

November 2025

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

3,083

-1.2% Year-To-Date
-18.1% Month-Over-Month

Year-To-Date Contracts

3,222

-0.5% Year-To-Date
-13.0% Month-Over-Month

Single-Family
Average Sale Price

$863K

11.3% Year-To-Date
13.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$501K

4.7% Year-To-Date
5.9% Month-Over-Month

Average Days On Market

30

0.0% Year-To-Date
27.3% Month-Over-Month

Active Listings

468

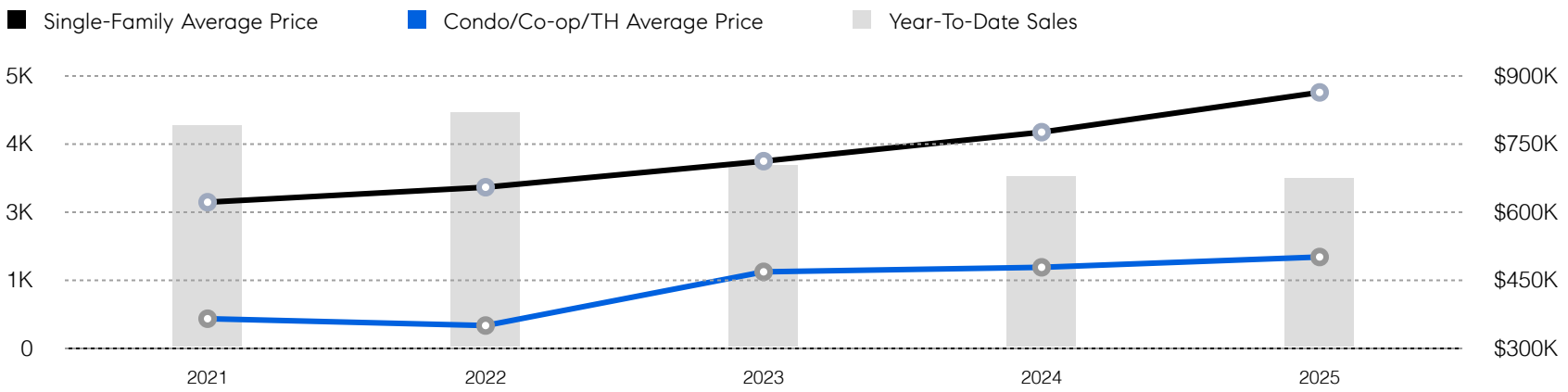
-7.1% Year-Over-Year
-20.7% Month-Over-Month



Union County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	2,883	2,824	-2.0%	222	221	-0.5%
	ACTIVE LISTINGS	450	401	-10.9%	450	401	-10.9%
	# OF SALES	2,770	2,707	-2.3%	260	214	-17.7%
	SALES VOLUME	$2,150,285,050	$2,338,506,801	8.8%	$199,171,545	$194,574,497	-2.3%
	MEDIAN PRICE	$629,000	$669,000	6.4%	$615,000	$685,000	11.4%
	AVERAGE PRICE	$776,276	$863,874	11.3%	$766,044	$909,227	18.7%
	AVERAGE DOM	29	29	0.0%	34	30	-11.8%
Condo/Co-op/TH	CONTRACTS SIGNED	355	398	12.1%	29	39	34.5%
	ACTIVE LISTINGS	54	67	24.1%	54	67	24.1%
	# OF SALES	352	376	6.8%	28	31	10.7%
	SALES VOLUME	$168,487,727	$188,522,642	11.9%	$12,919,510	$15,767,000	22.0%
	MEDIAN PRICE	$419,000	$425,000	1.4%	$445,000	$490,000	10.1%
	AVERAGE PRICE	$478,658	$501,390	4.7%	$461,411	$508,613	10.2%
	AVERAGE DOM	32	31	-3.1%	28	46	64.3%

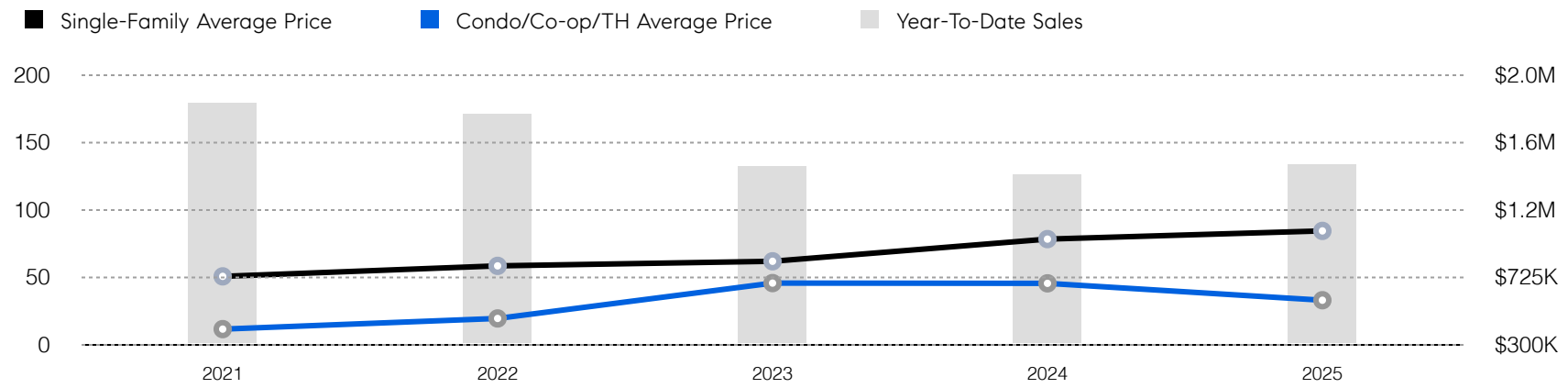
Historic Sales Trends



Berkeley Heights

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	110	113	2.7%	12	6	-50.0%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	100	110	10.0%	3	9	200.0%
	SALES VOLUME	$96,686,235	$112,043,742	15.9%	$3,075,000	$9,219,399	199.8%
	MEDIAN PRICE	$918,991	$934,500	1.7%	$925,000	$925,000	-
	AVERAGE PRICE	$966,862	$1,018,579	5.3%	$1,025,000	$1,024,378	-0.1%
	AVERAGE DOM	18	16	-11.1%	11	15	36.4%
Condo/Co-op/TH	CONTRACTS SIGNED	24	25	4.2%	2	1	-50.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	25	22	-12.0%	3	3	0.0%
	SALES VOLUME	$17,199,195	$12,794,133	-25.6%	$1,285,000	$1,795,000	39.7%
	MEDIAN PRICE	$510,000	$595,500	16.8%	$485,000	$655,000	35.1%
	AVERAGE PRICE	$687,968	$581,552	-15.5%	$428,333	$598,333	39.7%
	AVERAGE DOM	45	18	-60.0%	12	19	58.3%

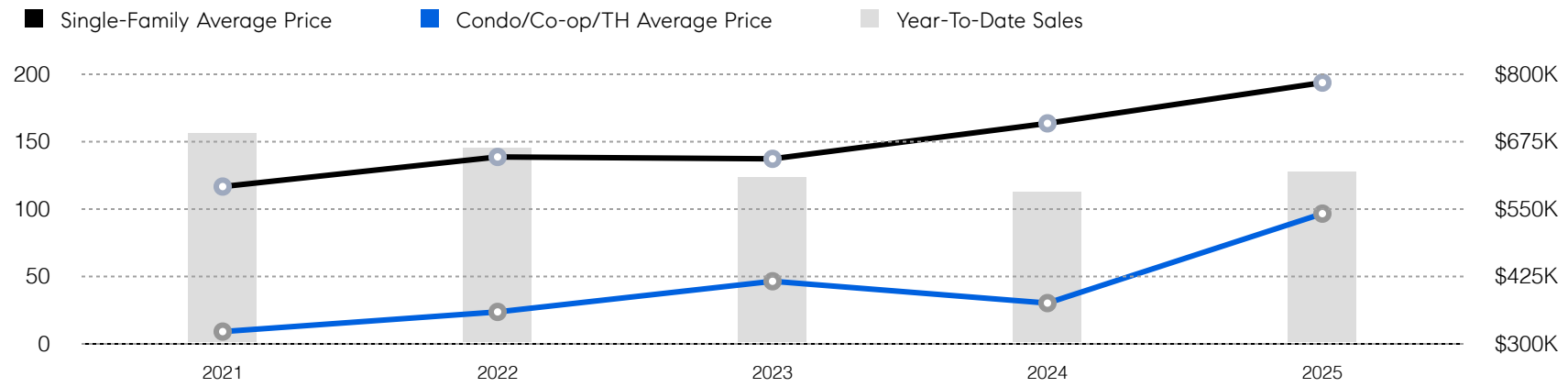
Historic Sales Trends



Clark

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	114	122	7.0%	11	9	-18.2%
	ACTIVE LISTINGS	22	17	-22.7%	22	17	-22.7%
	# OF SALES	102	117	14.7%	12	5	-58.3%
	SALES VOLUME	$72,315,700	$91,790,100	26.9%	$9,853,000	$3,445,000	-65.0%
	MEDIAN PRICE	$647,500	$700,000	8.1%	$720,000	$605,000	-16.0%
	AVERAGE PRICE	$708,977	$784,531	10.7%	$821,083	$689,000	-16.1%
	AVERAGE DOM	21	27	28.6%	16	28	75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	9	9	0.0%	1	0	0.0%
	SALES VOLUME	$3,381,000	$4,874,000	44.2%	$280,000	-	-
	MEDIAN PRICE	$313,000	$625,000	99.7%	$280,000	-	-
	AVERAGE PRICE	$375,667	$541,556	44.2%	$280,000	-	-
	AVERAGE DOM	22	13	-40.9%	15	-	-

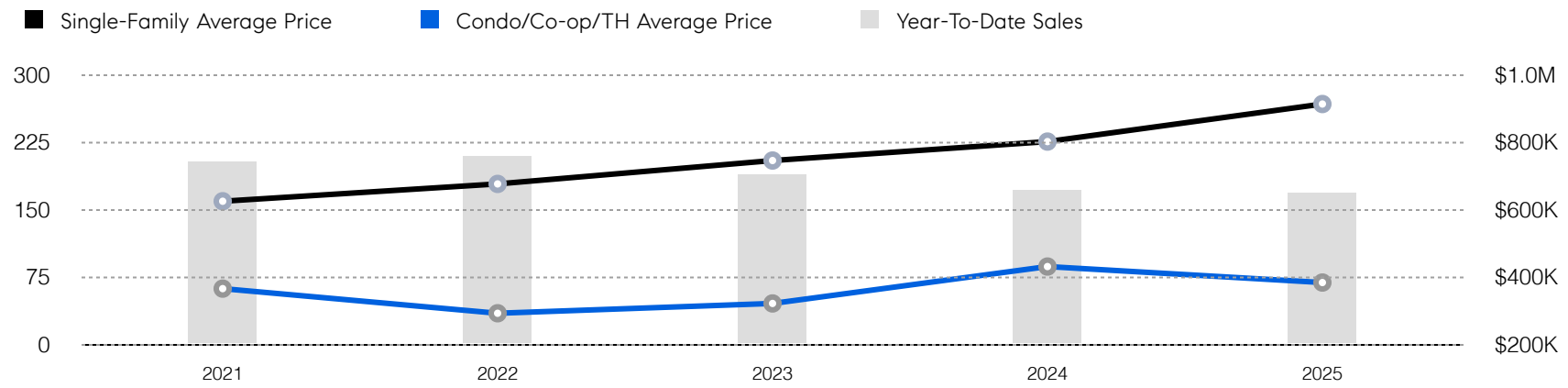
Historic Sales Trends



Cranford

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	161	151	-6.2%	11	13	18.2%
	ACTIVE LISTINGS	14	8	-42.9%	14	8	-42.9%
	# OF SALES	154	146	-5.2%	13	14	7.7%
	SALES VOLUME	$123,676,973	$133,521,375	8.0%	$10,810,999	$11,611,000	7.4%
	MEDIAN PRICE	$750,500	$840,000	11.9%	$860,000	$785,000	-8.7%
	AVERAGE PRICE	$803,097	$914,530	13.9%	$831,615	$829,357	-0.3%
	AVERAGE DOM	20	23	15.0%	14	22	57.1%
Condo/Co-op/TH	CONTRACTS SIGNED	18	20	11.1%	3	1	-66.7%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	16	21	31.3%	0	1	0.0%
	SALES VOLUME	$6,918,004	$8,083,900	16.9%	-	$299,000	-
	MEDIAN PRICE	$380,000	$360,000	-5.3%	-	$299,000	-
	AVERAGE PRICE	$432,375	$384,948	-11.0%	-	$299,000	-
	AVERAGE DOM	22	19	-13.6%	-	11	-

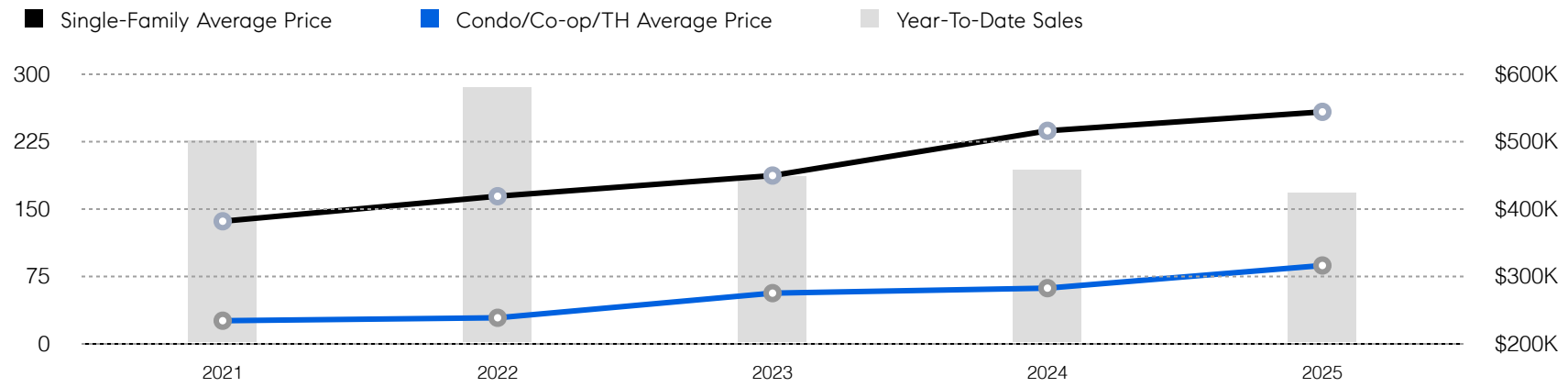
Historic Sales Trends



Elizabeth

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	162	127	-21.6%	17	8	-52.9%
	ACTIVE LISTINGS	33	26	-21.2%	33	26	-21.2%
	# OF SALES	157	126	-19.7%	16	8	-50.0%
	SALES VOLUME	$81,033,614	$68,578,500	-15.4%	$8,233,000	$4,342,000	-47.3%
	MEDIAN PRICE	$494,000	$550,000	11.3%	$478,000	$558,500	16.8%
	AVERAGE PRICE	$516,138	$544,274	5.5%	$514,563	$542,750	5.5%
	AVERAGE DOM	45	45	0.0%	68	25	-63.2%
Condo/Co-op/TH	CONTRACTS SIGNED	38	45	18.4%	3	6	100.0%
	ACTIVE LISTINGS	13	15	15.4%	13	15	15.4%
	# OF SALES	34	40	17.6%	1	2	100.0%
	SALES VOLUME	$9,612,061	$12,652,710	31.6%	$240,000	$480,000	100.0%
	MEDIAN PRICE	$290,500	$313,500	7.9%	$240,000	$240,000	-
	AVERAGE PRICE	$282,708	$316,318	11.9%	$240,000	$240,000	-
	AVERAGE DOM	32	38	18.8%	25	57	128.0%

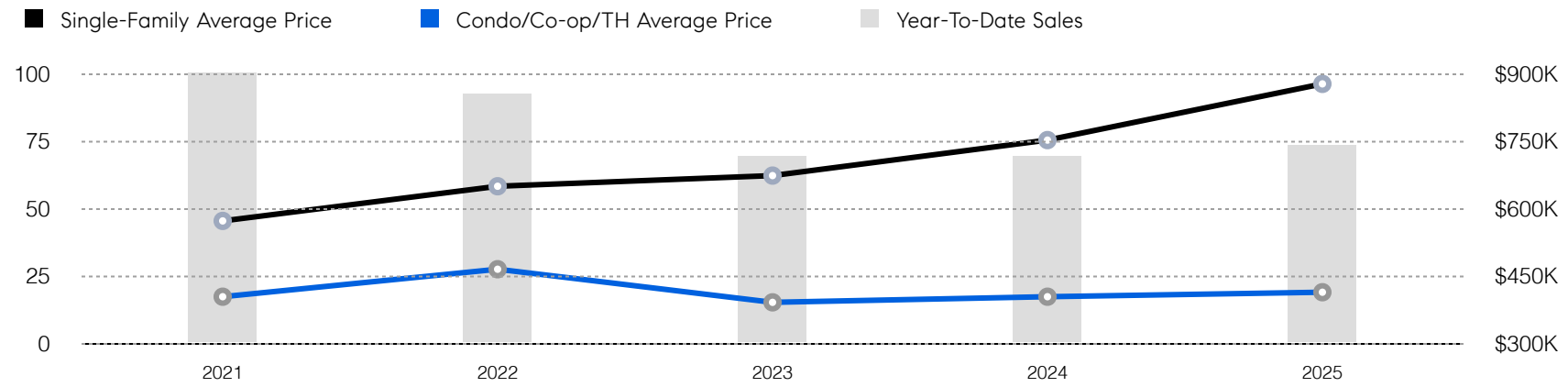
Historic Sales Trends



Fanwood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	62	74	19.4%	3	6	100.0%
	ACTIVE LISTINGS	3	8	166.7%	3	8	166.7%
	# OF SALES	67	72	7.5%	5	7	40.0%
	SALES VOLUME	$50,488,532	$63,262,275	25.3%	$3,300,000	$5,711,000	73.1%
	MEDIAN PRICE	$720,000	$810,000	12.5%	$605,000	$799,000	32.1%
	AVERAGE PRICE	$753,560	$878,643	16.6%	$660,000	$815,857	23.6%
	AVERAGE DOM	22	21	-4.5%	31	26	-16.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	1	-50.0%	0	0	0.0%
	SALES VOLUME	$810,000	$415,000	-48.8%	-	-	-
	MEDIAN PRICE	$405,000	$415,000	2.5%	-	-	-
	AVERAGE PRICE	$405,000	$415,000	2.5%	-	-	-
	AVERAGE DOM	13	28	115.4%	-	-	-

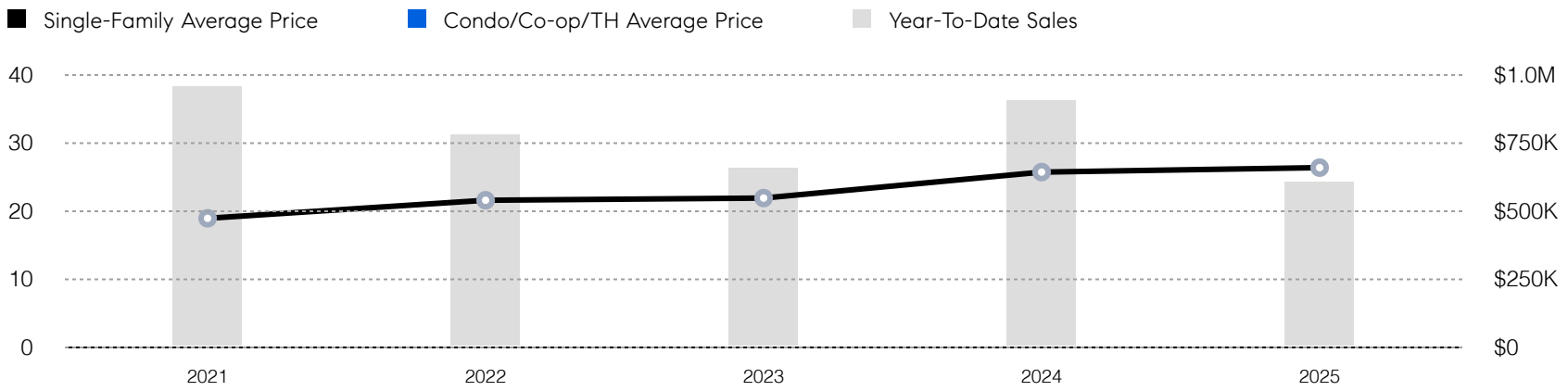
Historic Sales Trends



Garwood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	26	23	-11.5%	2	4	100.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	27	17	-37.0%	5	0	0.0%
	SALES VOLUME	$17,380,227	$11,221,500	-35.4%	$3,398,028	-	-
	MEDIAN PRICE	$665,000	$660,000	-0.8%	$701,000	-	-
	AVERAGE PRICE	$643,712	$660,088	2.5%	$679,606	-	-
	AVERAGE DOM	22	31	40.9%	13	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	0	1	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	9	7	-22.2%	0	2	0.0%
	SALES VOLUME	$7,263,300	$6,354,999	-12.5%	-	$1,678,000	-
	MEDIAN PRICE	$875,000	$839,000	-4.1%	-	$839,000	-
	AVERAGE PRICE	$807,033	$907,857	12.5%	-	$839,000	-
	AVERAGE DOM	69	65	-5.8%	-	14	-

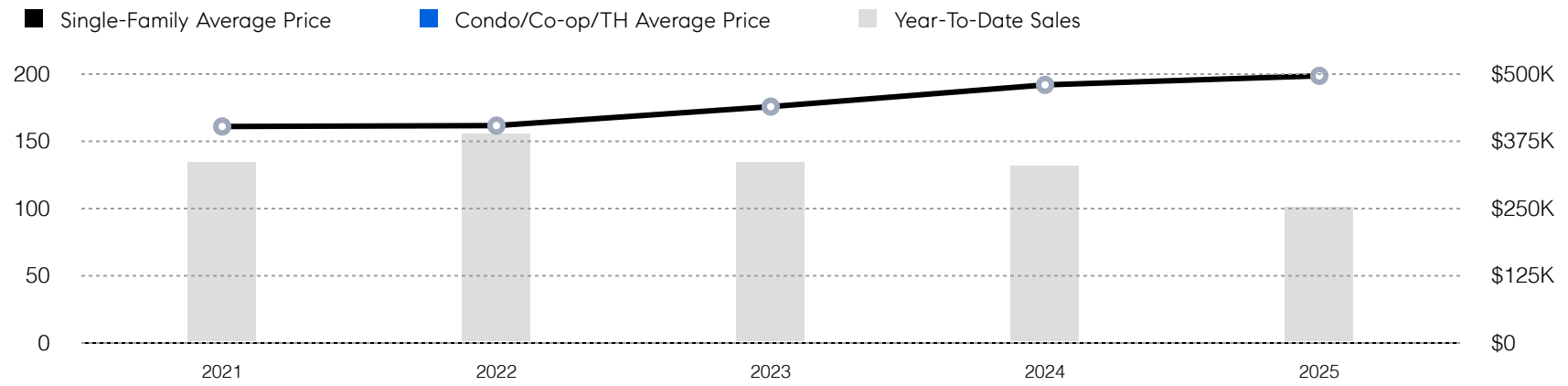
Historic Sales Trends



Hillside

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	141	99	-29.8%	9	8	-11.1%
	ACTIVE LISTINGS	24	18	-25.0%	24	18	-25.0%
	# OF SALES	130	96	-26.2%	19	9	-52.6%
	SALES VOLUME	$62,389,270	$47,688,800	-23.6%	$8,671,770	$4,741,000	-45.3%
	MEDIAN PRICE	$474,500	$500,000	5.4%	$450,000	$555,000	23.3%
	AVERAGE PRICE	$479,917	$496,758	3.5%	$456,409	$526,778	15.4%
	AVERAGE DOM	42	35	-16.7%	27	36	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	4	0.0%	0	1	0.0%
	SALES VOLUME	-	$1,010,000	-	-	$140,000	-
	MEDIAN PRICE	-	$270,000	-	-	$140,000	-
	AVERAGE PRICE	-	$252,500	-	-	$140,000	-
	AVERAGE DOM	-	88	-	-	198	-

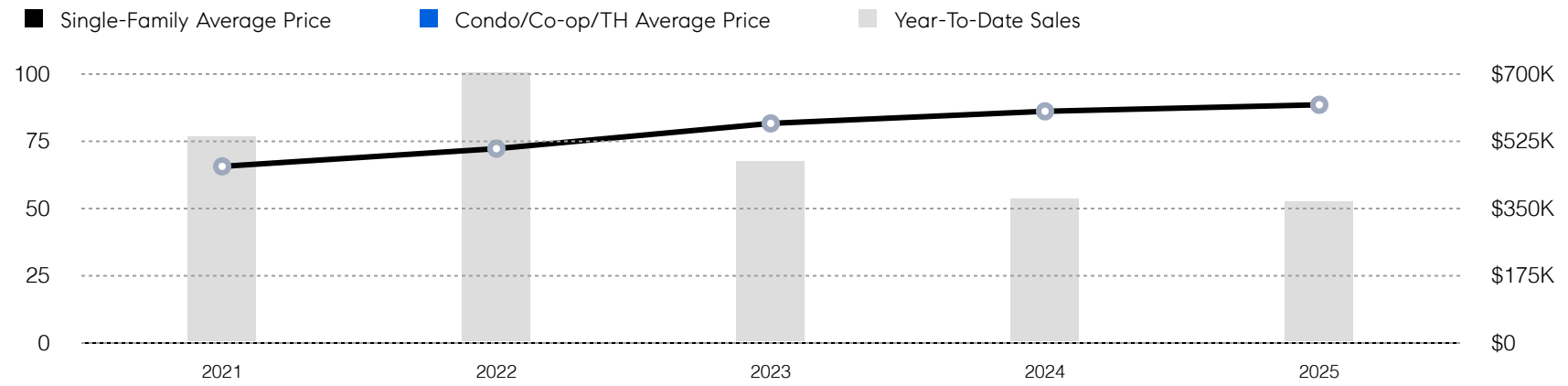
Historic Sales Trends



Kenilworth

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	55	57	3.6%	5	4	-20.0%
	ACTIVE LISTINGS	8	13	62.5%	8	13	62.5%
	# OF SALES	53	52	-1.9%	6	5	-16.7%
	SALES VOLUME	$31,965,910	$32,245,849	0.9%	$3,450,000	$3,094,999	-10.3%
	MEDIAN PRICE	$580,000	$600,000	3.4%	$562,500	$685,000	21.8%
	AVERAGE PRICE	$603,130	$620,112	2.8%	$575,000	$619,000	7.7%
	AVERAGE DOM	32	36	12.5%	15	24	60.0%
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	-	-	-	-	-	-

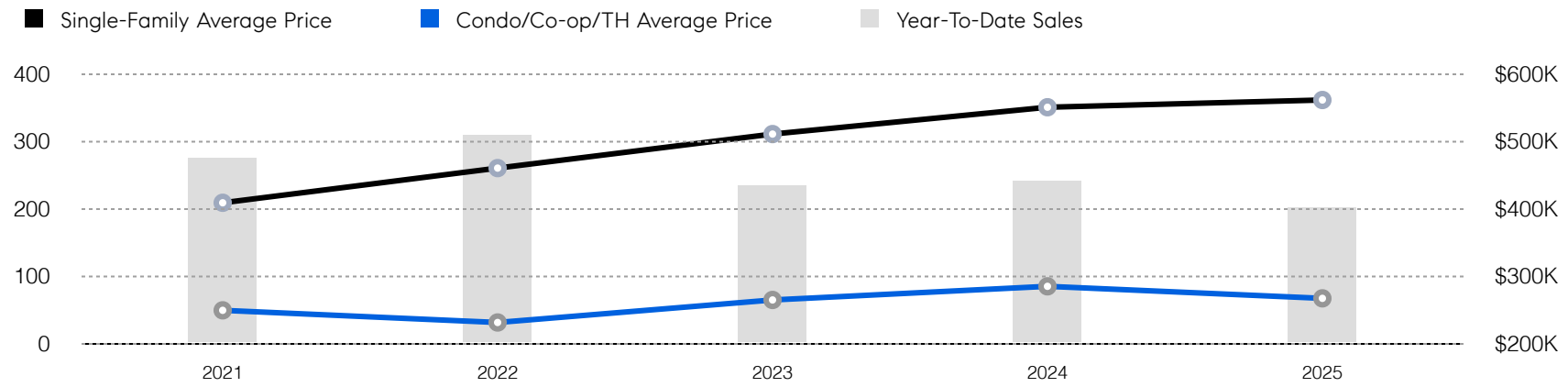
Historic Sales Trends



Linden

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	207	187	-9.7%	14	24	71.4%
	ACTIVE LISTINGS	46	50	8.7%	46	50	8.7%
	# OF SALES	213	175	-17.8%	18	12	-33.3%
	SALES VOLUME	$117,385,101	$98,324,400	-16.2%	$9,780,100	$5,940,900	-39.3%
	MEDIAN PRICE	$550,000	$550,000	-	$540,000	$477,500	-11.6%
	AVERAGE PRICE	$551,104	$561,854	2.0%	$543,339	$495,075	-8.9%
	AVERAGE DOM	38	41	7.9%	48	53	10.4%
Condo/Co-op/TH	CONTRACTS SIGNED	24	29	20.8%	0	1	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	26	25	-3.8%	2	2	0.0%
	SALES VOLUME	$7,420,500	$6,689,555	-9.9%	$612,000	$545,000	-10.9%
	MEDIAN PRICE	$252,500	$240,000	-5.0%	$306,000	$272,500	-10.9%
	AVERAGE PRICE	$285,404	$267,582	-6.2%	$306,000	$272,500	-10.9%
	AVERAGE DOM	33	42	27.3%	36	80	122.2%

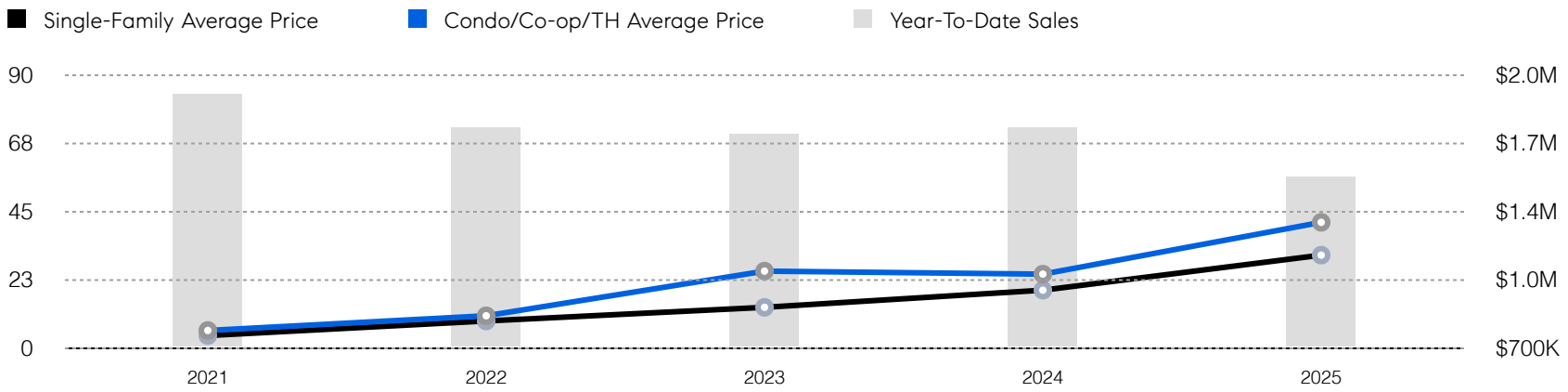
Historic Sales Trends



Mountainside

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	74	51	-31.1%	9	4	-55.6%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	69	52	-24.6%	6	7	16.7%
	SALES VOLUME	$67,401,137	$59,468,658	-11.8%	$5,084,258	$7,231,500	42.2%
	MEDIAN PRICE	$875,000	$1,070,004	22.3%	$887,000	$1,000,000	12.7%
	AVERAGE PRICE	$976,828	$1,143,628	17.1%	$847,376	$1,033,071	21.9%
	AVERAGE DOM	21	22	4.8%	32	44	37.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	4	33.3%	0	0	0.0%
	SALES VOLUME	$3,159,635	$5,199,394	64.6%	-	-	-
	MEDIAN PRICE	$989,264	$1,270,012	28.4%	-	-	-
	AVERAGE PRICE	$1,053,212	$1,299,849	23.4%	-	-	-
	AVERAGE DOM	85	75	-11.8%	-	-	-

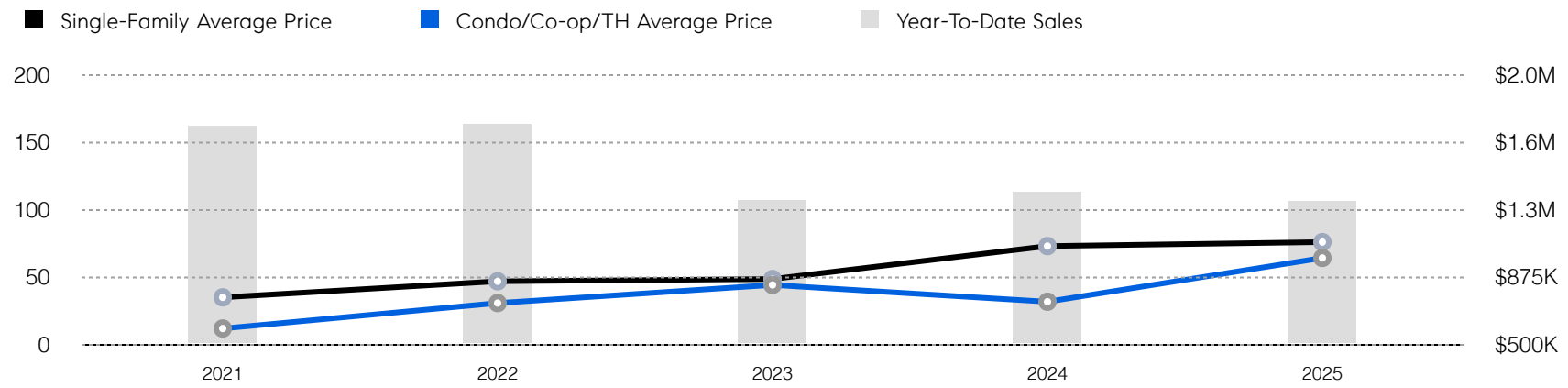
Historic Sales Trends



New Providence

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	105	96	-8.6%	7	7	0.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	97	93	-4.1%	10	12	20.0%
	SALES VOLUME	$101,820,724	$99,675,104	-2.1%	$12,853,000	$15,591,000	21.3%
	MEDIAN PRICE	$930,000	$937,000	0.8%	$1,090,000	$1,107,500	1.6%
	AVERAGE PRICE	$1,049,698	$1,071,775	2.1%	$1,285,300	$1,299,250	1.1%
	AVERAGE DOM	20	22	10.0%	18	21	16.7%
Condo/Co-op/TH	CONTRACTS SIGNED	14	9	-35.7%	1	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	15	12	-20.0%	1	0	0.0%
	SALES VOLUME	$11,101,000	$11,804,000	6.3%	$821,000	-	-
	MEDIAN PRICE	$799,000	$807,000	1.0%	$821,000	-	-
	AVERAGE PRICE	$740,067	$983,667	32.9%	$821,000	-	-
	AVERAGE DOM	42	22	-47.6%	11	-	-

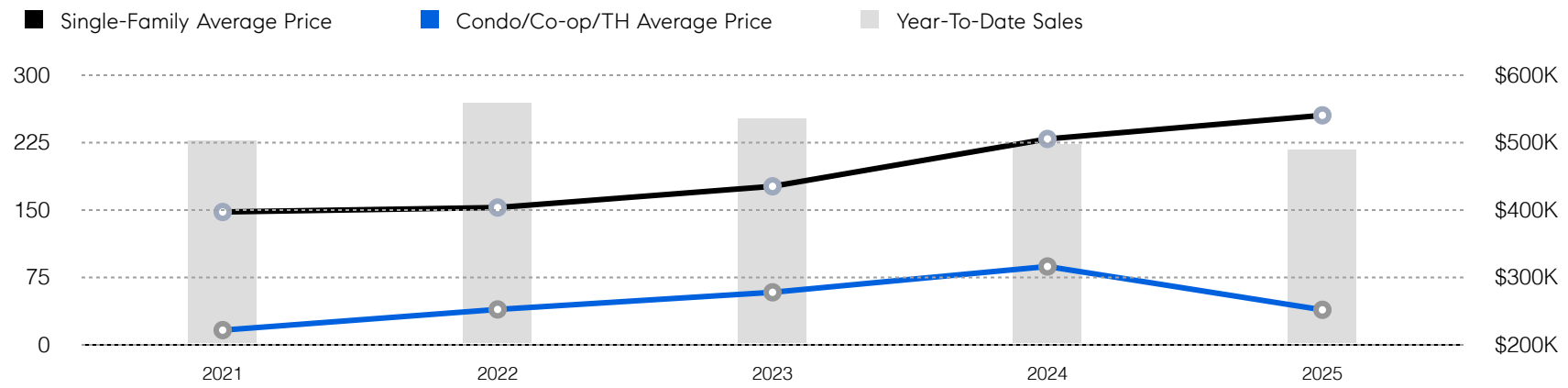
Historic Sales Trends



Plainfield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	205	225	9.8%	15	22	46.7%
	ACTIVE LISTINGS	56	55	-1.8%	56	55	-1.8%
	# OF SALES	205	211	2.9%	23	15	-34.8%
	SALES VOLUME	$103,618,667	$114,044,150	10.1%	$12,060,000	$7,869,900	-34.7%
	MEDIAN PRICE	$490,000	$514,000	4.9%	$510,000	$560,000	9.8%
	AVERAGE PRICE	$505,457	$540,494	6.9%	$524,348	$524,660	0.1%
	AVERAGE DOM	44	39	-11.4%	50	31	-38.0%
Condo/Co-op/TH	CONTRACTS SIGNED	13	7	-46.2%	0	4	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	16	4	-75.0%	1	1	0.0%
	SALES VOLUME	$5,061,000	$1,007,900	-80.1%	$285,000	$275,000	-3.5%
	MEDIAN PRICE	$307,500	$271,450	-11.7%	$285,000	$275,000	-3.5%
	AVERAGE PRICE	$316,313	$251,975	-20.3%	$285,000	$275,000	-3.5%
	AVERAGE DOM	76	143	88.2%	141	227	61.0%

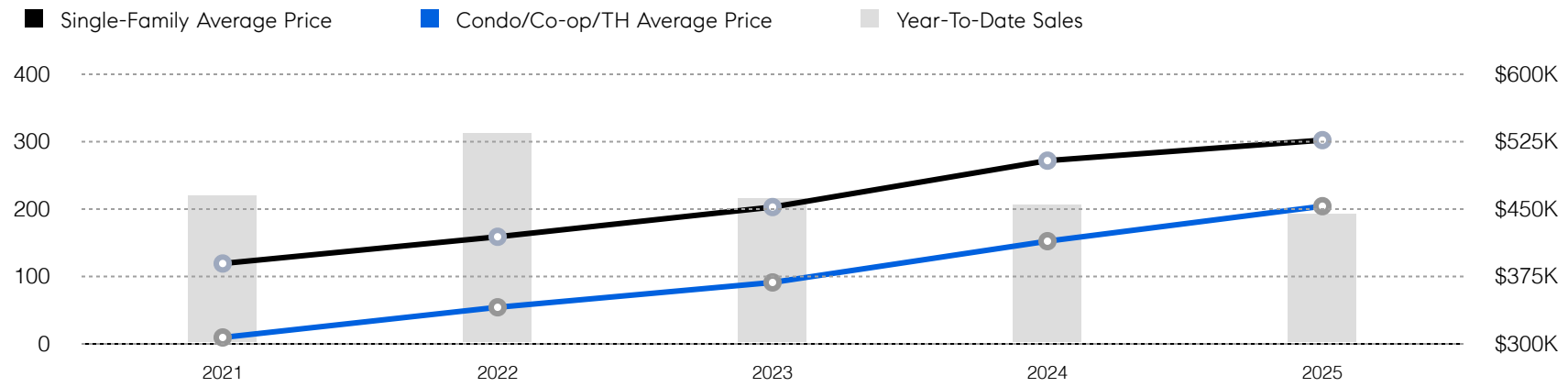
Historic Sales Trends



Rahway

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	181	168	-7.2%	13	15	15.4%
	ACTIVE LISTINGS	38	29	-23.7%	38	29	-23.7%
	# OF SALES	176	161	-8.5%	15	9	-40.0%
	SALES VOLUME	$88,685,750	$84,800,610	-4.4%	$8,158,000	$4,750,000	-41.8%
	MEDIAN PRICE	$495,000	$515,000	4.0%	$550,000	$510,000	-7.3%
	AVERAGE PRICE	$503,896	$526,712	4.5%	$543,867	$527,778	-3.0%
	AVERAGE DOM	33	34	3.0%	37	45	21.6%
Condo/Co-op/TH	CONTRACTS SIGNED	24	32	33.3%	3	2	-33.3%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	28	29	3.6%	3	7	133.3%
	SALES VOLUME	$11,600,300	$13,144,000	13.3%	$1,431,500	$3,731,000	160.6%
	MEDIAN PRICE	$431,650	$460,000	6.6%	$476,500	$520,500	9.2%
	AVERAGE PRICE	$414,296	$453,241	9.4%	$477,167	$533,000	11.7%
	AVERAGE DOM	24	40	66.7%	17	47	176.5%

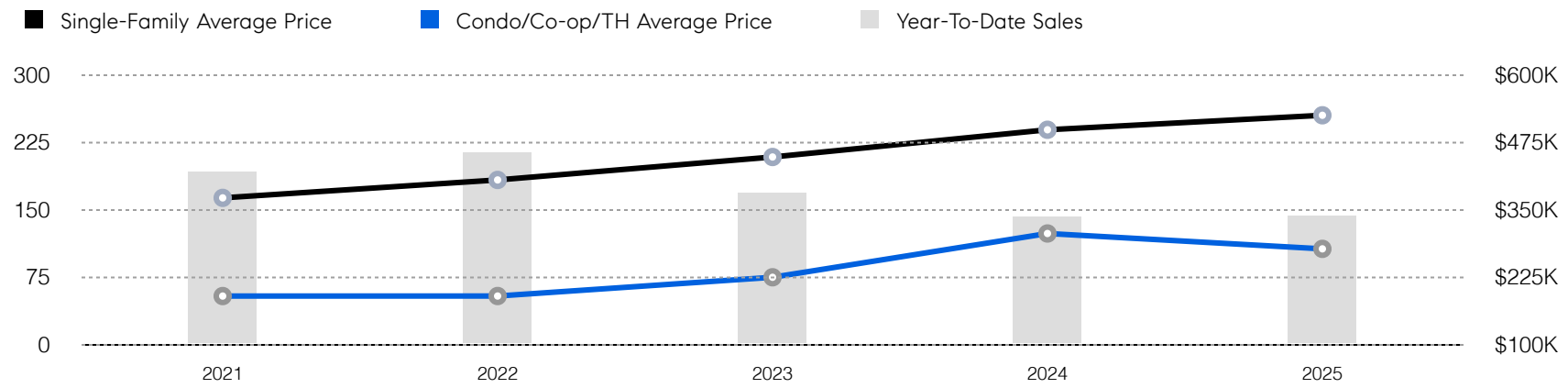
Historic Sales Trends



Roselle

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	140	120	-14.3%	8	7	-12.5%
	ACTIVE LISTINGS	35	29	-17.1%	35	29	-17.1%
	# OF SALES	128	122	-4.7%	11	7	-36.4%
	SALES VOLUME	$63,850,588	$64,138,750	0.5%	$5,207,900	$3,785,000	-27.3%
	MEDIAN PRICE	$505,000	$513,500	1.7%	$450,000	$520,000	15.6%
	AVERAGE PRICE	$498,833	$525,727	5.4%	$473,445	$540,714	14.2%
	AVERAGE DOM	36	41	13.9%	35	23	-34.3%
Condo/Co-op/TH	CONTRACTS SIGNED	13	18	38.5%	0	0	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	12	19	58.3%	1	0	0.0%
	SALES VOLUME	$3,678,500	$5,283,000	43.6%	$413,500	-	-
	MEDIAN PRICE	$312,500	$218,000	-30.2%	$413,500	-	-
	AVERAGE PRICE	$306,542	$278,053	-9.3%	$413,500	-	-
	AVERAGE DOM	24	37	54.2%	45	-	-

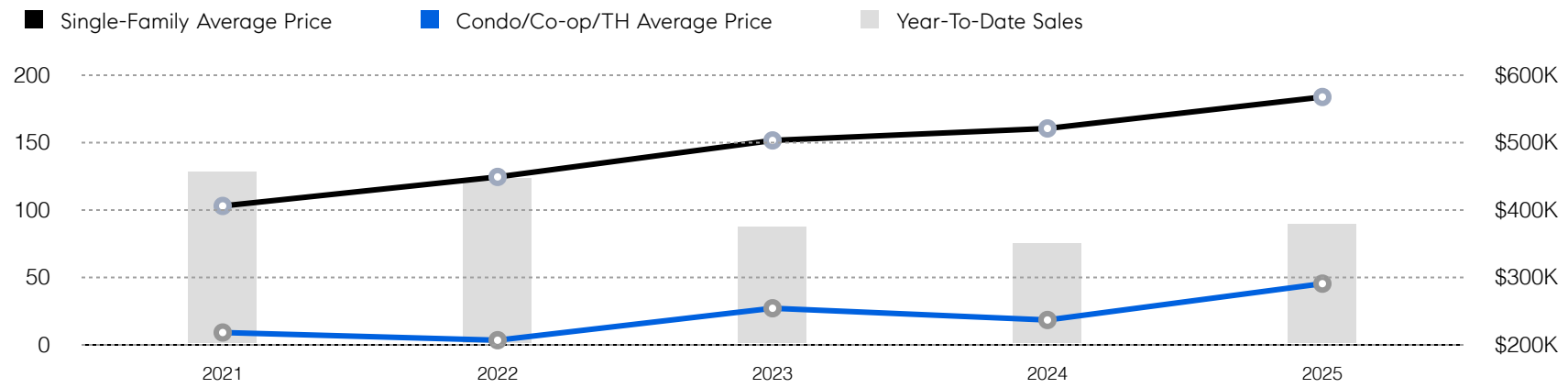
Historic Sales Trends



Roselle Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	72	89	23.6%	5	11	120.0%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	70	77	10.0%	9	6	-33.3%
	SALES VOLUME	$36,471,602	$43,711,700	19.9%	$4,389,000	$3,416,000	-22.2%
	MEDIAN PRICE	$511,000	$565,000	10.6%	$530,000	$560,000	5.7%
	AVERAGE PRICE	$521,023	$567,684	9.0%	$487,667	$569,333	16.7%
	AVERAGE DOM	30	30	0.0%	40	26	-35.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	10	100.0%	1	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	4	11	175.0%	0	1	0.0%
	SALES VOLUME	$947,700	$3,199,000	237.6%	-	$305,000	-
	MEDIAN PRICE	$237,500	$301,000	26.7%	-	$305,000	-
	AVERAGE PRICE	$236,925	$290,818	22.7%	-	$305,000	-
	AVERAGE DOM	17	25	47.1%	-	7	-

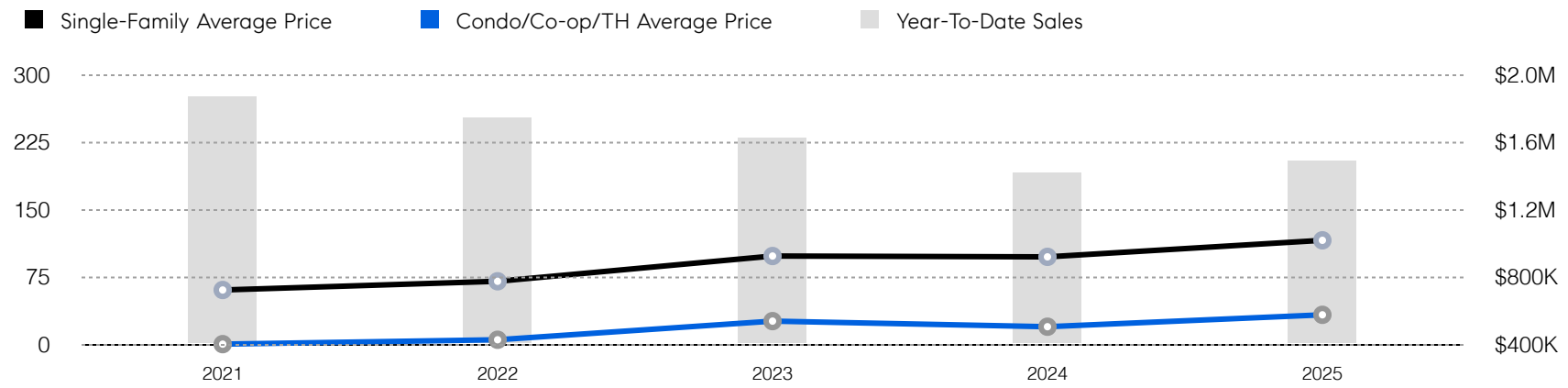
Historic Sales Trends



Scotch Plains

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	184	187	1.6%	16	9	-43.7%
	ACTIVE LISTINGS	23	27	17.4%	23	27	17.4%
	# OF SALES	172	187	8.7%	15	17	13.3%
	SALES VOLUME	$158,637,937	$190,819,558	20.3%	$13,135,250	$17,699,000	34.7%
	MEDIAN PRICE	$845,000	$930,000	10.1%	$803,000	$912,000	13.6%
	AVERAGE PRICE	$922,314	$1,020,425	10.6%	$875,683	$1,041,118	18.9%
	AVERAGE DOM	23	28	21.7%	17	54	217.6%
Condo/Co-op/TH	CONTRACTS SIGNED	19	19	0.0%	3	5	66.7%
	ACTIVE LISTINGS	1	9	800.0%	1	9	800.0%
	# OF SALES	17	16	-5.9%	3	1	-66.7%
	SALES VOLUME	$8,632,511	$9,254,000	7.2%	$1,597,511	$675,000	-57.7%
	MEDIAN PRICE	$500,000	$577,500	15.5%	$527,000	$675,000	28.1%
	AVERAGE PRICE	$507,795	$578,375	13.9%	$532,504	$675,000	26.8%
	AVERAGE DOM	17	20	17.6%	15	0	-

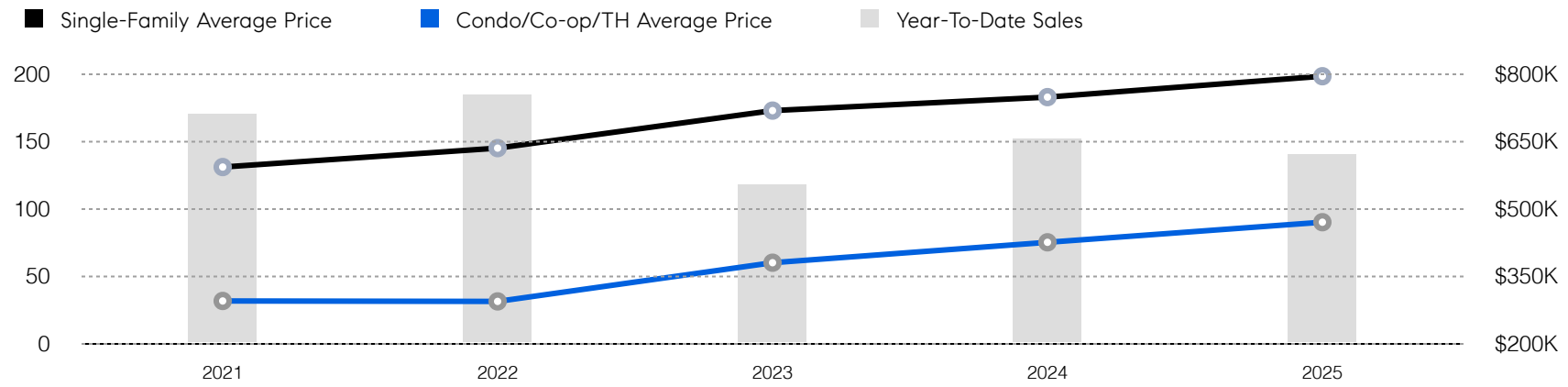
Historic Sales Trends



Springfield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	126	115	-8.7%	8	5	-37.5%
	ACTIVE LISTINGS	12	16	33.3%	12	16	33.3%
	# OF SALES	117	105	-10.3%	12	9	-25.0%
	SALES VOLUME	$87,653,517	$83,546,367	-4.7%	$8,955,000	$6,483,000	-27.6%
	MEDIAN PRICE	$750,000	$727,000	-3.1%	$795,000	$767,000	-3.5%
	AVERAGE PRICE	$749,175	$795,680	6.2%	$746,250	$720,333	-3.5%
	AVERAGE DOM	26	22	-15.4%	26	16	-38.5%
Condo/Co-op/TH	CONTRACTS SIGNED	42	37	-11.9%	6	4	-33.3%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	34	34	0.0%	1	3	200.0%
	SALES VOLUME	$14,486,222	$16,008,334	10.5%	$382,000	$1,771,000	363.6%
	MEDIAN PRICE	$368,500	$450,000	22.1%	$382,000	$620,000	62.3%
	AVERAGE PRICE	$426,065	$470,833	10.5%	$382,000	$590,333	54.5%
	AVERAGE DOM	21	20	-4.8%	24	23	-4.2%

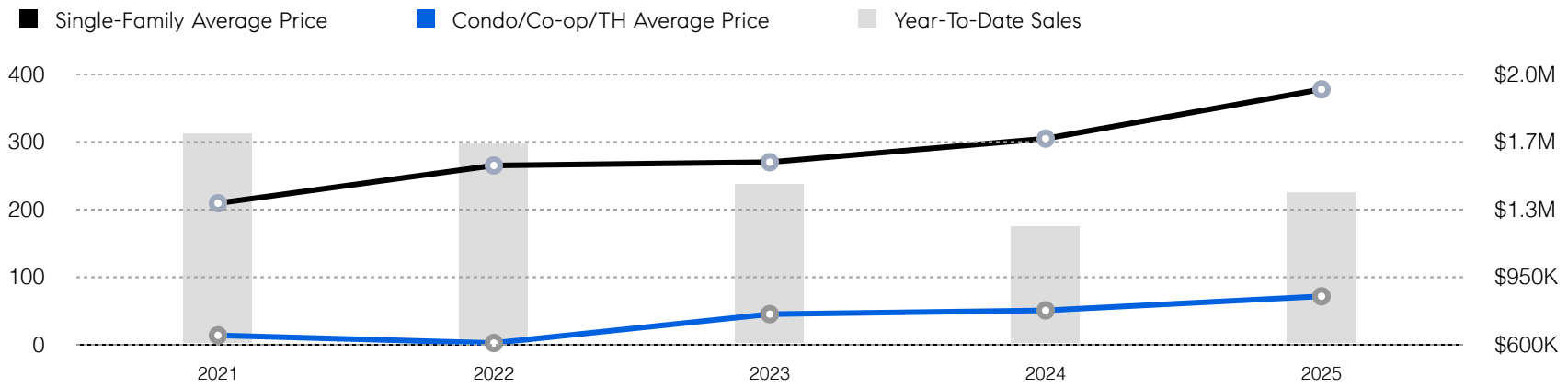
Historic Sales Trends



Summit

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	159	191	20.1%	12	16	33.3%
	ACTIVE LISTINGS	19	12	-36.8%	19	12	-36.8%
	# OF SALES	149	178	19.5%	9	14	55.6%
	SALES VOLUME	$248,504,839	$342,273,914	37.7%	$18,617,000	$27,223,000	46.2%
	MEDIAN PRICE	$1,510,000	$1,702,608	12.8%	$1,877,000	$1,775,000	-5.4%
	AVERAGE PRICE	$1,667,818	$1,922,887	15.3%	$2,068,556	$1,944,500	-6.0%
	AVERAGE DOM	19	19	0.0%	44	24	-45.5%
Condo/Co-op/TH	CONTRACTS SIGNED	25	45	80.0%	5	2	-60.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	23	44	91.3%	2	4	100.0%
	SALES VOLUME	$17,895,699	$37,447,499	109.3%	$1,714,999	$3,089,000	80.1%
	MEDIAN PRICE	$675,000	$764,250	13.2%	$857,500	$545,000	-36.4%
	AVERAGE PRICE	$778,074	$851,080	9.4%	$857,500	$772,250	-9.9%
	AVERAGE DOM	21	18	-14.3%	28	33	17.9%

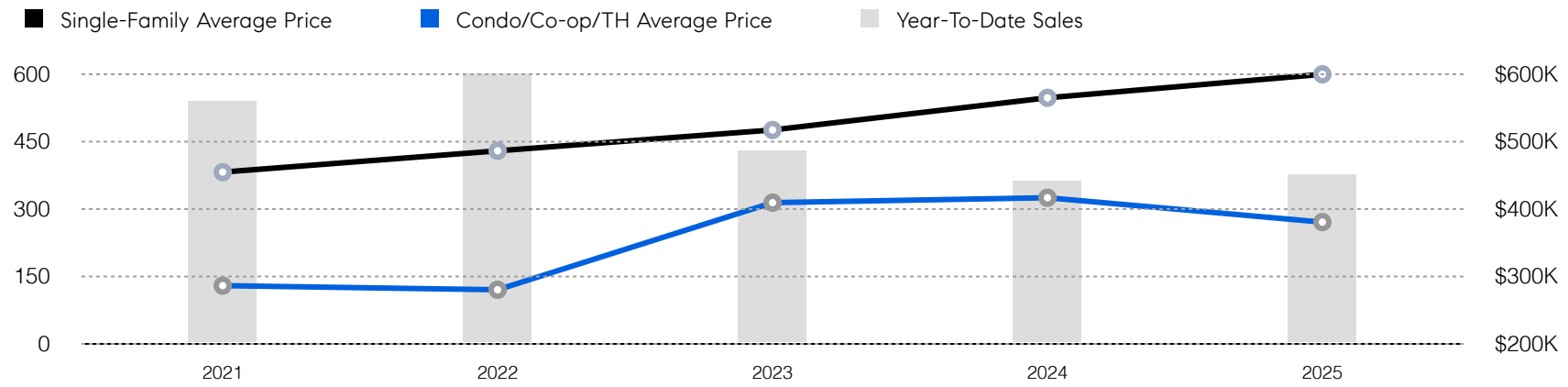
Historic Sales Trends



Union

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	317	338	6.6%	28	28	0.0%
	ACTIVE LISTINGS	56	48	-14.3%	56	48	-14.3%
	# OF SALES	299	325	8.7%	27	29	7.4%
	SALES VOLUME	$168,967,501	$194,989,220	15.4%	$15,439,000	$18,482,800	19.7%
	MEDIAN PRICE	$560,000	$600,000	7.1%	$550,000	$625,000	13.6%
	AVERAGE PRICE	$565,109	$599,967	6.2%	$571,815	$637,338	11.5%
	AVERAGE DOM	30	28	-6.7%	44	26	-40.9%
Condo/Co-op/TH	CONTRACTS SIGNED	55	53	-3.6%	2	8	300.0%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	59	48	-18.6%	8	3	-62.5%
	SALES VOLUME	$24,594,100	$18,270,219	-25.7%	$3,002,000	$984,000	-67.2%
	MEDIAN PRICE	$407,000	$375,000	-7.9%	$385,000	$385,000	-
	AVERAGE PRICE	$416,849	$380,630	-8.7%	$375,250	$328,000	-12.6%
	AVERAGE DOM	27	35	29.6%	28	35	25.0%

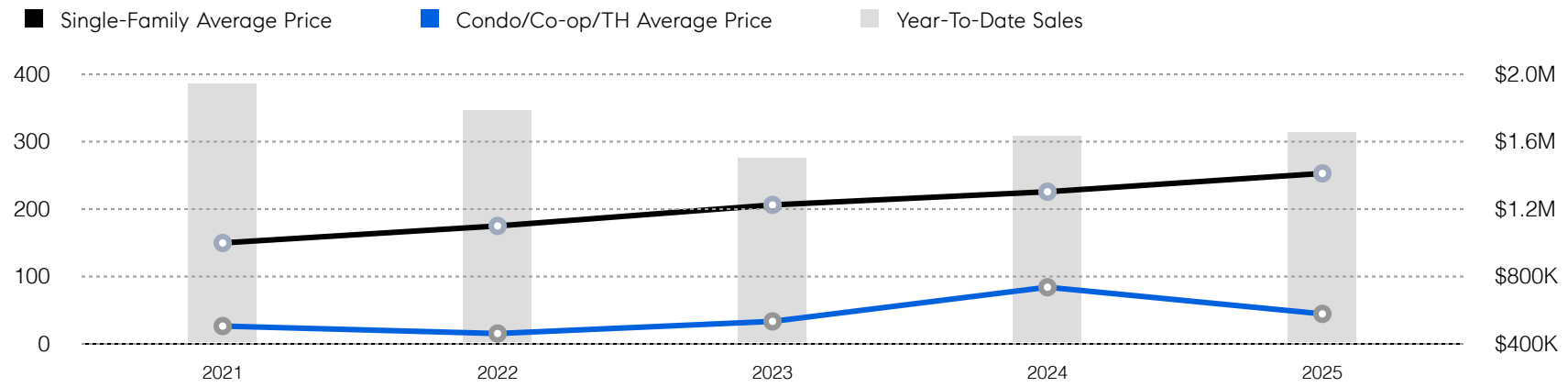
Historic Sales Trends



Westfield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	282	291	3.2%	17	15	-11.8%
	ACTIVE LISTINGS	31	13	-58.1%	31	13	-58.1%
	# OF SALES	285	285	0.0%	26	20	-23.1%
	SALES VOLUME	$371,351,226	$402,362,229	8.4%	$34,701,240	$33,937,999	-2.2%
	MEDIAN PRICE	$1,225,000	$1,300,000	6.1%	$1,202,500	$1,327,500	10.4%
	AVERAGE PRICE	$1,302,987	$1,411,797	8.4%	$1,334,663	$1,696,900	27.1%
	AVERAGE DOM	21	21	0.0%	25	27	8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	18	27	50.0%	0	2	0.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	20	26	30.0%	1	0	0.0%
	SALES VOLUME	$14,727,000	$15,030,999	2.1%	$855,000	-	-
	MEDIAN PRICE	$787,500	$570,500	-27.6%	$855,000	-	-
	AVERAGE PRICE	$736,350	$578,115	-21.5%	$855,000	-	-
	AVERAGE DOM	36	17	-52.8%	32	-	-

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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