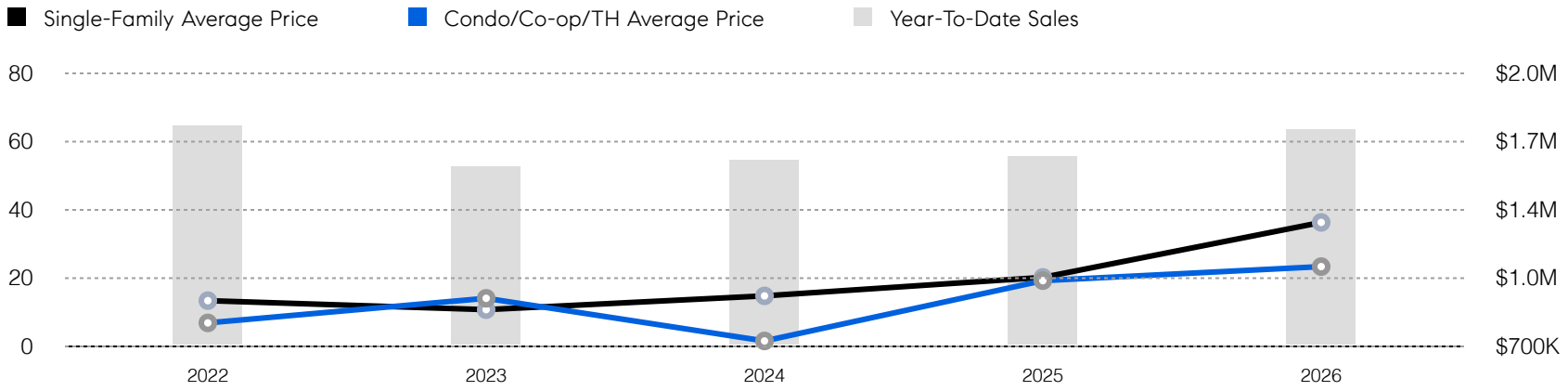


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	54	63	16.7%	12	9	-25.0%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	48	59	22.9%	17	18	5.9%
	SALES VOLUME	$49,374,500	$76,132,553	54.2%	$17,589,000	$22,005,000	25.1%
	MEDIAN PRICE	$900,500	$1,303,000	44.7%	$915,000	$1,262,500	38.0%
	AVERAGE PRICE	$1,028,635	$1,290,382	25.4%	$1,034,647	$1,222,500	18.2%
	AVERAGE DOM	21	20	-4.8%	21	17	-19.0%
	% OF ASKING PRICE	109.5%	111.4%	1.9%	108.7%	114.8%	6.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	7	-12.5%	3	3	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	7	4	-42.9%	3	1	-66.7%
	SALES VOLUME	$7,092,000	$4,320,000	-39.1%	$3,813,000	$1,550,000	-59.3%
	MEDIAN PRICE	$815,000	$1,122,500	37.7%	$1,499,000	$1,550,000	3.4%
	AVERAGE PRICE	$1,013,143	$1,080,000	6.6%	$1,271,000	$1,550,000	22.0%
	AVERAGE DOM	24	28	16.7%	38	8	-78.9%
	% OF ASKING PRICE	102.3%	103.6%	1.4%	100.0%	108.8%	8.8%

Historic Sales Trends

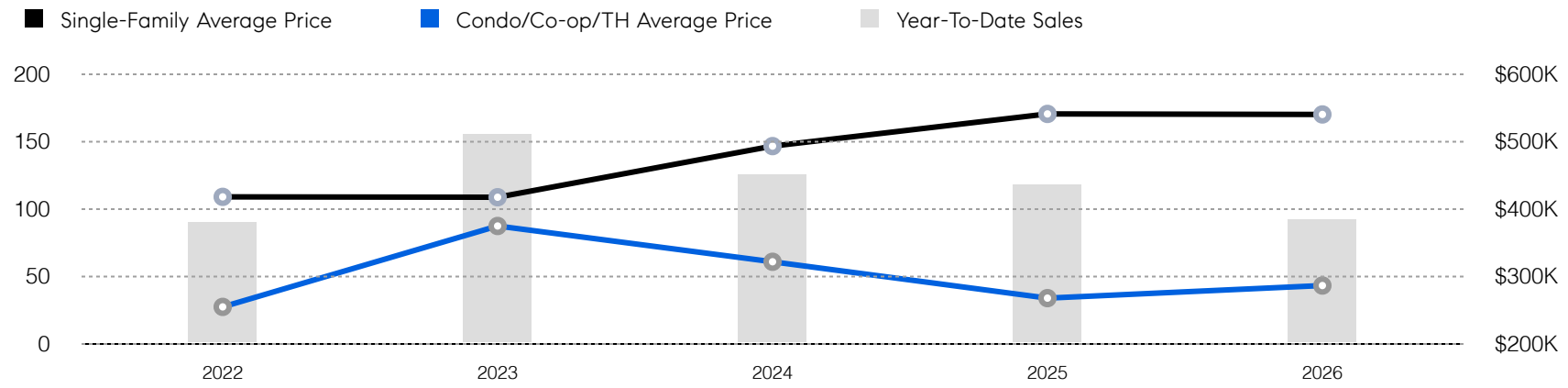


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	122	102	-16.4%	24	26	8.3%
	ACTIVE LISTINGS	72	67	-6.9%	72	67	-6.9%
	# OF SALES	116	88	-24.1%	28	18	-35.7%
	SALES VOLUME	$62,782,700	$47,559,450	-24.2%	$16,276,000	$10,679,000	-34.4%
	MEDIAN PRICE	$505,000	$507,500	0.5%	$557,500	$530,000	-4.9%
	AVERAGE PRICE	$541,230	$540,448	-0.1%	$581,286	$593,278	2.1%
	AVERAGE DOM	40	53	32.5%	29	41	41.4%
	% OF ASKING PRICE	103.0%	102.0%	-1.0%	102.2%	104.3%	2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	0	0	0.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	1	3	200.0%	0	0	0.0%
	SALES VOLUME	$268,000	$860,000	220.9%	-	-	-
	MEDIAN PRICE	$268,000	$285,000	6.3%	-	-	-
	AVERAGE PRICE	$268,000	$286,667	7.0%	-	-	-
	AVERAGE DOM	77	29	-62.3%	-	-	-
	% OF ASKING PRICE	93.7%	99.9%	6.2%	-	-	-

Historic Sales Trends

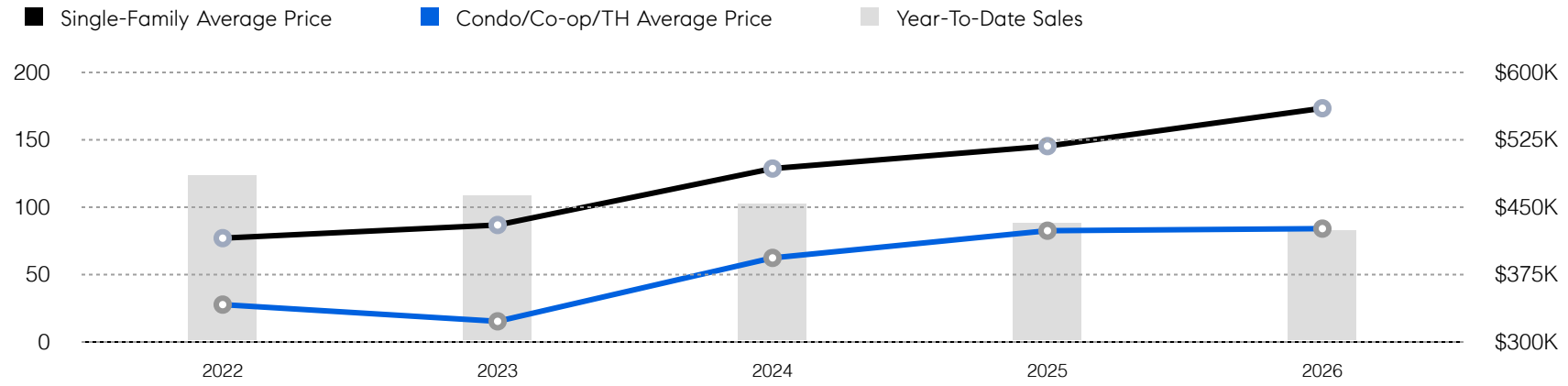


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	88	90	2.3%	18	24	33.3%
	ACTIVE LISTINGS	59	41	-30.5%	59	41	-30.5%
	# OF SALES	80	68	-15.0%	12	15	25.0%
	SALES VOLUME	$41,440,100	$38,089,600	-8.1%	$6,041,450	$8,417,200	39.3%
	MEDIAN PRICE	$508,500	$562,500	10.6%	$493,725	$555,000	12.4%
	AVERAGE PRICE	$518,001	$560,141	8.1%	$503,454	$561,147	11.5%
	AVERAGE DOM	33	42	27.3%	21	37	76.2%
	% OF ASKING PRICE	103.4%	102.6%	-0.8%	102.4%	104.7%	2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	9	13	44.4%	4	3	-25.0%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	7	13	85.7%	0	5	0.0%
	SALES VOLUME	$2,967,000	$5,540,000	86.7%	-	$1,852,000	-
	MEDIAN PRICE	$445,000	$425,000	-4.5%	-	$360,000	-
	AVERAGE PRICE	$423,857	$426,154	0.5%	-	$370,400	-
	AVERAGE DOM	42	30	-28.6%	-	25	-
	% OF ASKING PRICE	99.5%	99.9%	0.4%	-	100.0%	-

Historic Sales Trends

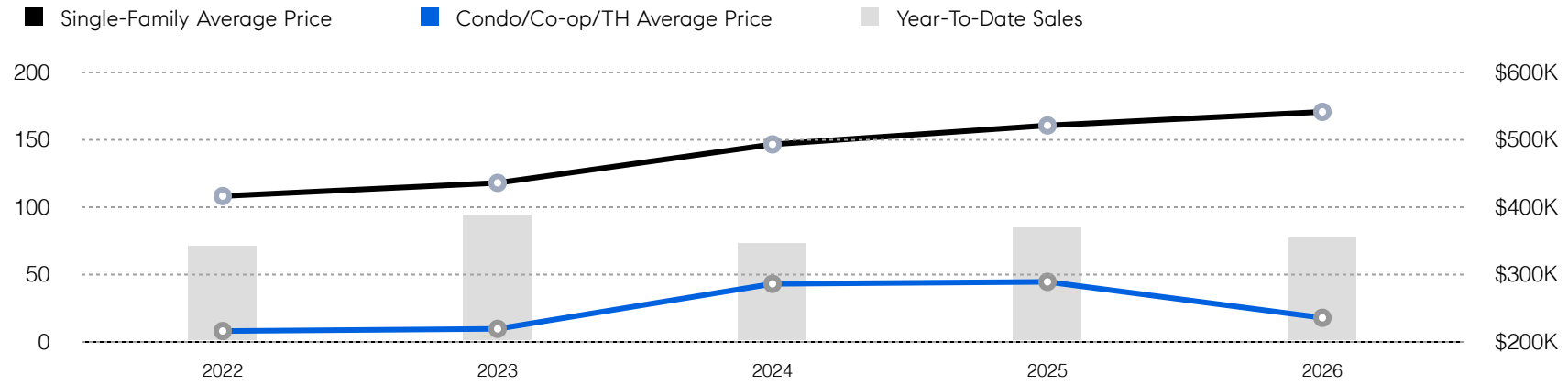


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	68	73	7.4%	11	10	-9.1%
	ACTIVE LISTINGS	40	33	-17.5%	40	33	-17.5%
	# OF SALES	72	69	-4.2%	19	10	-47.4%
	SALES VOLUME	$37,535,900	$37,365,100	-0.5%	$9,749,000	$5,503,000	-43.6%
	MEDIAN PRICE	$505,000	$545,000	7.9%	$512,000	$537,500	5.0%
	AVERAGE PRICE	$521,332	$541,523	3.9%	$513,105	$550,300	7.2%
	AVERAGE DOM	43	42	-2.3%	34	37	8.8%
	% OF ASKING PRICE	106.0%	103.1%	-3.0%	107.6%	104.5%	-3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	12	9	-25.0%	3	3	0.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	11	7	-36.4%	2	1	-50.0%
	SALES VOLUME	$3,181,000	$1,651,000	-48.1%	$633,000	$235,000	-62.9%
	MEDIAN PRICE	$218,000	$210,000	-3.7%	$316,500	$235,000	-25.8%
	AVERAGE PRICE	$289,182	$235,857	-18.4%	$316,500	$235,000	-25.8%
	AVERAGE DOM	35	42	20.0%	56	28	-50.0%
	% OF ASKING PRICE	103.5%	100.0%	-3.6%	107.4%	100.0%	-7.4%

Historic Sales Trends

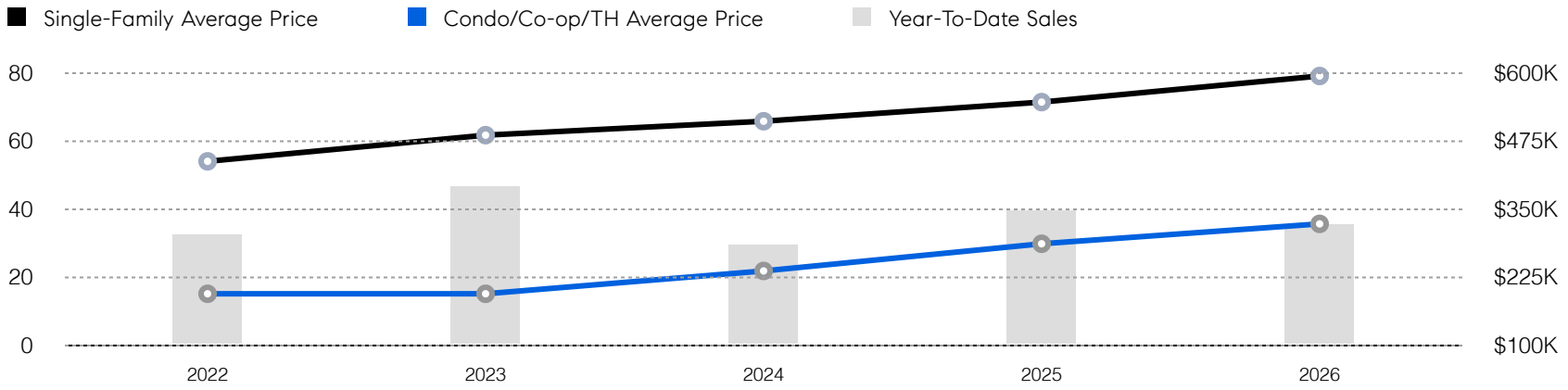


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	45	38	-15.6%	13	12	-7.7%
	ACTIVE LISTINGS	19	10	-47.4%	19	10	-47.4%
	# OF SALES	33	32	-3.0%	11	12	9.1%
	SALES VOLUME	$18,048,400	$19,034,000	5.5%	$6,506,500	$7,209,000	10.8%
	MEDIAN PRICE	$540,000	$580,000	7.4%	$565,000	$565,000	-
	AVERAGE PRICE	$546,921	$594,813	8.8%	$591,500	$600,750	1.6%
	AVERAGE DOM	28	34	21.4%	16	32	100.0%
	% OF ASKING PRICE	104.8%	103.8%	-1.1%	107.3%	103.1%	-4.2%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	6	3	-50.0%	0	1	0.0%
	SALES VOLUME	$1,721,000	$970,000	-43.6%	-	$325,000	-
	MEDIAN PRICE	$290,500	$325,000	11.9%	-	$325,000	-
	AVERAGE PRICE	$286,833	$323,333	12.7%	-	$325,000	-
	AVERAGE DOM	19	77	305.3%	-	13	-
	% OF ASKING PRICE	104.6%	102.8%	-1.7%	-	108.4%	-

Historic Sales Trends

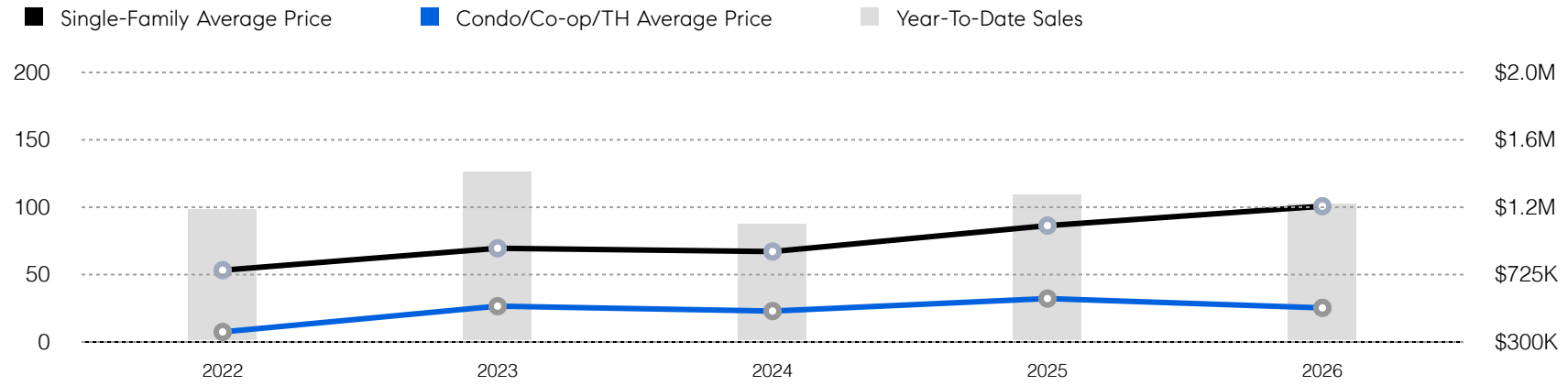


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	115	111	-3.5%	20	20	0.0%
	ACTIVE LISTINGS	36	29	-19.4%	36	29	-19.4%
	# OF SALES	98	89	-9.2%	17	27	58.8%
	SALES VOLUME	$101,314,493	$102,901,255	1.6%	$18,534,489	$33,323,258	79.8%
	MEDIAN PRICE	$893,500	$975,000	9.1%	$887,000	$1,400,000	57.8%
	AVERAGE PRICE	$1,033,821	$1,156,194	11.8%	$1,090,264	$1,234,195	13.2%
	AVERAGE DOM	29	30	3.4%	20	32	60.0%
	% OF ASKING PRICE	107.8%	105.3%	-2.5%	108.1%	105.8%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	10	13	30.0%	1	3	200.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	10	12	20.0%	1	3	200.0%
	SALES VOLUME	$5,739,000	$6,180,999	7.7%	$620,000	$1,368,000	120.6%
	MEDIAN PRICE	$580,000	$544,500	-6.1%	$620,000	$499,000	-19.5%
	AVERAGE PRICE	$573,900	$515,083	-10.2%	$620,000	$456,000	-26.5%
	AVERAGE DOM	15	28	86.7%	9	23	155.6%
	% OF ASKING PRICE	106.7%	101.7%	-5.0%	103.5%	101.9%	-1.6%

Historic Sales Trends

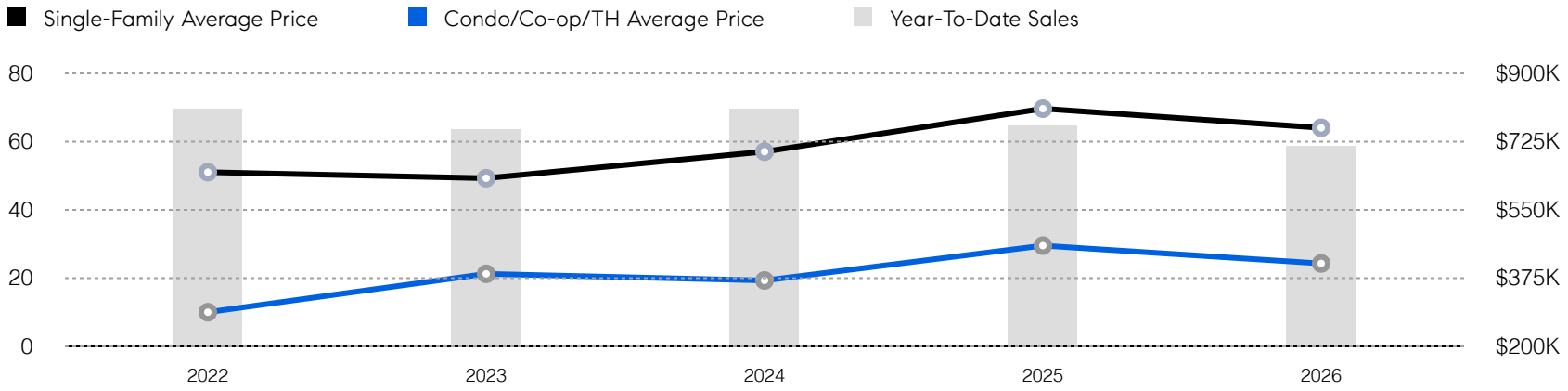


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	63	50	-20.6%	11	13	18.2%
	ACTIVE LISTINGS	15	21	40.0%	15	21	40.0%
	# OF SALES	51	39	-23.5%	21	10	-52.4%
	SALES VOLUME	$41,286,139	$29,656,899	-28.2%	$18,234,499	$7,642,000	-58.1%
	MEDIAN PRICE	$730,000	$710,000	-2.7%	$815,000	$736,000	-9.7%
	AVERAGE PRICE	$809,532	$760,433	-6.1%	$868,309	$764,200	-12.0%
	AVERAGE DOM	18	36	100.0%	14	20	42.9%
	% OF ASKING PRICE	107.9%	102.5%	-5.4%	109.8%	104.1%	-5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	17	23	35.3%	7	5	-28.6%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	13	19	46.2%	3	3	0.0%
	SALES VOLUME	$5,958,000	$7,840,000	31.6%	$1,504,500	$1,070,000	-28.9%
	MEDIAN PRICE	$449,500	$356,000	-20.8%	$449,500	$330,000	-26.6%
	AVERAGE PRICE	$458,308	$412,632	-10.0%	$501,500	$356,667	-28.9%
	AVERAGE DOM	17	38	123.5%	24	22	-8.3%
	% OF ASKING PRICE	104.9%	100.9%	-3.9%	104.7%	96.1%	-8.6%

Historic Sales Trends

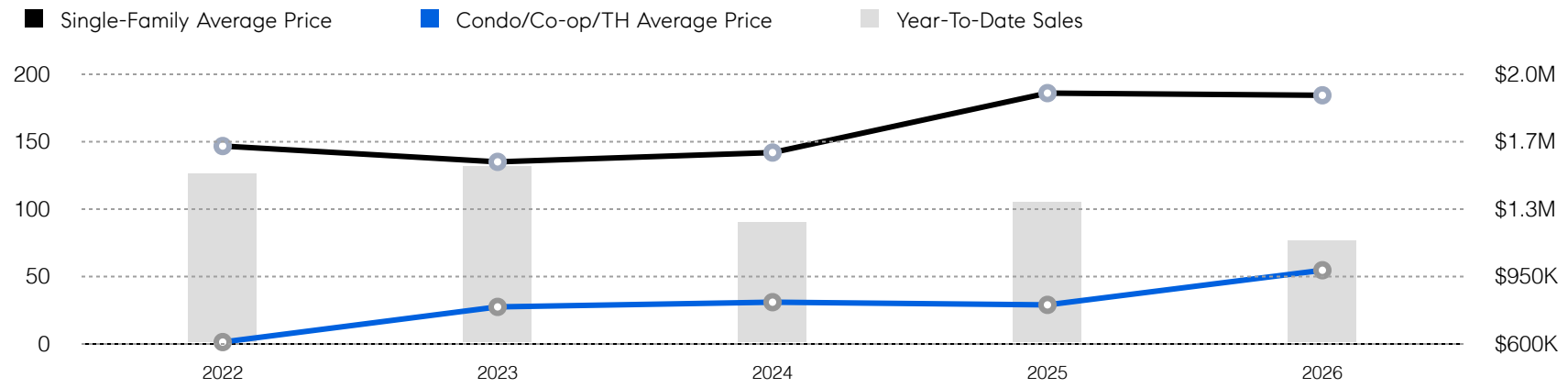


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	108	80	-25.9%	20	18	-10.0%
	ACTIVE LISTINGS	26	17	-34.6%	26	17	-34.6%
	# OF SALES	87	63	-27.6%	23	20	-13.0%
	SALES VOLUME	$165,501,166	$119,135,565	-28.0%	$49,481,825	$43,838,913	-11.4%
	MEDIAN PRICE	$1,650,000	$1,733,000	5.0%	$2,000,000	$2,275,000	13.8%
	AVERAGE PRICE	$1,902,312	$1,891,041	-0.6%	$2,151,384	$2,191,946	1.9%
	AVERAGE DOM	19	19	0.0%	8	14	75.0%
	% OF ASKING PRICE	110.5%	111.3%	0.8%	112.9%	112.7%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	24	13	-45.8%	5	2	-60.0%
	ACTIVE LISTINGS	10	4	-60.0%	10	4	-60.0%
	# OF SALES	17	12	-29.4%	4	6	50.0%
	SALES VOLUME	$13,650,500	$11,792,999	-13.6%	$2,968,000	$7,047,999	137.5%
	MEDIAN PRICE	$675,000	$1,062,500	57.4%	$599,500	$1,380,000	130.2%
	AVERAGE PRICE	$802,971	$982,750	22.4%	$742,000	$1,174,667	58.3%
	AVERAGE DOM	12	29	141.7%	17	41	141.2%
	% OF ASKING PRICE	108.8%	102.4%	-6.5%	116.7%	104.7%	-12.0%

Historic Sales Trends

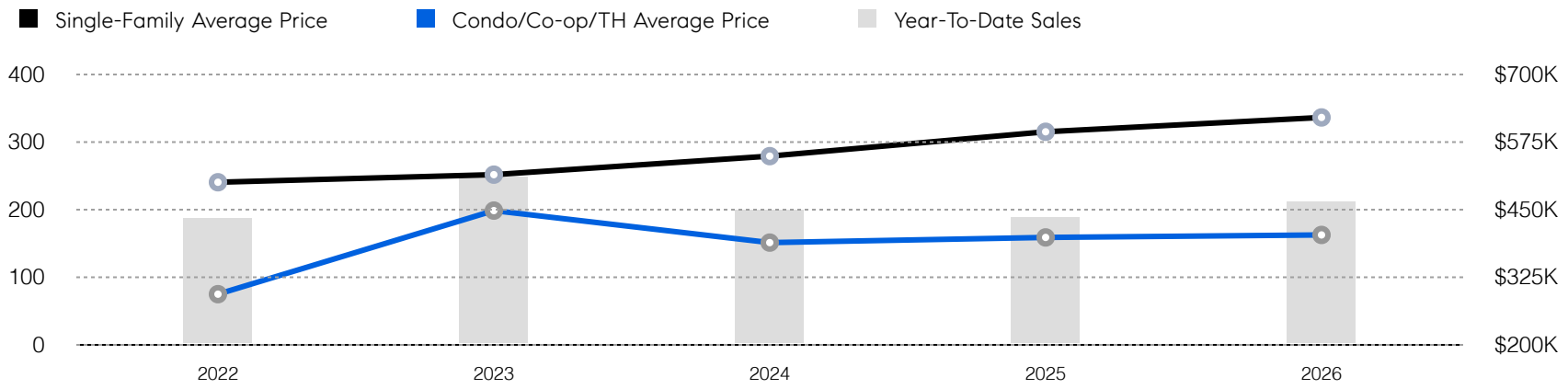


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	178	208	16.9%	35	42	20.0%
	ACTIVE LISTINGS	81	61	-24.7%	81	61	-24.7%
	# OF SALES	168	177	5.4%	32	47	46.9%
	SALES VOLUME	$99,797,715	$109,837,348	10.1%	$19,110,000	$28,203,099	47.6%
	MEDIAN PRICE	$597,500	$600,000	0.4%	$613,000	$600,000	-2.1%
	AVERAGE PRICE	$594,034	$620,550	4.5%	$597,188	$600,066	0.5%
	AVERAGE DOM	26	25	-3.8%	26	21	-19.2%
	% OF ASKING PRICE	105.1%	103.9%	-1.2%	105.8%	104.4%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	26	35	34.6%	8	4	-50.0%
	ACTIVE LISTINGS	9	17	88.9%	9	17	88.9%
	# OF SALES	18	32	77.8%	5	6	20.0%
	SALES VOLUME	$7,176,000	$12,904,495	79.8%	$2,096,000	$2,532,000	20.8%
	MEDIAN PRICE	$372,500	$374,000	0.4%	$415,000	$522,500	25.9%
	AVERAGE PRICE	$398,667	$403,265	1.2%	$419,200	$422,000	0.7%
	AVERAGE DOM	46	45	-2.2%	29	24	-17.2%
	% OF ASKING PRICE	100.9%	101.0%	0.1%	103.8%	101.6%	-2.2%

Historic Sales Trends

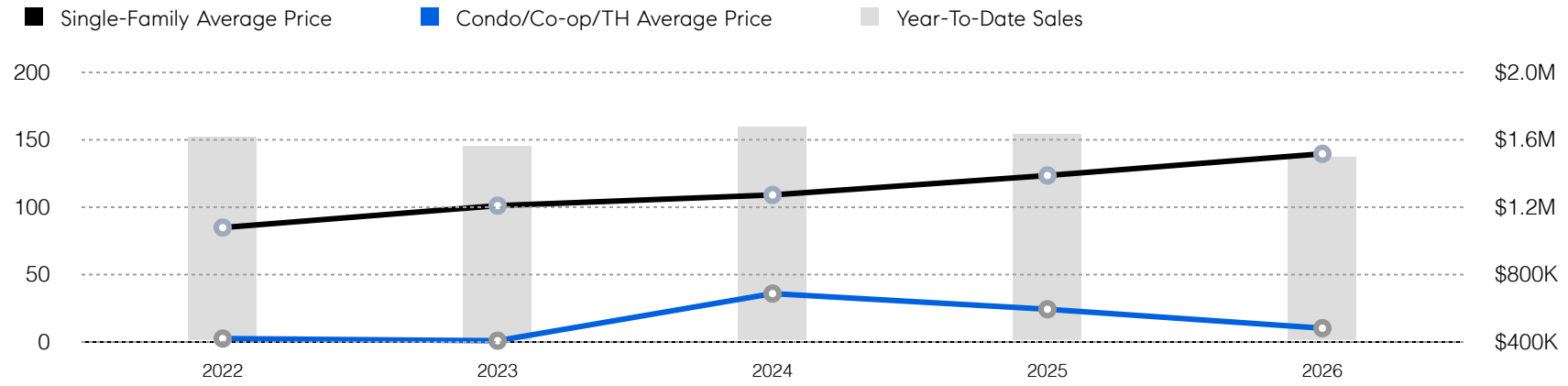


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	186	162	-12.9%	45	27	-40.0%
	ACTIVE LISTINGS	40	29	-27.5%	40	29	-27.5%
	# OF SALES	135	126	-6.7%	35	36	2.9%
	SALES VOLUME	$187,405,524	$191,171,875	2.0%	$51,732,392	$59,503,828	15.0%
	MEDIAN PRICE	$1,285,000	$1,428,500	11.2%	$1,397,000	$1,532,500	9.7%
	AVERAGE PRICE	$1,388,189	$1,517,237	9.3%	$1,478,068	$1,652,884	11.8%
	AVERAGE DOM	22	17	-22.7%	16	21	31.3%
	% OF ASKING PRICE	110.0%	109.1%	-1.0%	111.9%	106.9%	-5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	17	12	-29.4%	0	2	0.0%
	ACTIVE LISTINGS	2	9	350.0%	2	9	350.0%
	# OF SALES	18	10	-44.4%	6	2	-66.7%
	SALES VOLUME	$10,698,000	$4,818,000	-55.0%	$2,823,000	$1,645,000	-41.7%
	MEDIAN PRICE	$594,000	$340,000	-42.8%	$320,000	$822,500	157.0%
	AVERAGE PRICE	$594,333	$481,800	-18.9%	$470,500	$822,500	74.8%
	AVERAGE DOM	15	34	126.7%	18	12	-33.3%
	% OF ASKING PRICE	103.9%	107.0%	3.1%	100.5%	116.9%	16.4%

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 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.