

March 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

604

-7.1% Year-To-Date
23.7% Month-Over-Month

Year-To-Date Contracts

706

-7.1% Year-To-Date
27.4% Month-Over-Month

Single-Family
Average Sale Price

$781K

0.2% Year-To-Date
1.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$441K

-2.0% Year-To-Date
-4.9% Month-Over-Month

Average Days On Market

32

6.7% Year-To-Date
-9.4% Month-Over-Month

Active Listings

512

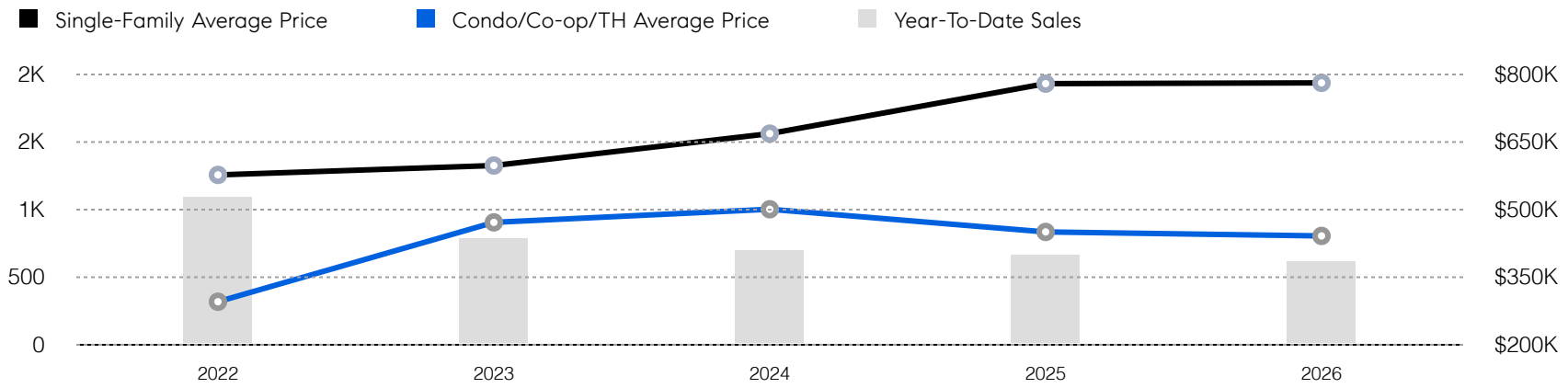
-13.2% Year-Over-Year
0.2% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	680	621	-8.7%	274	262	-4.4%
	ACTIVE LISTINGS	515	443	-14.0%	515	443	-14.0%
	# OF SALES	587	522	-11.1%	205	184	-10.2%
	SALES VOLUME	$457,667,495	$407,879,524	-10.9%	$167,905,415	$141,437,815	-15.8%
	MEDIAN PRICE	$625,000	$650,000	4.0%	$657,250	$656,500	-0.1%
	AVERAGE PRICE	$779,672	$781,378	0.2%	$819,051	$768,684	-6.1%
	AVERAGE DOM	37	35	-5.4%	38	32	-15.8%
Condo/Co-op/TH	CONTRACTS SIGNED	80	85	6.3%	37	36	-2.7%
	ACTIVE LISTINGS	75	69	-8.0%	75	69	-8.0%
	# OF SALES	63	82	30.2%	18	30	66.7%
	SALES VOLUME	$28,380,900	$36,213,888	27.6%	$7,682,500	$14,072,000	83.2%
	MEDIAN PRICE	$415,000	$357,500	-13.9%	$421,250	$400,000	-5.0%
	AVERAGE PRICE	$450,490	$441,633	-2.0%	$426,806	$469,067	9.9%
	AVERAGE DOM	29	35	20.7%	34	21	-38.2%

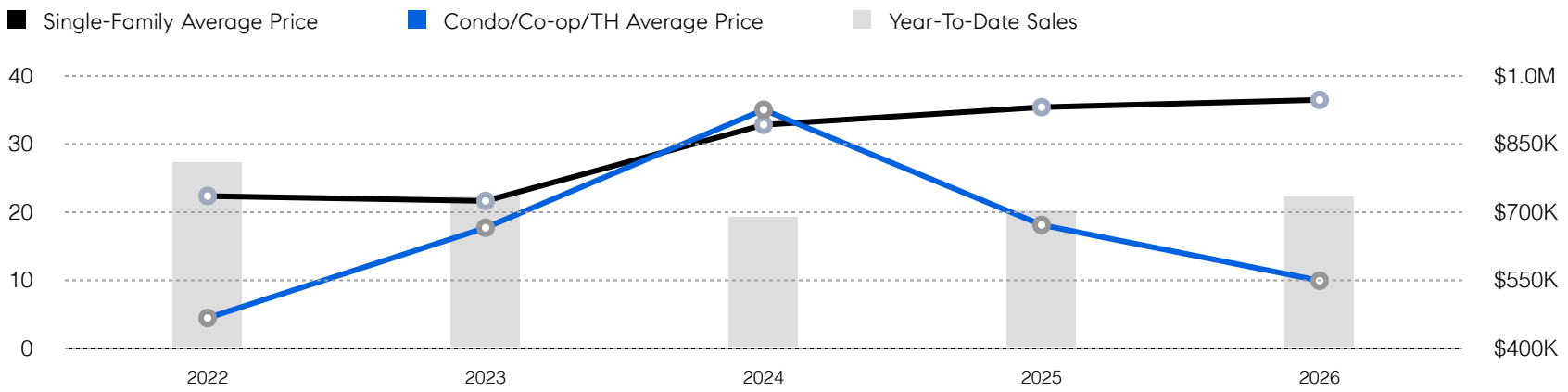
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	22	20	-9.1%	11	12	9.1%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	19	17	-10.5%	6	4	-33.3%
	SALES VOLUME	$17,693,838	$16,103,427	-9.0%	$5,991,000	$3,664,000	-38.8%
	MEDIAN PRICE	$895,000	$888,000	-0.8%	$970,500	$852,000	-12.2%
	AVERAGE PRICE	$931,255	$947,260	1.7%	$998,500	$916,000	-8.3%
	AVERAGE DOM	16	37	131.3%	15	12	-20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	3	6	100.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	1	5	400.0%	1	2	100.0%
	SALES VOLUME	$672,000	$2,746,000	308.6%	$672,000	$1,352,000	101.2%
	MEDIAN PRICE	$672,000	$549,000	-18.3%	$672,000	$676,000	0.6%
	AVERAGE PRICE	$672,000	$549,200	-18.3%	$672,000	$676,000	0.6%
	AVERAGE DOM	34	32	-5.9%	34	21	-38.2%

Historic Sales Trends

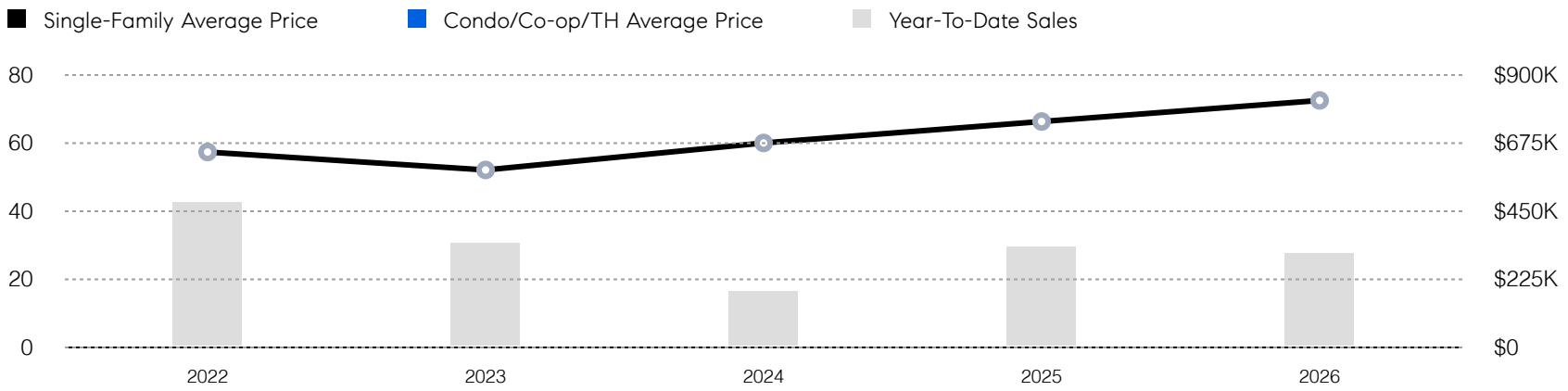


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	29	22	-24.1%	11	7	-36.4%
	ACTIVE LISTINGS	15	13	-13.3%	15	13	-13.3%
	# OF SALES	29	25	-13.8%	7	7	0.0%
	SALES VOLUME	$21,647,000	$20,401,330	-5.8%	$6,338,500	$5,942,000	-6.3%
	MEDIAN PRICE	$640,000	$779,000	21.7%	$920,000	$779,000	-15.3%
	AVERAGE PRICE	$746,448	$816,053	9.3%	$905,500	$848,857	-6.3%
	AVERAGE DOM	34	27	-20.6%	34	21	-38.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	2	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	2	0.0%	0	1	0.0%
	SALES VOLUME	-	$980,000	-	-	$640,000	-
	MEDIAN PRICE	-	$490,000	-	-	$640,000	-
	AVERAGE PRICE	-	$490,000	-	-	$640,000	-
	AVERAGE DOM	-	11	-	-	6	-

Historic Sales Trends

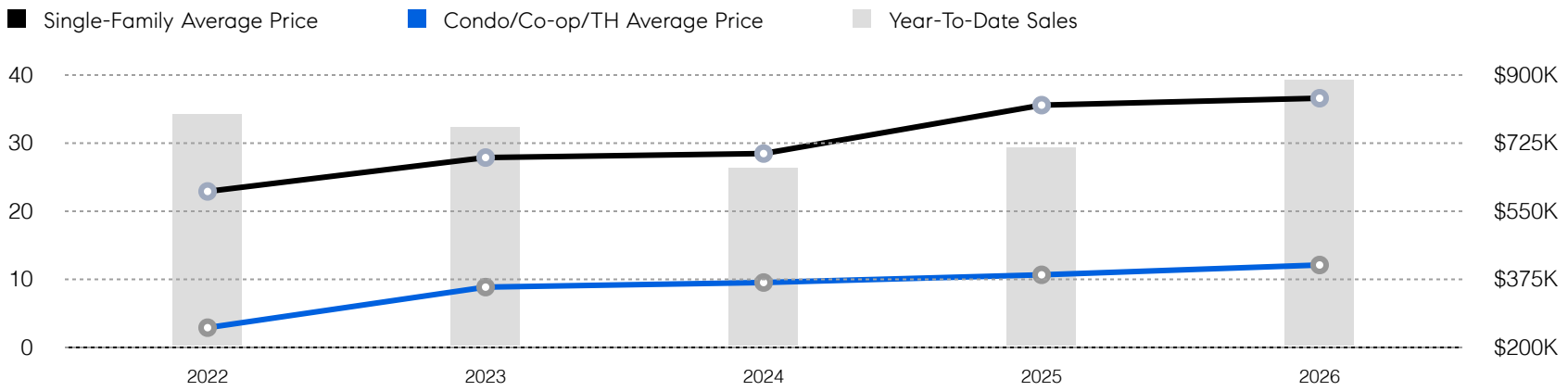


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Cranford

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	31	27	-12.9%	18	10	-44.4%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	26	31	19.2%	9	11	22.2%
	SALES VOLUME	$21,389,668	$26,053,888	21.8%	$7,338,000	$9,172,888	25.0%
	MEDIAN PRICE	$785,000	$740,000	-5.7%	$865,000	$731,000	-15.5%
	AVERAGE PRICE	$822,680	$840,448	2.2%	$815,333	$833,899	2.3%
	AVERAGE DOM	20	24	20.0%	30	21	-30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	1	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	8	166.7%	1	2	100.0%
	SALES VOLUME	$1,159,900	$3,295,000	184.1%	$450,000	$720,000	60.0%
	MEDIAN PRICE	$440,000	$360,500	-18.1%	$450,000	$360,000	-20.0%
	AVERAGE PRICE	$386,633	$411,875	6.5%	$450,000	$360,000	-20.0%
	AVERAGE DOM	12	32	166.7%	15	37	146.7%

Historic Sales Trends

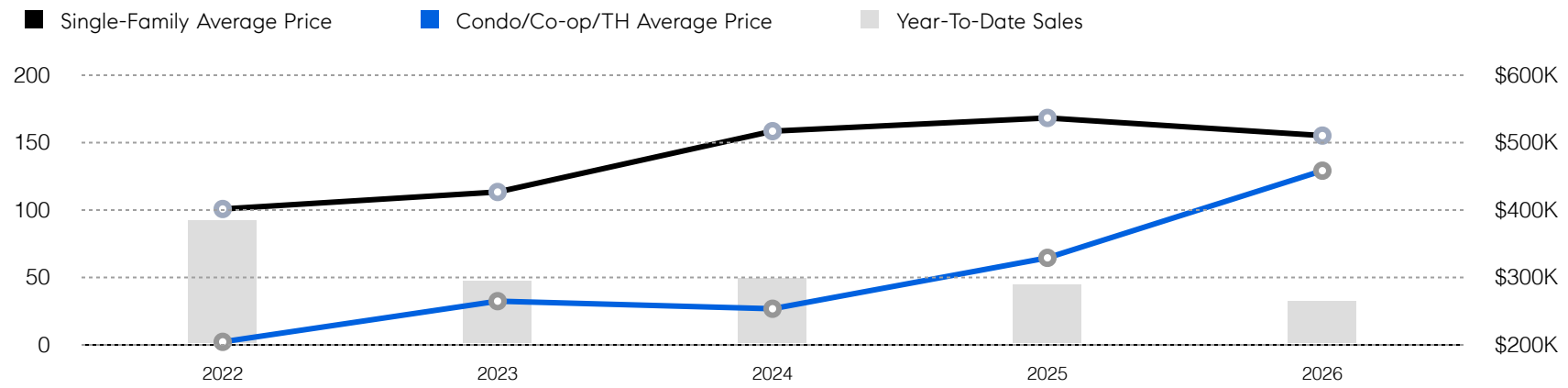


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Elizabeth

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	31	29	-6.5%	9	15	66.7%
	ACTIVE LISTINGS	32	45	40.6%	32	45	40.6%
	# OF SALES	34	23	-32.4%	12	9	-25.0%
	SALES VOLUME	$18,245,000	$11,739,764	-35.7%	$6,675,000	$4,680,000	-29.9%
	MEDIAN PRICE	$542,500	$485,000	-10.6%	$512,500	$485,000	-5.4%
	AVERAGE PRICE	$536,618	$510,425	-4.9%	$556,250	$520,000	-6.5%
	AVERAGE DOM	52	37	-28.8%	60	47	-21.7%
Condo/Co-op/TH	CONTRACTS SIGNED	15	10	-33.3%	5	8	60.0%
	ACTIVE LISTINGS	16	20	25.0%	16	20	25.0%
	# OF SALES	9	8	-11.1%	4	2	-50.0%
	SALES VOLUME	$2,962,000	$3,667,000	23.8%	$1,522,000	$982,000	-35.5%
	MEDIAN PRICE	$300,000	$342,500	14.2%	$318,500	$491,000	54.2%
	AVERAGE PRICE	$329,111	$458,375	39.3%	$380,500	$491,000	29.0%
	AVERAGE DOM	42	60	42.9%	60	9	-85.0%

Historic Sales Trends

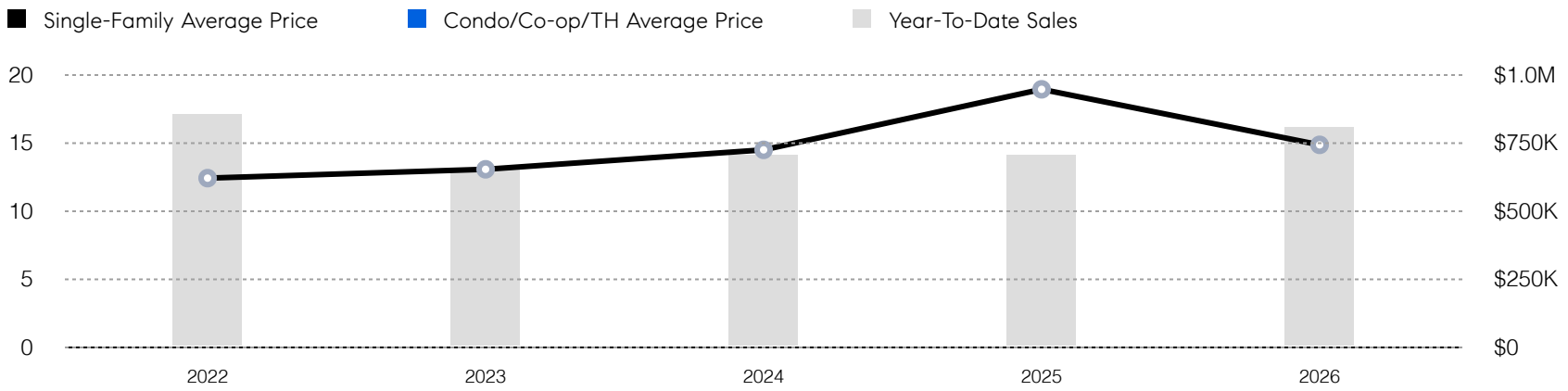


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Fanwood

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	18	20	11.1%	5	10	100.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	14	16	14.3%	6	7	16.7%
	SALES VOLUME	$13,266,661	$11,900,500	-10.3%	$5,719,161	$5,670,000	-0.9%
	MEDIAN PRICE	$820,000	$787,500	-4.0%	$835,581	$815,000	-2.5%
	AVERAGE PRICE	$947,619	$743,781	-21.5%	$953,194	$810,000	-15.0%
	AVERAGE DOM	27	21	-22.2%	28	12	-57.1%
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

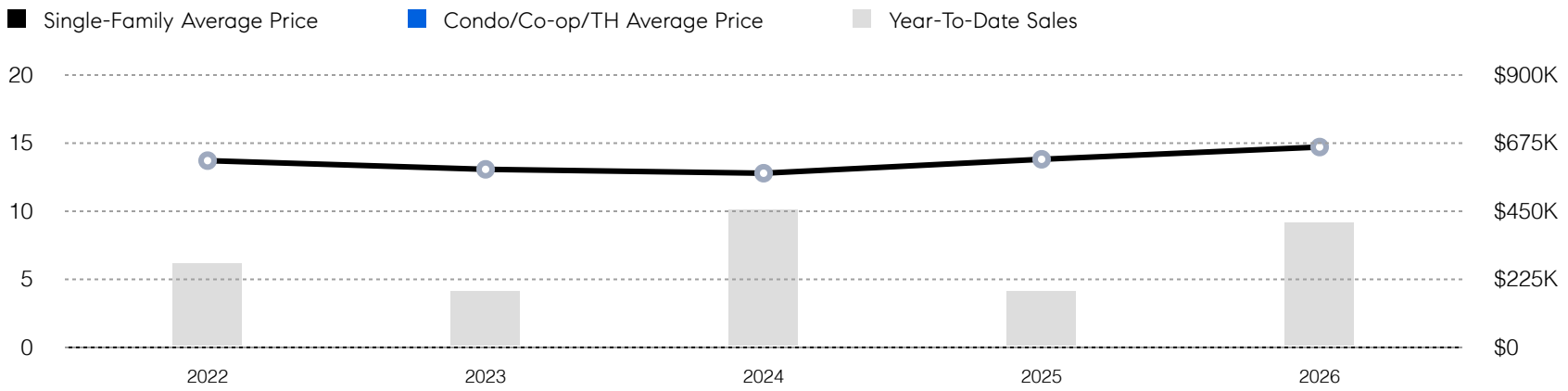


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Garwood

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	3	5	66.7%	2	3	50.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	3	7	133.3%	0	0	0.0%
	SALES VOLUME	$1,865,000	$4,635,000	148.5%	-	-	-
	MEDIAN PRICE	$600,000	$615,000	2.5%	-	-	-
	AVERAGE PRICE	$621,667	$662,143	6.5%	-	-	-
	AVERAGE DOM	66	15	-77.3%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	1	2	100.0%	0	1	0.0%
	SALES VOLUME	$828,500	$1,579,888	90.7%	-	$781,000	-
	MEDIAN PRICE	$828,500	$789,944	-4.7%	-	$781,000	-
	AVERAGE PRICE	$828,500	$789,944	-4.7%	-	$781,000	-
	AVERAGE DOM	8	35	337.5%	-	26	-

Historic Sales Trends

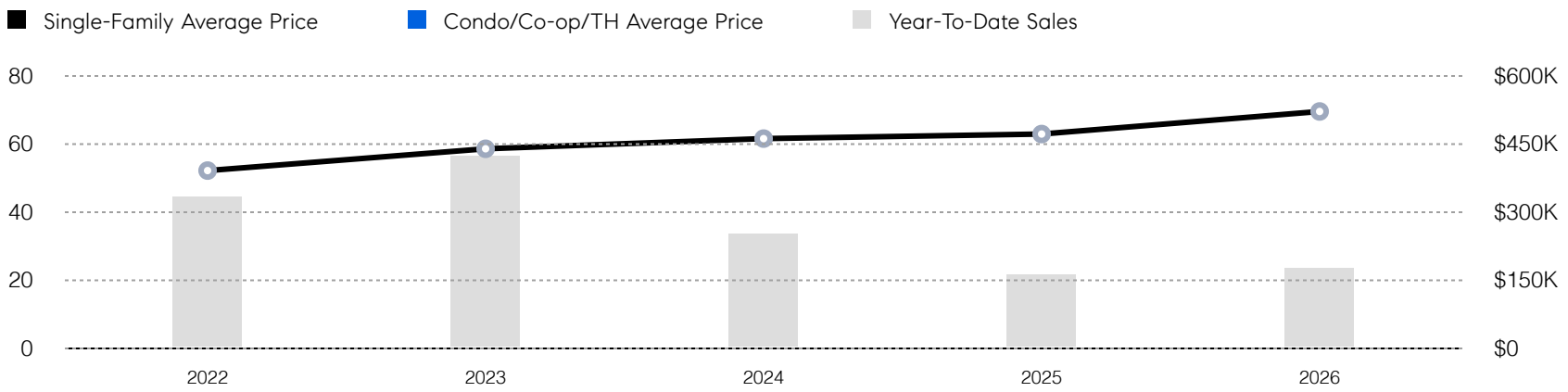


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	31	23	-25.8%	10	10	0.0%
	ACTIVE LISTINGS	35	32	-8.6%	35	32	-8.6%
	# OF SALES	21	22	4.8%	5	8	60.0%
	SALES VOLUME	$9,915,500	$11,481,000	15.8%	$1,995,000	$4,310,000	116.0%
	MEDIAN PRICE	$489,000	$511,000	4.5%	$400,000	$565,000	41.3%
	AVERAGE PRICE	$472,167	$521,864	10.5%	$399,000	$538,750	35.0%
	AVERAGE DOM	37	47	27.0%	62	39	-37.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	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	-	-	-	-

Historic Sales Trends

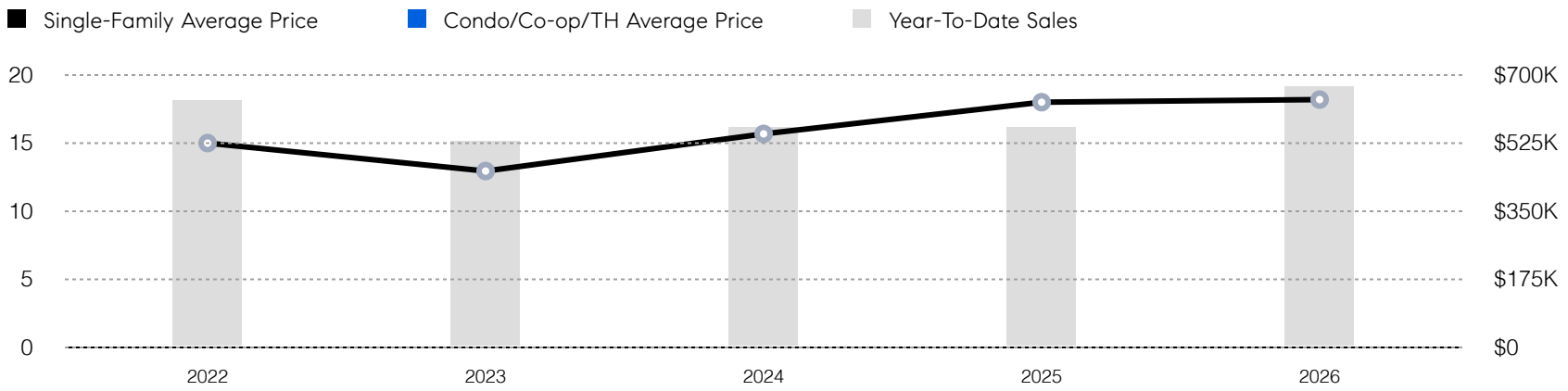


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	15	21	40.0%	2	9	350.0%
	ACTIVE LISTINGS	14	6	-57.1%	14	6	-57.1%
	# OF SALES	16	19	18.8%	7	5	-28.6%
	SALES VOLUME	$10,084,000	$12,101,500	20.0%	$5,075,000	$3,514,500	-30.7%
	MEDIAN PRICE	$595,000	$585,000	-1.7%	$600,000	$757,000	26.2%
	AVERAGE PRICE	$630,250	$636,921	1.1%	$725,000	$702,900	-3.0%
	AVERAGE DOM	32	38	18.8%	36	34	-5.6%
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

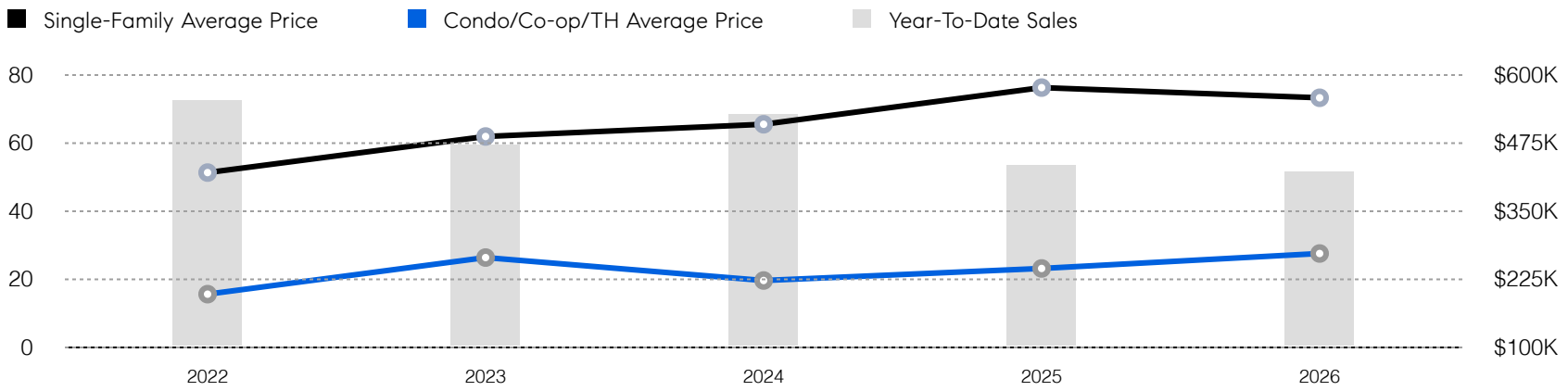


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	49	49	0.0%	20	19	-5.0%
	ACTIVE LISTINGS	58	42	-27.6%	58	42	-27.6%
	# OF SALES	51	42	-17.6%	16	14	-12.5%
	SALES VOLUME	$29,424,000	$23,447,030	-20.3%	$8,489,000	$8,038,630	-5.3%
	MEDIAN PRICE	$560,000	$527,500	-5.8%	$507,500	$512,500	1.0%
	AVERAGE PRICE	$576,941	$558,263	-3.2%	$530,563	$574,188	8.2%
	AVERAGE DOM	50	47	-6.0%	59	35	-40.7%
Condo/Co-op/TH	CONTRACTS SIGNED	6	4	-33.3%	4	1	-75.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	2	9	350.0%	1	4	300.0%
	SALES VOLUME	$490,000	$2,452,000	400.4%	$285,000	$1,130,000	296.5%
	MEDIAN PRICE	$245,000	$260,000	6.1%	$285,000	$265,000	-7.0%
	AVERAGE PRICE	$245,000	$272,444	11.2%	$285,000	$282,500	-0.9%
	AVERAGE DOM	21	28	33.3%	34	15	-55.9%

Historic Sales Trends

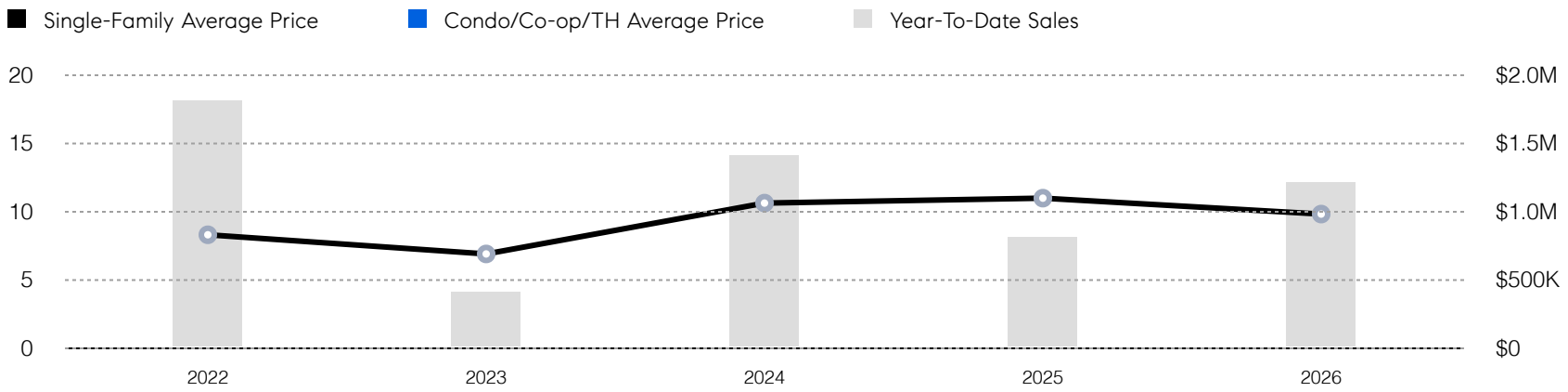


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	11	9	-18.2%	3	3	0.0%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	8	11	37.5%	2	3	50.0%
	SALES VOLUME	$8,798,500	$10,815,999	22.9%	$2,526,000	$2,490,000	-1.4%
	MEDIAN PRICE	$1,187,500	$940,000	-20.8%	$1,263,000	$790,000	-37.5%
	AVERAGE PRICE	$1,099,813	$983,273	-10.6%	$1,263,000	$830,000	-34.3%
	AVERAGE DOM	28	36	28.6%	10	35	250.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$1,499,000	-	-	$1,499,000	-
	MEDIAN PRICE	-	$1,499,000	-	-	$1,499,000	-
	AVERAGE PRICE	-	$1,499,000	-	-	$1,499,000	-
	AVERAGE DOM	-	16	-	-	16	-

Historic Sales Trends

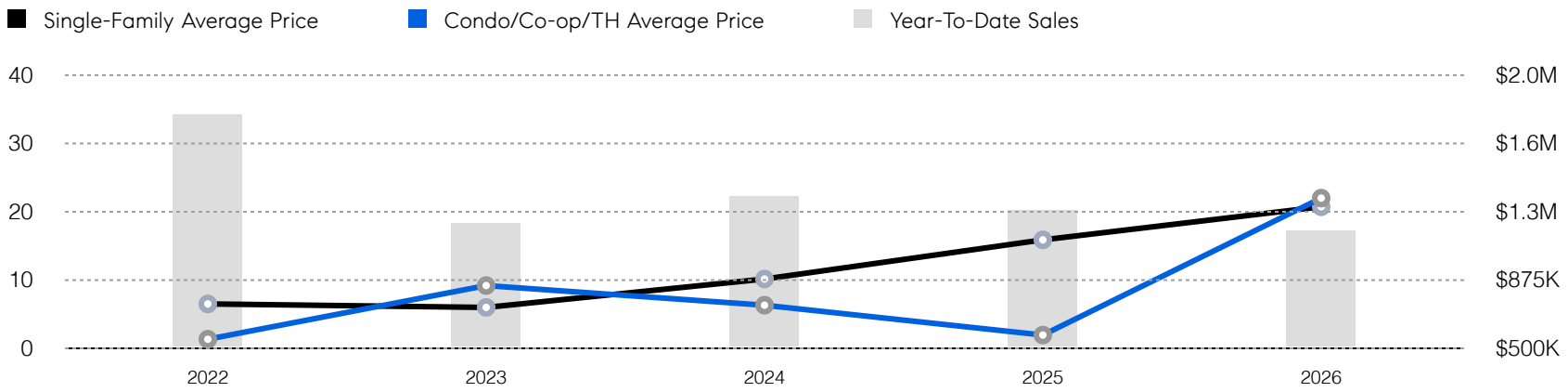


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	19	23	21.1%	9	12	33.3%
	ACTIVE LISTINGS	13	8	-38.5%	13	8	-38.5%
	# OF SALES	17	16	-5.9%	3	5	66.7%
	SALES VOLUME	$18,629,000	$20,437,749	9.7%	$3,213,000	$6,834,000	112.7%
	MEDIAN PRICE	$930,000	$1,319,000	41.8%	$916,000	$1,482,000	61.8%
	AVERAGE PRICE	$1,095,824	$1,277,359	16.6%	$1,071,000	$1,366,800	27.6%
	AVERAGE DOM	26	21	-19.2%	13	44	238.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	3	1	-66.7%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	1	-66.7%	0	0	0.0%
	SALES VOLUME	$1,719,000	$1,325,000	-22.9%	-	-	-
	MEDIAN PRICE	$490,000	$1,325,000	170.4%	-	-	-
	AVERAGE PRICE	$573,000	$1,325,000	131.2%	-	-	-
	AVERAGE DOM	13	80	515.4%	-	-	-

Historic Sales Trends

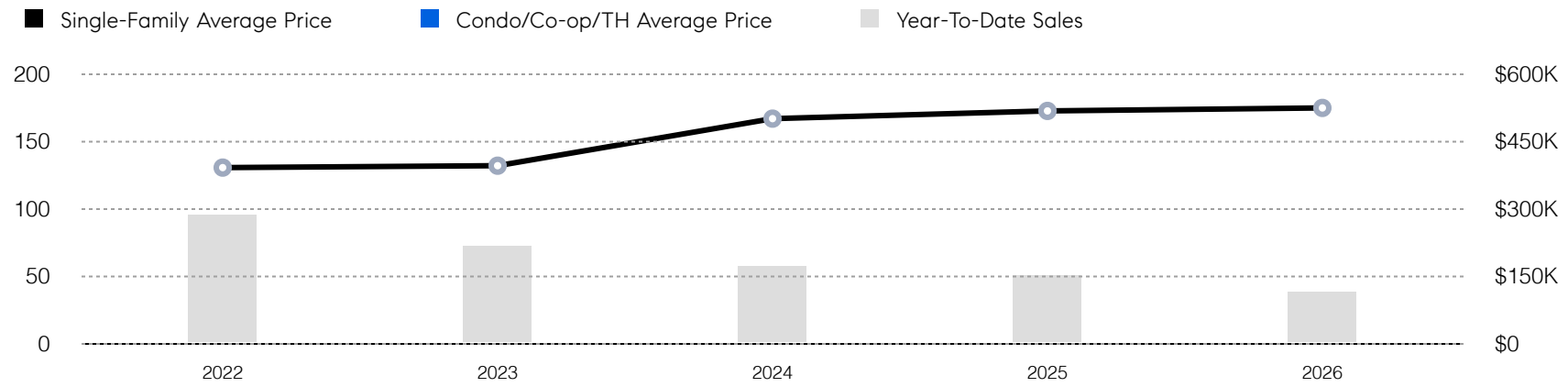


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Plainfield

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	59	47	-20.3%	25	17	-32.0%
	ACTIVE LISTINGS	52	48	-7.7%	52	48	-7.7%
	# OF SALES	49	35	-28.6%	18	9	-50.0%
	SALES VOLUME	$25,404,800	$18,379,550	-27.7%	$10,351,000	$5,043,000	-51.3%
	MEDIAN PRICE	$500,000	$500,000	-	$547,500	$550,000	0.5%
	AVERAGE PRICE	$518,465	$525,130	1.3%	$575,056	$560,333	-2.6%
	AVERAGE DOM	51	57	11.8%	60	88	46.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	0	2	0.0%	0	1	0.0%
	SALES VOLUME	-	$575,000	-	-	$405,000	-
	MEDIAN PRICE	-	$287,500	-	-	$405,000	-
	AVERAGE PRICE	-	$287,500	-	-	$405,000	-
	AVERAGE DOM	-	28	-	-	8	-

Historic Sales Trends

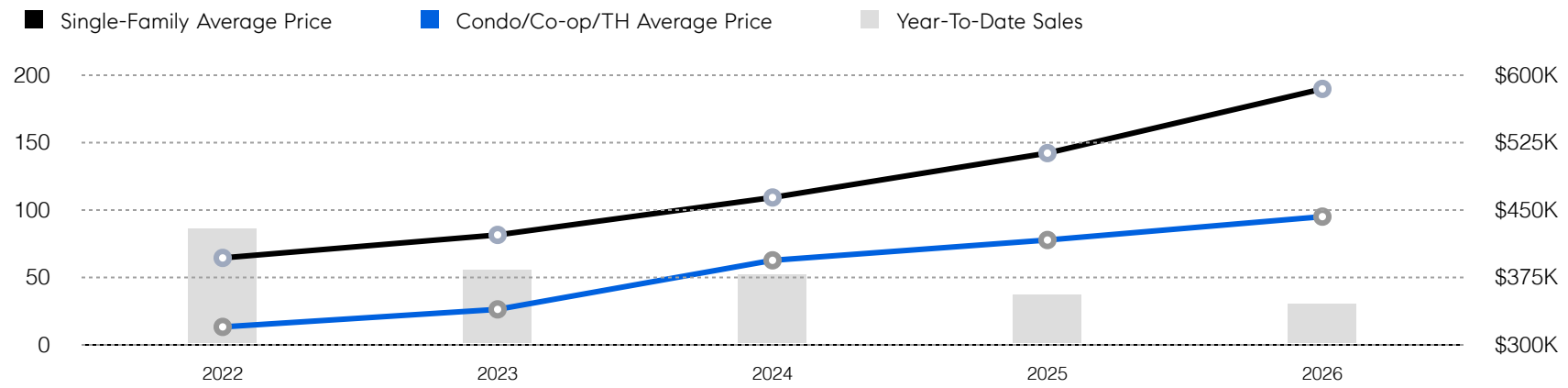


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	42	34	-19.0%	22	14	-36.4%
	ACTIVE LISTINGS	32	39	21.9%	32	39	21.9%
	# OF SALES	33	26	-21.2%	13	9	-30.8%
	SALES VOLUME	$16,941,000	$15,204,400	-10.3%	$7,231,000	$5,997,900	-17.1%
	MEDIAN PRICE	$500,000	$577,450	15.5%	$555,000	$585,000	5.4%
	AVERAGE PRICE	$513,364	$584,785	13.9%	$556,231	$666,433	19.8%
	AVERAGE DOM	33	46	39.4%	22	23	4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	1	2	100.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	3	3	0.0%	1	1	0.0%
	SALES VOLUME	$1,250,000	$1,328,000	6.2%	$460,000	$417,000	-9.3%
	MEDIAN PRICE	$415,000	$425,000	2.4%	$460,000	$417,000	-9.3%
	AVERAGE PRICE	$416,667	$442,667	6.2%	$460,000	$417,000	-9.3%
	AVERAGE DOM	54	25	-53.7%	114	42	-63.2%

Historic Sales Trends

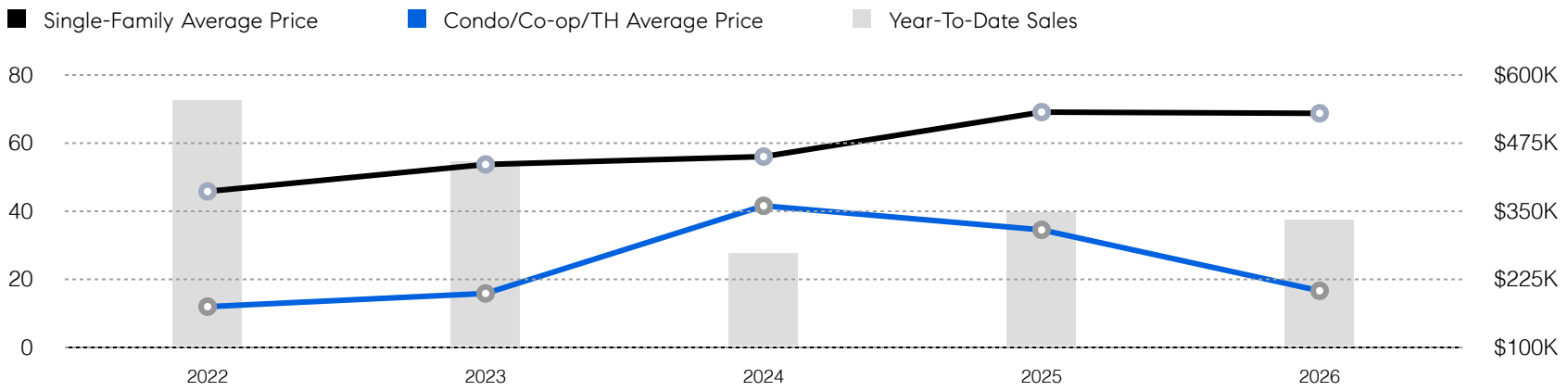


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	32	41	28.1%	11	15	36.4%
	ACTIVE LISTINGS	44	26	-40.9%	44	26	-40.9%
	# OF SALES	33	33	0.0%	12	14	16.7%
	SALES VOLUME	$17,554,400	$17,482,000	-0.4%	$6,702,000	$7,698,000	14.9%
	MEDIAN PRICE	$507,000	$545,000	7.5%	$567,500	$545,000	-4.0%
	AVERAGE PRICE	$531,952	$529,758	-0.4%	$558,500	$549,857	-1.5%
	AVERAGE DOM	49	48	-2.0%	49	33	-32.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	2	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	6	4	-33.3%	3	1	-66.7%
	SALES VOLUME	$1,895,000	$816,000	-56.9%	$815,000	$210,000	-74.2%
	MEDIAN PRICE	$307,500	$203,000	-34.0%	$200,000	$210,000	5.0%
	AVERAGE PRICE	$315,833	$204,000	-35.4%	$271,667	$210,000	-22.7%
	AVERAGE DOM	39	41	5.1%	28	15	-46.4%

Historic Sales Trends

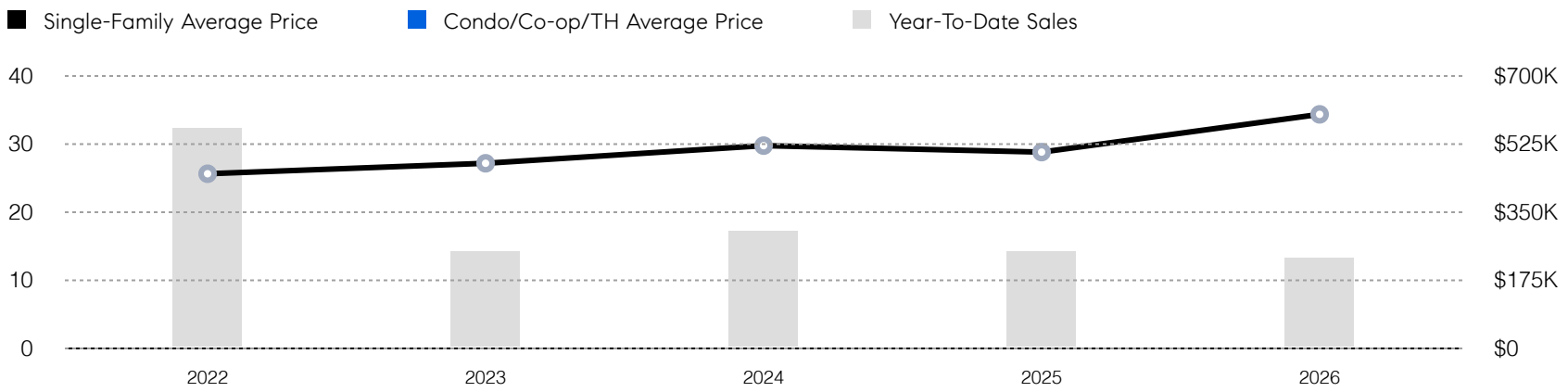


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	10	6	-40.0%
	ACTIVE LISTINGS	10	4	-60.0%	10	4	-60.0%
	# OF SALES	9	12	33.3%	3	5	66.7%
	SALES VOLUME	$4,540,000	$7,217,000	59.0%	$1,345,000	$3,092,000	129.9%
	MEDIAN PRICE	$525,000	$580,000	10.5%	$415,000	$630,000	51.8%
	AVERAGE PRICE	$504,444	$601,417	19.2%	$448,333	$618,400	37.9%
	AVERAGE DOM	41	33	-19.5%	27	39	44.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	5	1	-80.0%	1	0	0.0%
	SALES VOLUME	$1,406,000	$325,000	-76.9%	$268,000	-	-
	MEDIAN PRICE	$280,000	$325,000	16.1%	$268,000	-	-
	AVERAGE PRICE	$281,200	$325,000	15.6%	$268,000	-	-
	AVERAGE DOM	20	83	315.0%	28	-	-

Historic Sales Trends

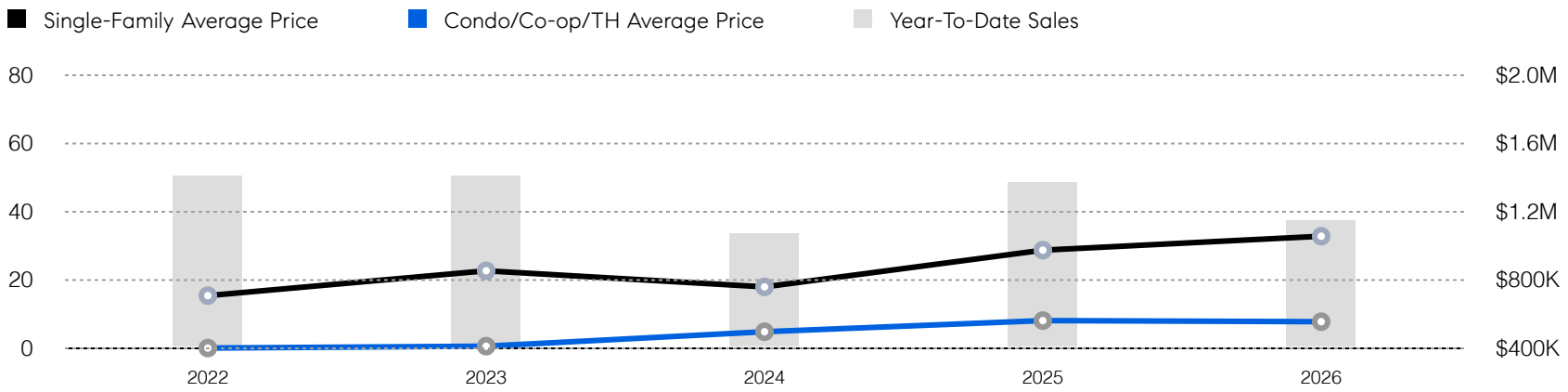


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	57	37	-35.1%	23	11	-52.2%
	ACTIVE LISTINGS	24	26	8.3%	24	26	8.3%
	# OF SALES	43	31	-27.9%	17	13	-23.5%
	SALES VOLUME	$41,928,316	$32,761,998	-21.9%	$16,254,916	$12,752,999	-21.5%
	MEDIAN PRICE	$848,000	$940,000	10.8%	$960,000	$875,000	-8.9%
	AVERAGE PRICE	$975,077	$1,056,839	8.4%	$956,172	$981,000	2.6%
	AVERAGE DOM	40	27	-32.5%	36	23	-36.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	1	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	5	6	20.0%	1	1	0.0%
	SALES VOLUME	$2,813,000	$3,337,000	18.6%	$570,000	$539,000	-5.4%
	MEDIAN PRICE	$570,000	$554,500	-2.7%	$570,000	$539,000	-5.4%
	AVERAGE PRICE	$562,600	$556,167	-1.1%	$570,000	$539,000	-5.4%
	AVERAGE DOM	12	37	208.3%	16	15	-6.2%

Historic Sales Trends

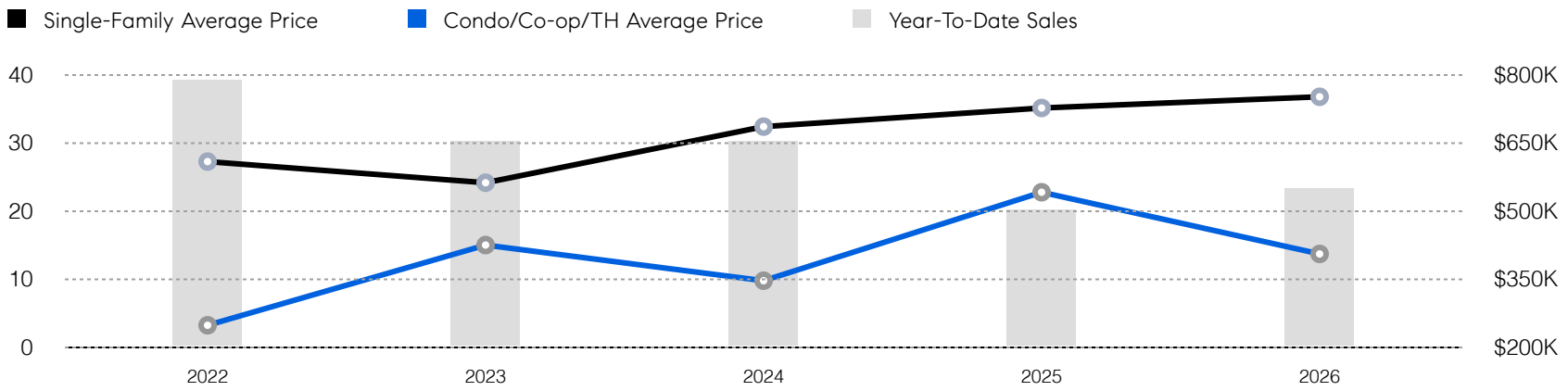


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	20	13	-35.0%	9	5	-44.4%
	ACTIVE LISTINGS	12	12	0.0%	12	12	0.0%
	# OF SALES	16	15	-6.2%	8	4	-50.0%
	SALES VOLUME	$11,638,650	$11,281,900	-3.1%	$6,727,650	$2,740,000	-59.3%
	MEDIAN PRICE	$705,000	$710,000	0.7%	$817,500	$700,000	-14.4%
	AVERAGE PRICE	$727,416	$752,127	3.4%	$840,956	$685,000	-18.5%
	AVERAGE DOM	25	56	124.0%	32	104	225.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	10	100.0%	4	4	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	4	8	100.0%	1	5	400.0%
	SALES VOLUME	$2,167,500	$3,248,000	49.9%	$427,500	$1,867,000	336.7%
	MEDIAN PRICE	$540,000	$326,000	-39.6%	$427,500	$300,000	-29.8%
	AVERAGE PRICE	$541,875	$406,000	-25.1%	$427,500	$373,400	-12.7%
	AVERAGE DOM	19	33	73.7%	8	39	387.5%

Historic Sales Trends

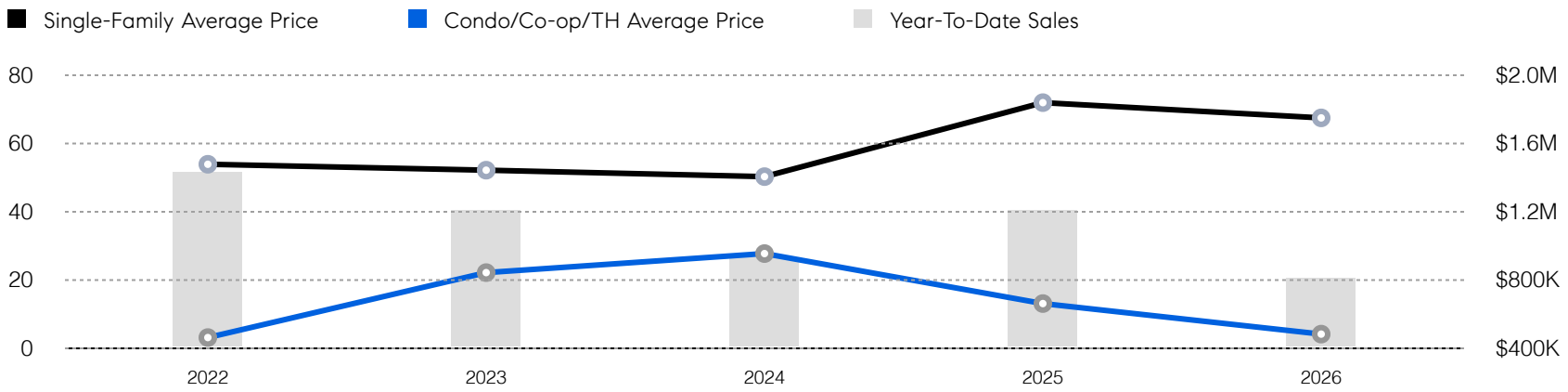


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	35	27	-22.9%	14	15	7.1%
	ACTIVE LISTINGS	19	14	-26.3%	19	14	-26.3%
	# OF SALES	34	17	-50.0%	12	7	-41.7%
	SALES VOLUME	$62,541,941	$29,752,554	-52.4%	$21,820,000	$8,891,999	-59.2%
	MEDIAN PRICE	$1,612,500	$1,575,000	-2.3%	$1,406,000	$1,300,000	-7.5%
	AVERAGE PRICE	$1,839,469	$1,750,150	-4.9%	$1,818,333	$1,270,286	-30.1%
	AVERAGE DOM	29	21	-27.6%	32	12	-62.5%
Condo/Co-op/TH	CONTRACTS SIGNED	10	5	-50.0%	6	0	0.0%
	ACTIVE LISTINGS	10	3	-70.0%	10	3	-70.0%
	# OF SALES	6	3	-50.0%	3	1	-66.7%
	SALES VOLUME	$3,974,000	$1,450,000	-63.5%	$1,998,000	$825,000	-58.7%
	MEDIAN PRICE	$592,000	$355,000	-40.0%	$509,000	$825,000	62.1%
	AVERAGE PRICE	$662,333	$483,333	-27.0%	$666,000	$825,000	23.9%
	AVERAGE DOM	12	19	58.3%	12	25	108.3%

Historic Sales Trends

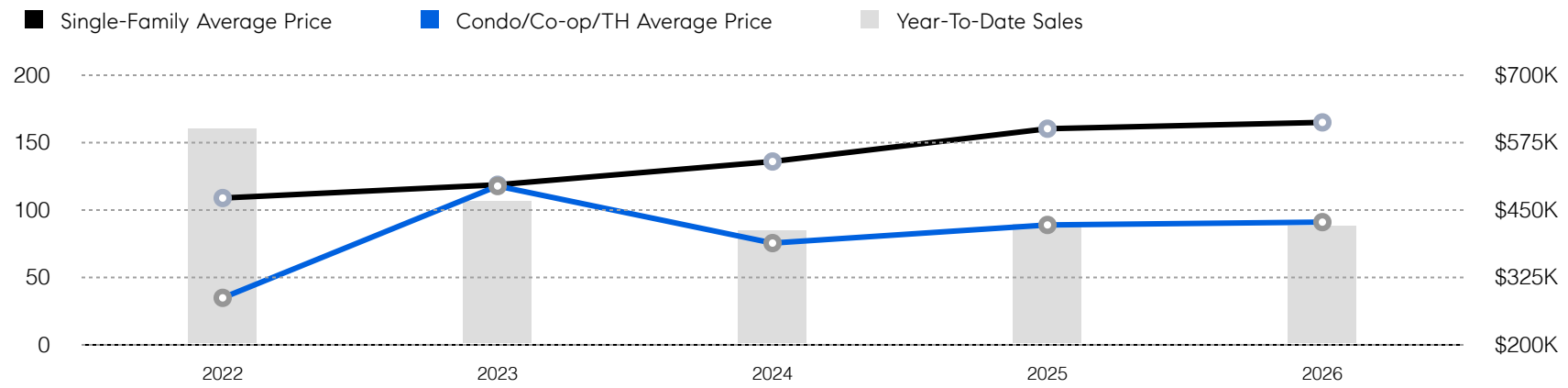


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	76	89	17.1%	27	31	14.8%
	ACTIVE LISTINGS	60	44	-26.7%	60	44	-26.7%
	# OF SALES	80	75	-6.2%	22	31	40.9%
	SALES VOLUME	$48,064,174	$45,940,172	-4.4%	$13,235,250	$18,647,399	40.9%
	MEDIAN PRICE	$600,000	$599,000	-0.2%	$602,500	$590,000	-2.1%
	AVERAGE PRICE	$600,802	$612,536	2.0%	$601,602	$601,529	0.0%
	AVERAGE DOM	32	29	-9.4%	26	32	23.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	15	114.3%	2	8	300.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	8	12	50.0%	0	4	0.0%
	SALES VOLUME	$3,379,000	$5,131,500	51.9%	-	$1,740,000	-
	MEDIAN PRICE	$372,500	$411,250	10.4%	-	$420,000	-
	AVERAGE PRICE	$422,375	$427,625	1.2%	-	$435,000	-
	AVERAGE DOM	60	38	-36.7%	-	17	-

Historic Sales Trends

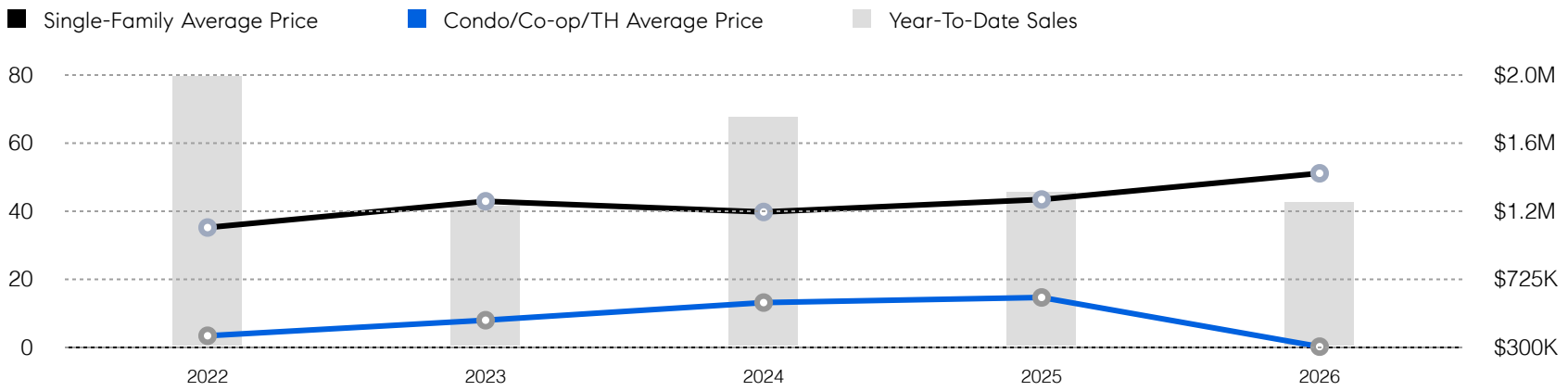


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	68	59	-13.2%	28	32	14.3%
	ACTIVE LISTINGS	32	27	-15.6%	32	27	-15.6%
	# OF SALES	40	38	-5.0%	19	16	-15.8%
	SALES VOLUME	$48,935,047	$52,699,499	7.7%	$25,012,938	$20,012,500	-20.0%
	MEDIAN PRICE	$1,082,944	$1,342,500	24.0%	$1,200,000	$1,262,500	5.2%
	AVERAGE PRICE	$1,223,376	$1,386,829	13.4%	$1,316,470	$1,250,781	-5.0%
	AVERAGE DOM	39	14	-64.1%	28	7	-75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	9	5	-44.4%	5	2	-60.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	5	4	-20.0%	0	3	0.0%
	SALES VOLUME	$3,060,000	$1,220,000	-60.1%	-	$965,000	-
	MEDIAN PRICE	$700,000	$295,000	-57.9%	-	$335,000	-
	AVERAGE PRICE	$612,000	$305,000	-50.2%	-	$321,667	-
	AVERAGE DOM	11	21	90.9%	-	13	-

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 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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