



September 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

2,495

-5.0% Year-To-Date
-9.8% Month-Over-Month

Single-Family
Average Sale Price

\$890K

3.3% Year-To-Date
-9.2% Month-Over-Month

Average Days On Market

30

7.1% Year-To-Date
-10.8% Month-Over-Month

Year-To-Date Contracts

2,663

-2.5% Year-To-Date
-7.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$489K

-2.9% Year-To-Date
-16.1% Month-Over-Month

Active Listings

833

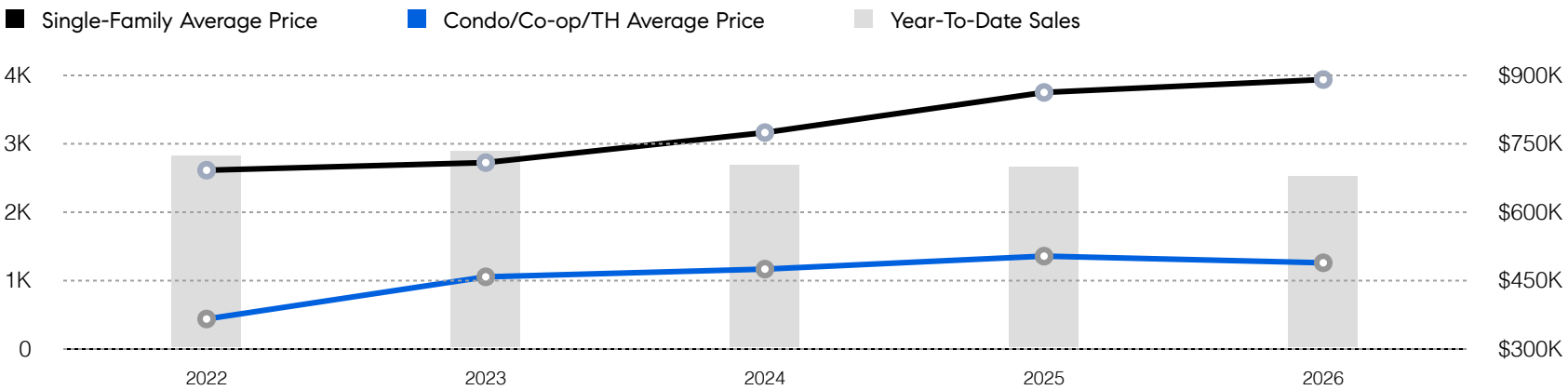
19.2% Year-Over-Year
8.2% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	2,402	2,361	-1.7%	253	239	-5.5%
	ACTIVE LISTINGS	614	708	15.3%	614	708	15.3%
	# OF SALES	2,325	2,200	-5.4%	267	243	-9.0%
	SALES VOLUME	\$2,005,676,868	\$1,959,790,287	-2.3%	\$227,759,075	\$207,942,301	-8.7%
	MEDIAN PRICE	\$665,000	\$700,000	5.3%	\$650,000	\$675,000	3.8%
	AVERAGE PRICE	\$862,657	\$890,814	3.3%	\$853,030	\$855,730	0.3%
	AVERAGE DOM	29	29	0.0%	34	27	-20.6%
	% OF ASKING PRICE	105.7%	105.0%	-0.7%	104.2%	103.6%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	329	302	-8.2%	40	23	-42.5%
	ACTIVE LISTINGS	85	125	47.1%	85	125	47.1%
	# OF SALES	301	295	-2.0%	39	41	5.1%
	SALES VOLUME	\$151,623,118	\$144,280,659	-4.8%	\$19,391,119	\$17,453,500	-10.0%
	MEDIAN PRICE	\$425,000	\$400,000	-5.9%	\$461,000	\$395,000	-14.3%
	AVERAGE PRICE	\$503,731	\$489,087	-2.9%	\$497,208	\$425,695	-14.4%
	AVERAGE DOM	30	38	26.7%	22	43	95.5%
	% OF ASKING PRICE	103.4%	101.4%	-2.0%	104.2%	99.7%	-4.5%

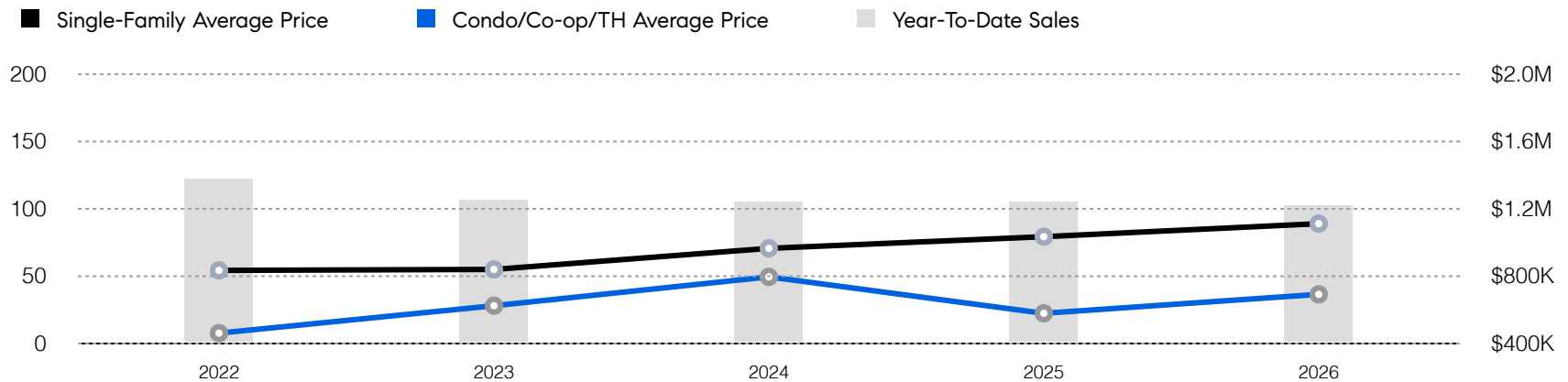
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	100	85	-15.0%	16	6	-62.5%
	ACTIVE LISTINGS	12	18	50.0%	12	18	50.0%
	# OF SALES	90	79	-12.2%	9	7	-22.2%
	SALES VOLUME	\$93,118,351	\$87,851,494	-5.7%	\$9,461,513	\$8,824,999	-6.7%
	MEDIAN PRICE	\$944,500	\$1,030,000	9.1%	\$907,500	\$1,400,000	54.3%
	AVERAGE PRICE	\$1,034,648	\$1,112,044	7.5%	\$1,051,279	\$1,260,714	19.9%
	AVERAGE DOM	16	22	37.5%	18	20	11.1%
	% OF ASKING PRICE	108.9%	108.4%	-0.5%	107.1%	106.7%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	20	23	15.0%	3	3	0.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	14	22	57.1%	2	3	50.0%
	SALES VOLUME	\$8,113,008	\$15,227,500	87.7%	\$1,238,000	\$2,065,000	66.8%
	MEDIAN PRICE	\$595,500	\$643,000	8.0%	\$619,000	\$705,000	13.9%
	AVERAGE PRICE	\$579,501	\$692,159	19.4%	\$619,000	\$688,333	11.2%
	AVERAGE DOM	18	29	61.1%	15	21	40.0%
	% OF ASKING PRICE	103.5%	103.3%	-0.1%	104.3%	101.9%	-2.4%

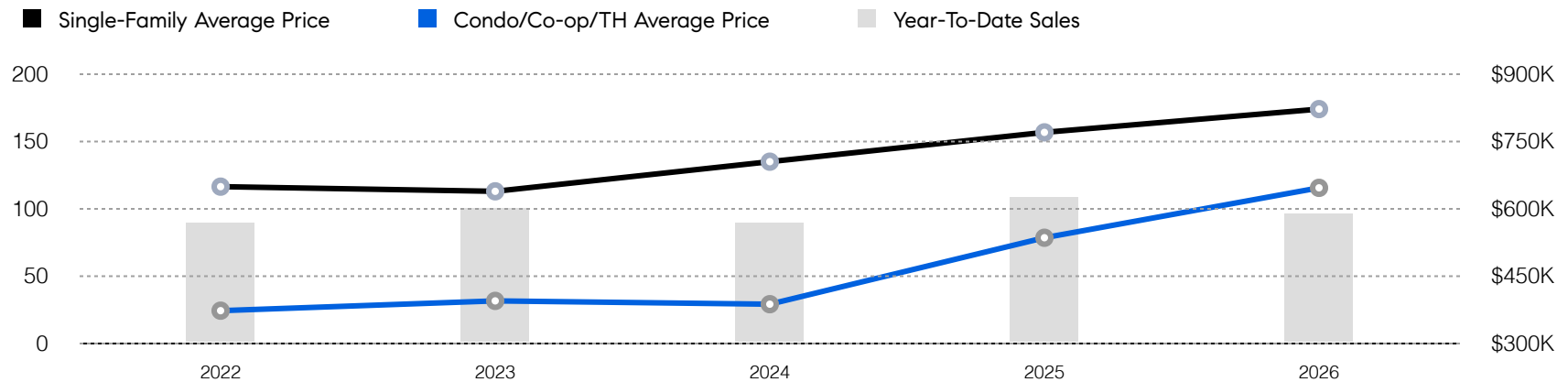
Historic Sales Trends



Clark

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	103	95	-7.8%	8	13	62.5%
	ACTIVE LISTINGS	16	18	12.5%	16	18	12.5%
	# OF SALES	101	86	-14.9%	13	16	23.1%
	SALES VOLUME	\$77,814,200	\$70,713,334	-9.1%	\$11,298,000	\$12,579,000	11.3%
	MEDIAN PRICE	\$685,000	\$779,500	13.8%	\$771,000	\$720,000	-6.6%
	AVERAGE PRICE	\$770,438	\$822,248	6.7%	\$869,077	\$786,188	-9.5%
	AVERAGE DOM	27	27	0.0%	38	24	-36.8%
	% OF ASKING PRICE	102.1%	102.3%	0.2%	102.2%	101.1%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	3	2	-33.3%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	6	9	50.0%	2	0	0.0%
	SALES VOLUME	\$3,214,000	\$5,821,555	81.1%	\$1,050,000	-	-
	MEDIAN PRICE	\$537,500	\$640,000	19.1%	\$525,000	-	-
	AVERAGE PRICE	\$535,667	\$646,839	20.8%	\$525,000	-	-
	AVERAGE DOM	14	16	14.3%	8	-	-
	% OF ASKING PRICE	103.0%	103.6%	0.5%	102.1%	-	-

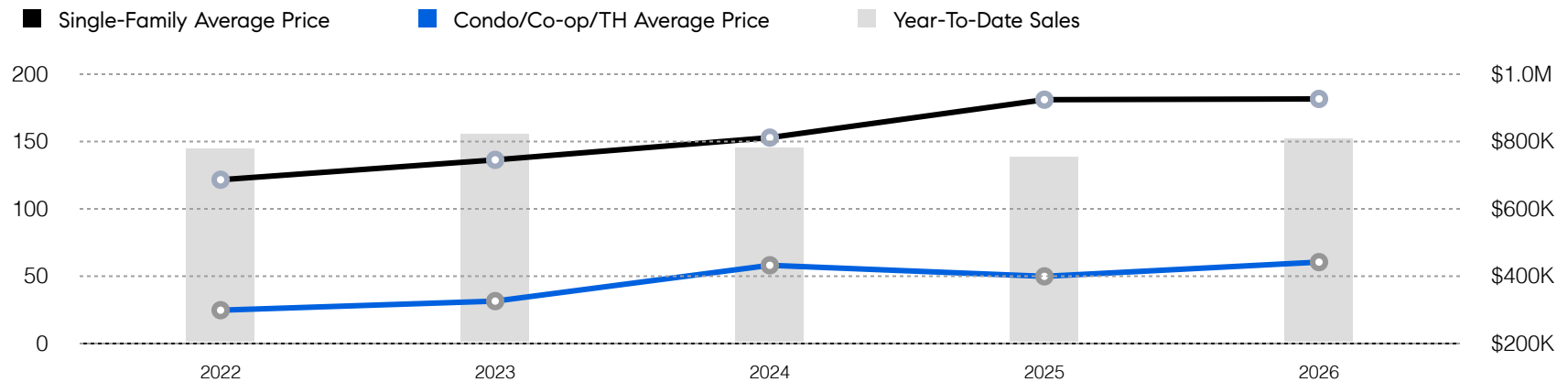
Historic Sales Trends



Cranford

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	125	149	19.2%	15	19	26.7%
	ACTIVE LISTINGS	14	22	57.1%	14	22	57.1%
	# OF SALES	121	136	12.4%	8	15	87.5%
	SALES VOLUME	\$111,838,375	\$126,007,684	12.7%	\$6,968,999	\$13,994,657	100.8%
	MEDIAN PRICE	\$845,000	\$875,500	3.6%	\$782,000	\$879,000	12.4%
	AVERAGE PRICE	\$924,284	\$926,527	0.2%	\$871,125	\$932,977	7.1%
	AVERAGE DOM	24	19	-20.8%	36	14	-61.1%
	% OF ASKING PRICE	106.3%	107.4%	1.0%	102.1%	104.7%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	18	15	-16.7%	3	1	-66.7%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	16	15	-6.2%	2	1	-50.0%
	SALES VOLUME	\$6,392,400	\$6,628,324	3.7%	\$780,000	\$422,500	-45.8%
	MEDIAN PRICE	\$367,000	\$375,000	2.2%	\$390,000	\$422,500	8.3%
	AVERAGE PRICE	\$399,525	\$441,888	10.6%	\$390,000	\$422,500	8.3%
	AVERAGE DOM	16	28	75.0%	11	79	618.2%
	% OF ASKING PRICE	104.1%	101.6%	-2.5%	107.6%	94.1%	-13.5%

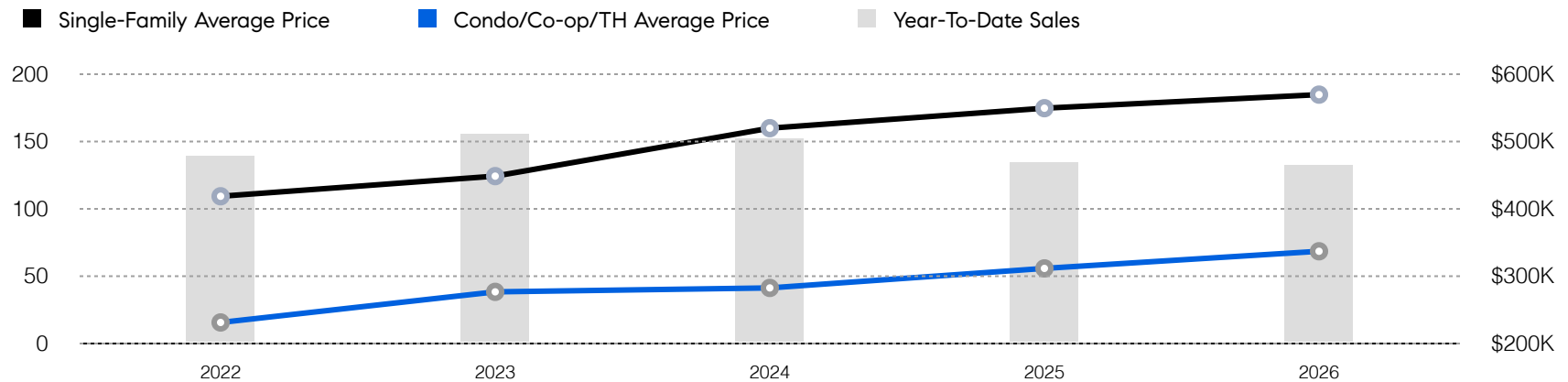
Historic Sales Trends



Elizabeth

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	103	112	8.7%	11	11	0.0%
	ACTIVE LISTINGS	34	48	41.2%	34	48	41.2%
	# OF SALES	101	102	1.0%	11	14	27.3%
	SALES VOLUME	\$55,501,500	\$58,104,764	4.7%	\$5,737,000	\$7,530,000	31.3%
	MEDIAN PRICE	\$550,000	\$585,000	6.4%	\$490,000	\$530,000	8.2%
	AVERAGE PRICE	\$549,520	\$569,655	3.7%	\$521,545	\$537,857	3.1%
	AVERAGE DOM	47	40	-14.9%	30	28	-6.7%
	% OF ASKING PRICE	102.2%	102.5%	0.3%	101.0%	101.1%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	35	30	-14.3%	2	0	0.0%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	32	29	-9.4%	3	3	0.0%
	SALES VOLUME	\$9,970,810	\$9,773,400	-2.0%	\$874,500	\$922,000	5.4%
	MEDIAN PRICE	\$311,750	\$320,000	2.6%	\$303,500	\$320,000	5.4%
	AVERAGE PRICE	\$311,588	\$337,014	8.2%	\$291,500	\$307,333	5.4%
	AVERAGE DOM	40	72	80.0%	29	67	131.0%
	% OF ASKING PRICE	99.4%	100.0%	0.6%	100.6%	95.1%	-5.5%

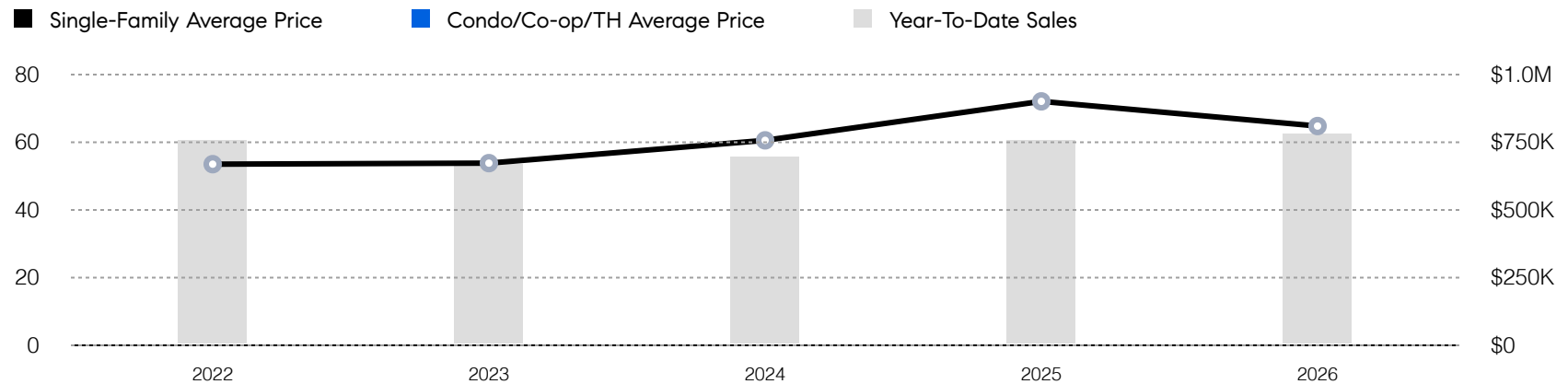
Historic Sales Trends



Fanwood

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	61	60	-1.6%	8	2	-75.0%
	ACTIVE LISTINGS	4	14	250.0%	4	14	250.0%
	# OF SALES	59	62	5.1%	6	1	-83.3%
	SALES VOLUME	\$53,165,275	\$50,216,999	-5.5%	\$6,156,500	\$840,000	-86.4%
	MEDIAN PRICE	\$826,000	\$800,000	-3.1%	\$919,000	\$840,000	-8.6%
	AVERAGE PRICE	\$901,106	\$809,952	-10.1%	\$1,026,083	\$840,000	-18.1%
	AVERAGE DOM	20	28	40.0%	28	8	-71.4%
	% OF ASKING PRICE	108.8%	105.0%	-3.8%	108.8%	105.1%	-3.7%
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%	0	0	0.0%
	SALES VOLUME	\$415,000	-	-	-	-	-
	MEDIAN PRICE	\$415,000	-	-	-	-	-
	AVERAGE PRICE	\$415,000	-	-	-	-	-
	AVERAGE DOM	28	-	-	-	-	-
	% OF ASKING PRICE	104.0%	-	-	-	-	-

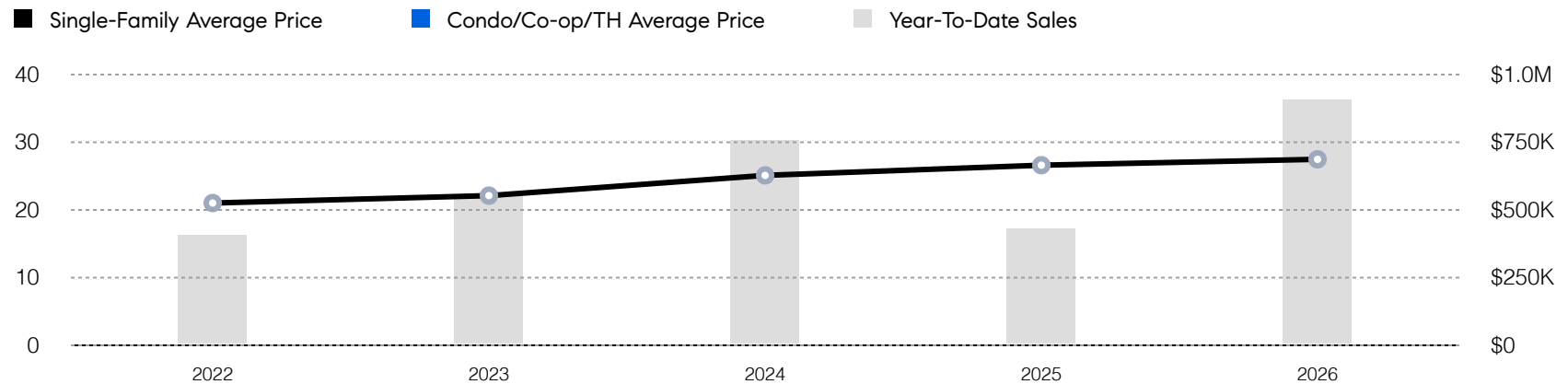
Historic Sales Trends



Garwood

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	15	28	86.7%	3	2	-33.3%
	ACTIVE LISTINGS	4	12	200.0%	4	12	200.0%
	# OF SALES	12	33	175.0%	1	5	400.0%
	SALES VOLUME	\$7,983,500	\$22,671,675	184.0%	\$830,000	\$3,414,167	311.3%
	MEDIAN PRICE	\$645,000	\$675,000	4.7%	\$830,000	\$670,000	-19.3%
	AVERAGE PRICE	\$665,292	\$687,020	3.3%	\$830,000	\$682,833	-17.7%
	AVERAGE DOM	34	19	-44.1%	20	20	0.0%
	% OF ASKING PRICE	103.9%	104.9%	0.9%	103.9%	104.0%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	5	3	-40.0%	1	0	0.0%
	SALES VOLUME	\$4,676,999	\$2,779,888	-40.6%	\$829,500	-	-
	MEDIAN PRICE	\$969,000	\$798,888	-17.6%	\$829,500	-	-
	AVERAGE PRICE	\$935,400	\$926,629	-0.9%	\$829,500	-	-
	AVERAGE DOM	85	36	-57.6%	40	-	-
	% OF ASKING PRICE	105.9%	99.3%	-6.6%	100.5%	-	-

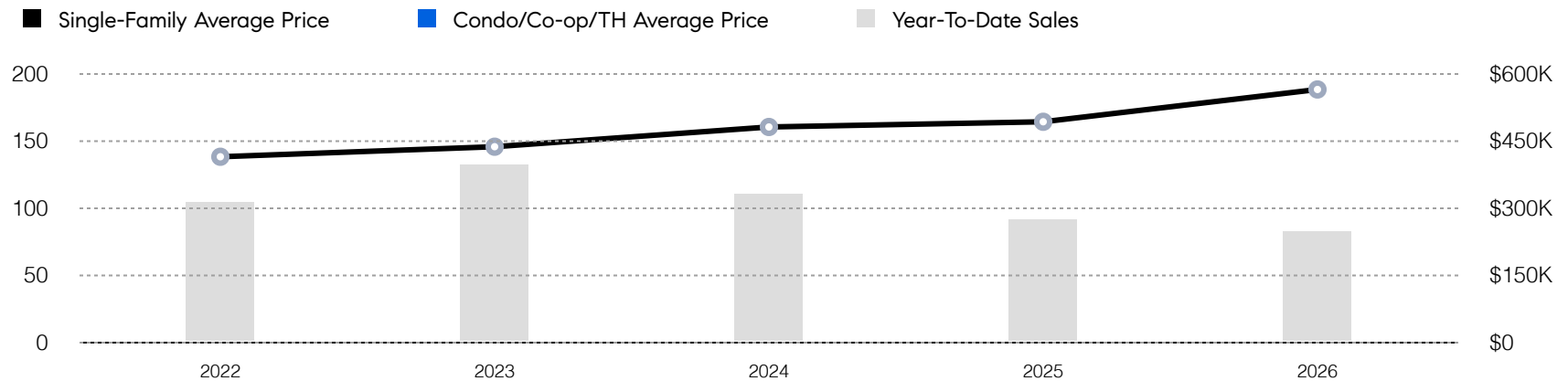
Historic Sales Trends



Hillside

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	89	93	4.5%	7	12	71.4%
	ACTIVE LISTINGS	25	32	28.0%	25	32	28.0%
	# OF SALES	87	80	-8.0%	13	8	-38.5%
	SALES VOLUME	\$42,915,900	\$45,235,300	5.4%	\$6,166,000	\$4,179,800	-32.2%
	MEDIAN PRICE	\$500,000	\$540,000	8.0%	\$470,000	\$447,500	-4.8%
	AVERAGE PRICE	\$493,286	\$565,441	14.6%	\$474,308	\$522,475	10.2%
	AVERAGE DOM	39	41	5.1%	28	39	39.3%
	% OF ASKING PRICE	103.3%	103.2%	-0.1%	102.0%	103.6%	1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	1	-66.7%	0	0	0.0%
	SALES VOLUME	\$870,000	\$355,500	-59.1%	-	-	-
	MEDIAN PRICE	\$325,000	\$355,500	9.4%	-	-	-
	AVERAGE PRICE	\$290,000	\$355,500	22.6%	-	-	-
	AVERAGE DOM	51	9	-82.4%	-	-	-
	% OF ASKING PRICE	95.4%	98.8%	3.3%	-	-	-

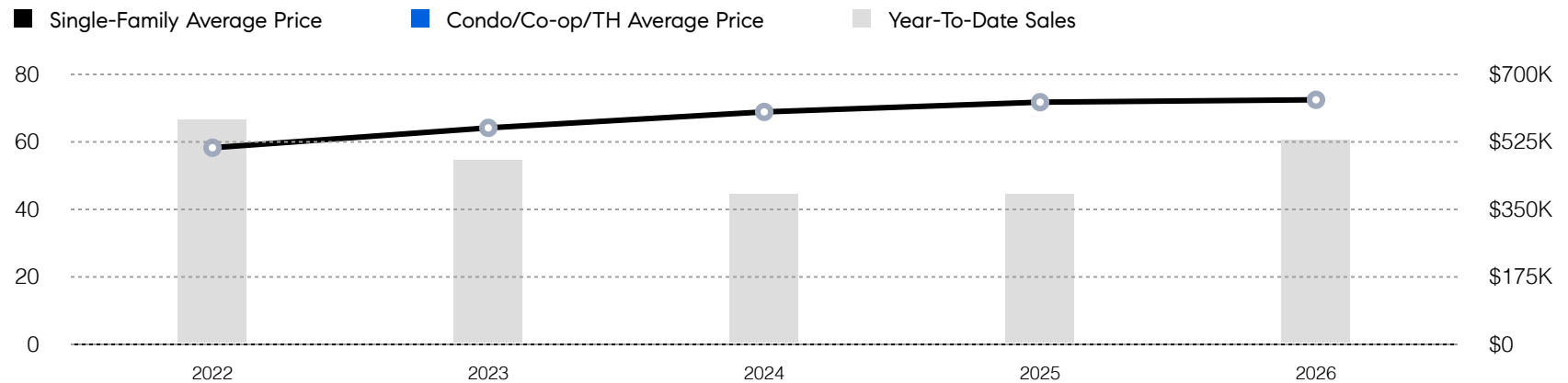
Historic Sales Trends



Kenilworth

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	49	58	18.4%	5	3	-40.0%
	ACTIVE LISTINGS	19	26	36.8%	19	26	36.8%
	# OF SALES	44	60	36.4%	3	3	0.0%
	SALES VOLUME	\$27,630,850	\$38,047,708	37.7%	\$1,515,000	\$2,171,000	43.3%
	MEDIAN PRICE	\$600,000	\$595,000	-0.8%	\$500,000	\$566,000	13.2%
	AVERAGE PRICE	\$627,974	\$634,128	1.0%	\$505,000	\$723,667	43.3%
	AVERAGE DOM	40	32	-20.0%	47	33	-29.8%
	% OF ASKING PRICE	102.8%	101.8%	-1.0%	96.3%	101.5%	5.2%
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	-	-	-	-	-	-

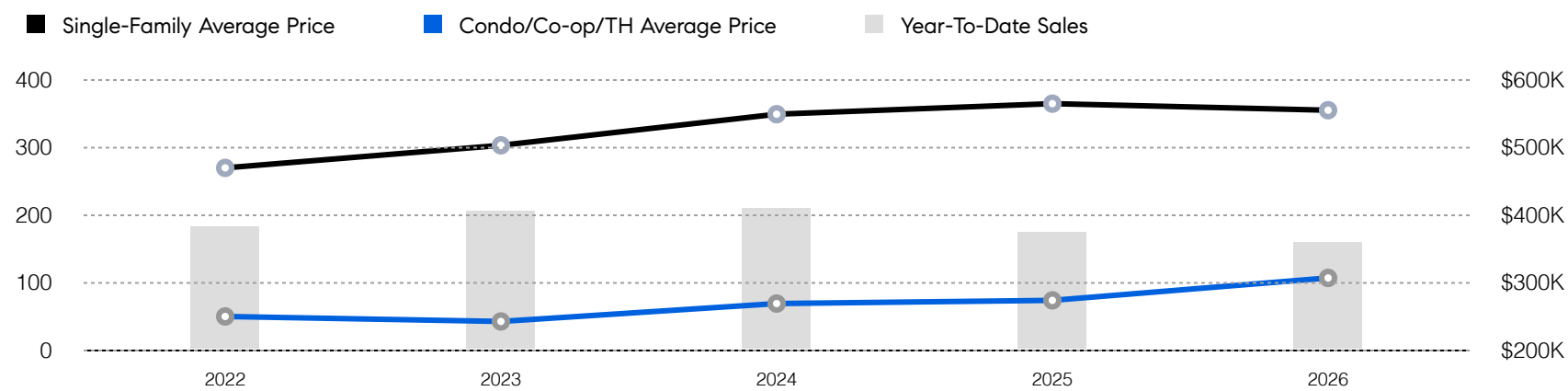
Historic Sales Trends



Linden

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	151	155	2.6%	20	21	5.0%
	ACTIVE LISTINGS	69	72	4.3%	69	72	4.3%
	# OF SALES	151	137	-9.3%	16	19	18.8%
	SALES VOLUME	\$85,329,000	\$76,086,430	-10.8%	\$9,134,000	\$10,545,100	15.4%
	MEDIAN PRICE	\$550,000	\$545,000	-0.9%	\$567,500	\$550,000	-3.1%
	AVERAGE PRICE	\$565,093	\$555,375	-1.7%	\$570,875	\$555,005	-2.8%
	AVERAGE DOM	40	41	2.5%	43	36	-16.3%
	% OF ASKING PRICE	101.4%	102.0%	0.6%	100.3%	101.2%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	25	16	-36.0%	1	0	0.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	21	20	-4.8%	2	2	0.0%
	SALES VOLUME	\$5,757,555	\$6,146,500	6.8%	\$650,000	\$675,000	3.8%
	MEDIAN PRICE	\$240,000	\$265,000	10.4%	\$325,000	\$337,500	3.8%
	AVERAGE PRICE	\$274,169	\$307,325	12.1%	\$325,000	\$337,500	3.8%
	AVERAGE DOM	39	33	-15.4%	20	55	175.0%
	% OF ASKING PRICE	101.1%	99.6%	-1.5%	99.6%	99.0%	-0.6%

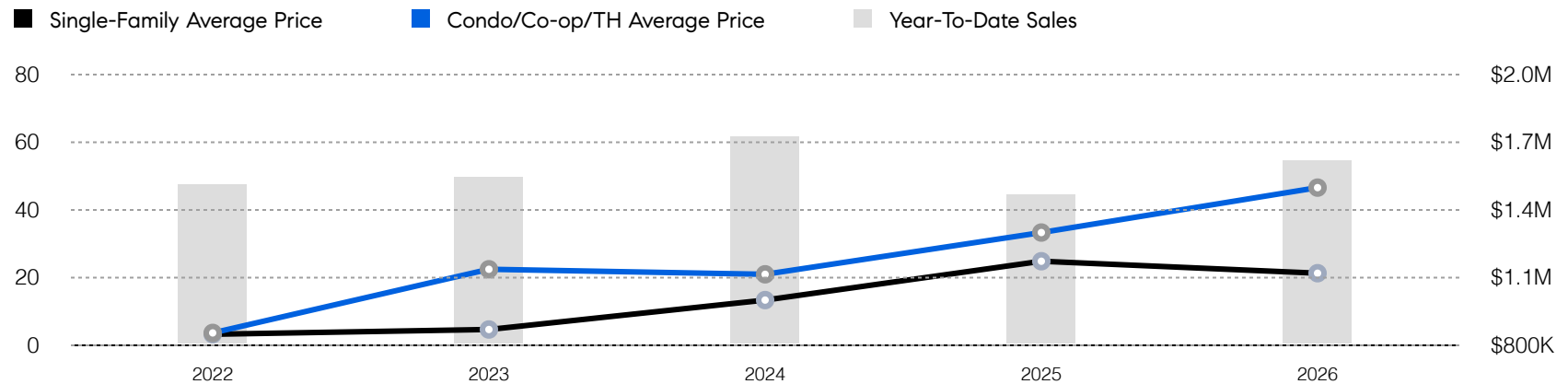
Historic Sales Trends



Mountainside

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	40	60	50.0%	2	8	300.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	40	53	32.5%	3	12	300.0%
	SALES VOLUME	\$46,908,158	\$59,342,897	26.5%	\$3,512,000	\$14,871,499	323.4%
	MEDIAN PRICE	\$1,137,500	\$999,999	-12.1%	\$1,327,000	\$1,170,000	-11.8%
	AVERAGE PRICE	\$1,172,704	\$1,119,677	-4.5%	\$1,170,667	\$1,239,292	5.9%
	AVERAGE DOM	18	28	55.6%	12	35	191.7%
	% OF ASKING PRICE	109.0%	102.8%	-6.2%	111.3%	98.2%	-13.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	1	-75.0%	0	0	0.0%
	SALES VOLUME	\$5,199,394	\$1,499,000	-71.2%	-	-	-
	MEDIAN PRICE	\$1,270,012	\$1,499,000	18.0%	-	-	-
	AVERAGE PRICE	\$1,299,849	\$1,499,000	15.3%	-	-	-
	AVERAGE DOM	75	16	-78.7%	-	-	-
	% OF ASKING PRICE	114.5%	100.0%	-14.5%	-	-	-

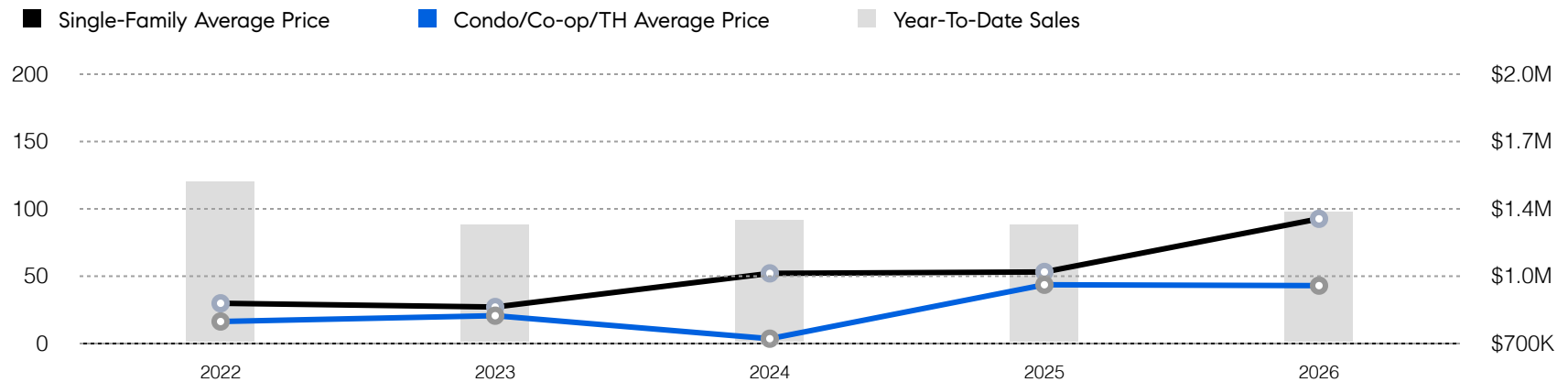
Historic Sales Trends



New Providence

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	77	92	19.5%	6	12	100.0%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	75	87	16.0%	7	9	28.6%
	SALES VOLUME	\$78,408,104	\$113,273,352	44.5%	\$6,710,999	\$12,377,900	84.4%
	MEDIAN PRICE	\$920,000	\$1,263,000	37.3%	\$900,000	\$999,900	11.1%
	AVERAGE PRICE	\$1,045,441	\$1,301,993	24.5%	\$958,714	\$1,375,322	43.5%
	AVERAGE DOM	25	18	-28.0%	83	13	-84.3%
	% OF ASKING PRICE	109.1%	111.4%	2.4%	102.6%	107.4%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	0	0	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	12	9	-25.0%	1	0	0.0%
	SALES VOLUME	\$11,804,000	\$8,815,000	-25.3%	\$557,000	-	-
	MEDIAN PRICE	\$807,000	\$915,000	13.4%	\$557,000	-	-
	AVERAGE PRICE	\$983,667	\$979,444	-0.4%	\$557,000	-	-
	AVERAGE DOM	22	24	9.1%	17	-	-
	% OF ASKING PRICE	105.0%	104.4%	-0.6%	111.6%	-	-

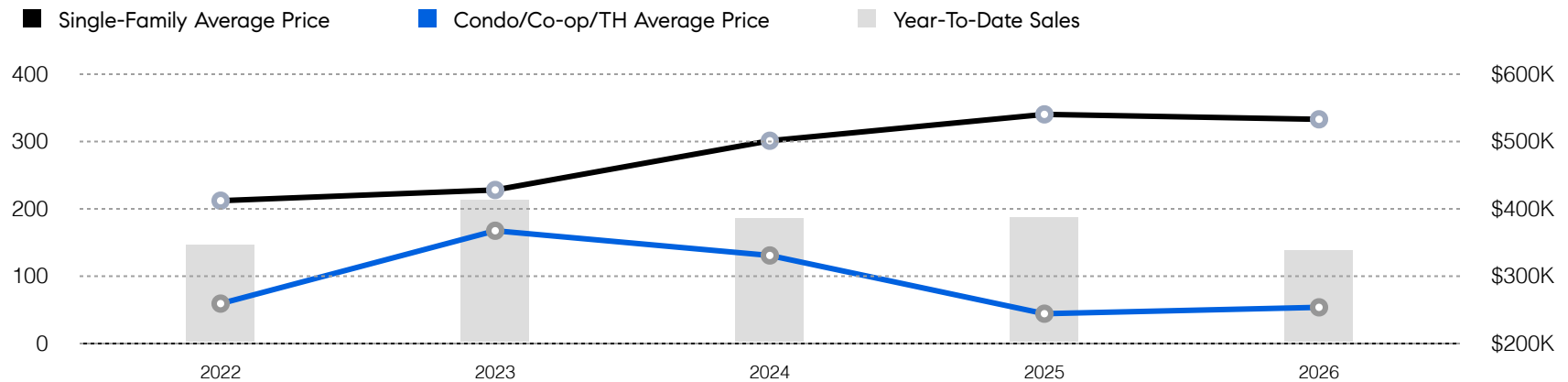
Historic Sales Trends



Plainfield

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	181	156	-13.8%	11	24	118.2%
	ACTIVE LISTINGS	70	77	10.0%	70	77	10.0%
	# OF SALES	182	132	-27.5%	20	15	-25.0%
	SALES VOLUME	\$98,342,700	\$70,354,950	-28.5%	\$10,526,000	\$8,207,100	-22.0%
	MEDIAN PRICE	\$510,000	\$499,775	-2.0%	\$522,500	\$500,000	-4.3%
	AVERAGE PRICE	\$540,345	\$532,992	-1.4%	\$526,300	\$547,140	4.0%
	AVERAGE DOM	41	45	9.8%	52	32	-38.5%
	% OF ASKING PRICE	102.7%	102.7%	0.0%	102.4%	101.1%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	0	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	3	4	33.3%	0	1	0.0%
	SALES VOLUME	\$732,900	\$1,015,000	38.5%	-	\$155,000	-
	MEDIAN PRICE	\$268,000	\$227,500	-15.1%	-	\$155,000	-
	AVERAGE PRICE	\$244,300	\$253,750	3.9%	-	\$155,000	-
	AVERAGE DOM	115	27	-76.5%	-	23	-
	% OF ASKING PRICE	96.8%	99.1%	2.4%	-	96.9%	-

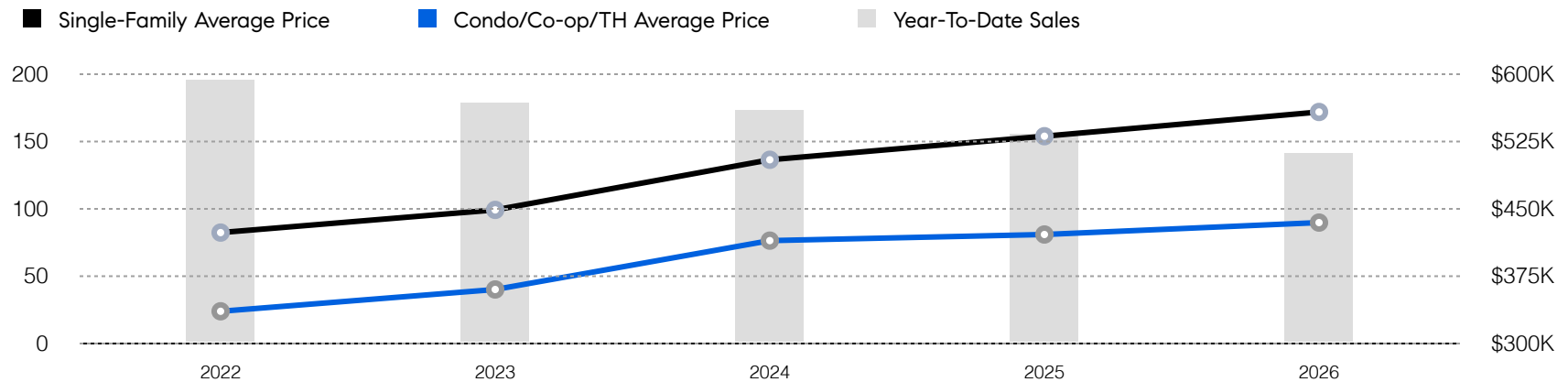
Historic Sales Trends



Rahway

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	138	138	0.0%	10	14	40.0%
	ACTIVE LISTINGS	50	49	-2.0%	50	49	-2.0%
	# OF SALES	138	121	-12.3%	20	16	-20.0%
	SALES VOLUME	\$73,268,155	\$67,509,330	-7.9%	\$10,843,000	\$8,461,000	-22.0%
	MEDIAN PRICE	\$515,000	\$550,000	6.8%	\$525,000	\$525,000	-
	AVERAGE PRICE	\$530,929	\$557,928	5.1%	\$542,150	\$528,813	-2.5%
	AVERAGE DOM	32	40	25.0%	32	48	50.0%
	% OF ASKING PRICE	103.7%	101.4%	-2.3%	104.1%	102.9%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	24	21	-12.5%	6	2	-66.7%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	16	19	18.8%	5	4	-20.0%
	SALES VOLUME	\$6,743,000	\$8,259,500	22.5%	\$2,242,000	\$1,797,000	-19.8%
	MEDIAN PRICE	\$452,000	\$427,000	-5.5%	\$502,000	\$438,500	-12.6%
	AVERAGE PRICE	\$421,438	\$434,711	3.1%	\$448,400	\$449,250	0.2%
	AVERAGE DOM	39	29	-25.6%	22	29	31.8%
	% OF ASKING PRICE	101.0%	100.1%	-1.0%	104.3%	99.9%	-4.4%

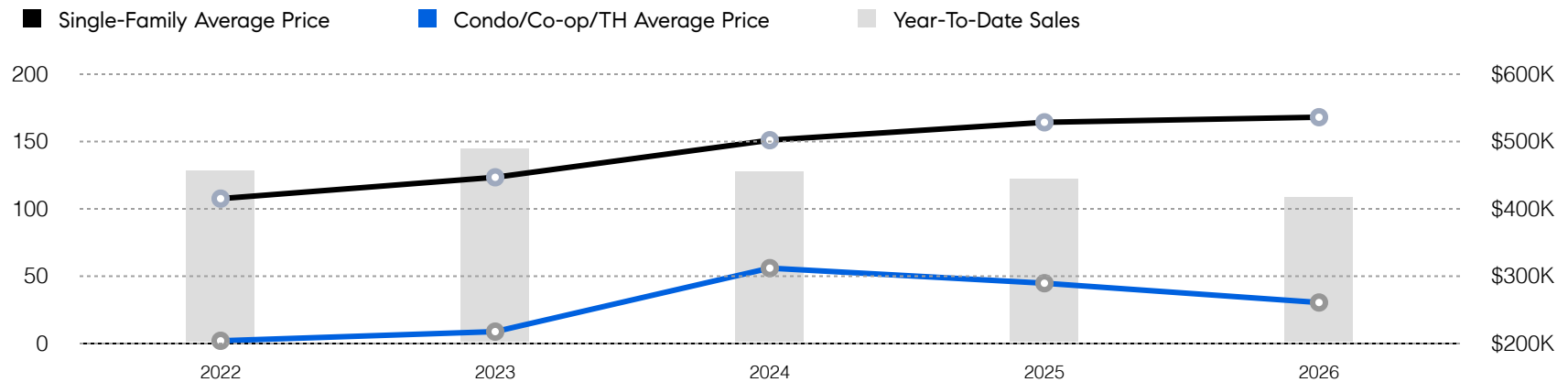
Historic Sales Trends



Roselle

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	109	99	-9.2%	12	7	-41.7%
	ACTIVE LISTINGS	46	51	10.9%	46	51	10.9%
	# OF SALES	105	95	-9.5%	14	11	-21.4%
	SALES VOLUME	\$55,497,500	\$50,933,100	-8.2%	\$7,368,600	\$5,695,000	-22.7%
	MEDIAN PRICE	\$518,000	\$545,000	5.2%	\$520,000	\$555,000	6.7%
	AVERAGE PRICE	\$528,548	\$536,138	1.4%	\$526,329	\$517,727	-1.6%
	AVERAGE DOM	39	39	0.0%	37	17	-54.1%
	% OF ASKING PRICE	105.8%	103.5%	-2.3%	104.2%	107.7%	3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	16	12	-25.0%	3	1	-66.7%
	ACTIVE LISTINGS	0	7	0.0%	0	7	0.0%
	# OF SALES	16	12	-25.0%	1	2	100.0%
	SALES VOLUME	\$4,633,000	\$3,131,000	-32.4%	\$461,000	\$635,000	37.7%
	MEDIAN PRICE	\$212,500	\$217,500	2.4%	\$461,000	\$317,500	-31.1%
	AVERAGE PRICE	\$289,563	\$260,917	-9.9%	\$461,000	\$317,500	-31.1%
	AVERAGE DOM	33	62	87.9%	16	150	837.5%
	% OF ASKING PRICE	102.8%	100.2%	-2.6%	100.2%	104.4%	4.2%

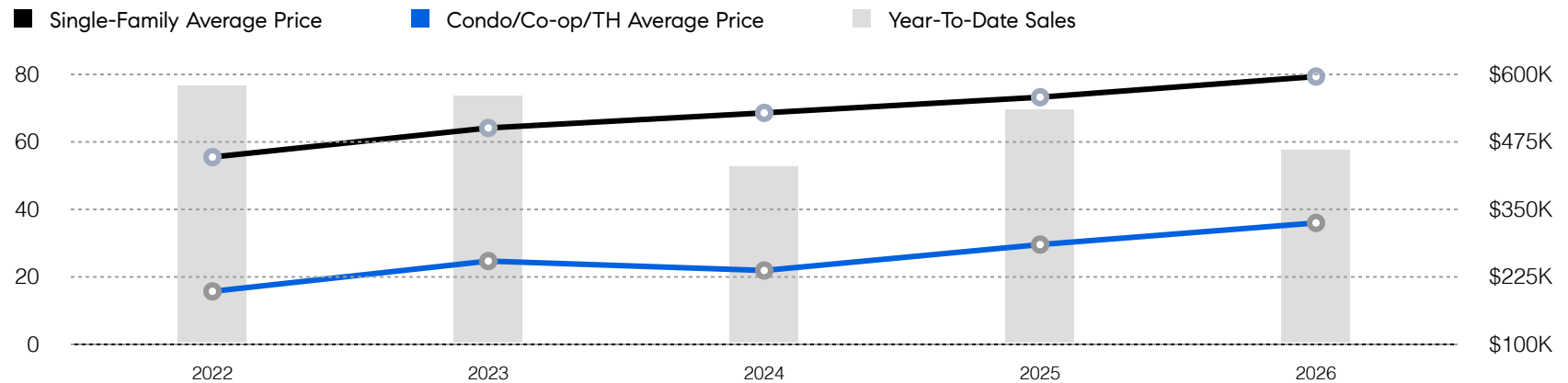
Historic Sales Trends



Roselle Park

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	68	53	-22.1%	6	6	0.0%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	61	53	-13.1%	8	5	-37.5%
	SALES VOLUME	\$34,024,200	\$31,589,000	-7.2%	\$4,368,500	\$2,790,000	-36.1%
	MEDIAN PRICE	\$560,000	\$580,000	3.6%	\$549,250	\$610,000	11.1%
	AVERAGE PRICE	\$557,774	\$596,019	6.9%	\$546,063	\$558,000	2.2%
	AVERAGE DOM	30	34	13.3%	27	33	22.2%
	% OF ASKING PRICE	105.3%	103.4%	-1.9%	107.4%	102.6%	-4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	2	1	-50.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	8	4	-50.0%	0	1	0.0%
	SALES VOLUME	\$2,279,000	\$1,300,000	-43.0%	-	\$330,000	-
	MEDIAN PRICE	\$290,500	\$325,000	11.9%	-	\$330,000	-
	AVERAGE PRICE	\$284,875	\$325,000	14.1%	-	\$330,000	-
	AVERAGE DOM	19	60	215.8%	-	8	-
	% OF ASKING PRICE	103.8%	103.7%	-0.1%	-	106.5%	-

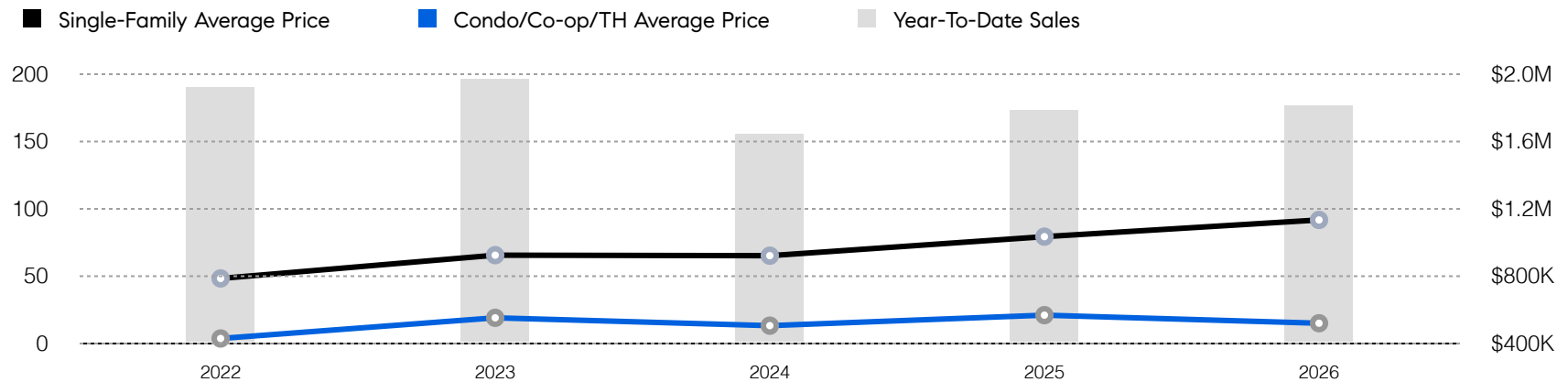
Historic Sales Trends



Scotch Plains

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	160	157	-1.9%	14	8	-42.9%
	ACTIVE LISTINGS	34	36	5.9%	34	36	5.9%
	# OF SALES	158	154	-2.5%	15	13	-13.3%
	SALES VOLUME	\$163,503,814	\$174,658,428	6.8%	\$15,669,221	\$12,828,000	-18.1%
	MEDIAN PRICE	\$943,944	\$958,250	1.5%	\$880,000	\$851,500	-3.2%
	AVERAGE PRICE	\$1,034,834	\$1,134,146	9.6%	\$1,044,615	\$986,769	-5.5%
	AVERAGE DOM	26	27	3.8%	30	18	-40.0%
	% OF ASKING PRICE	108.2%	105.9%	-2.3%	108.9%	108.2%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	13	26	100.0%	0	4	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	14	21	50.0%	2	4	100.0%
	SALES VOLUME	\$7,959,000	\$10,930,999	37.3%	\$1,130,000	\$2,106,000	86.4%
	MEDIAN PRICE	\$575,000	\$540,000	-6.1%	\$565,000	\$547,000	-3.2%
	AVERAGE PRICE	\$568,500	\$520,524	-8.4%	\$565,000	\$526,500	-6.8%
	AVERAGE DOM	22	31	40.9%	53	43	-18.9%
	% OF ASKING PRICE	104.8%	101.4%	-3.4%	98.3%	102.2%	3.8%

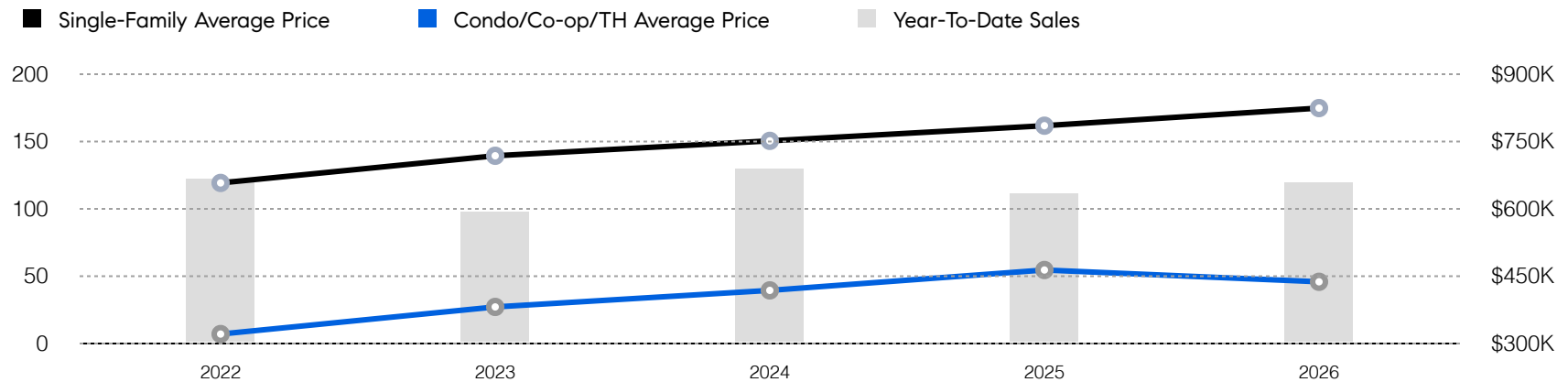
Historic Sales Trends



Springfield

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	93	86	-7.5%	13	10	-23.1%
	ACTIVE LISTINGS	20	18	-10.0%	20	18	-10.0%
	# OF SALES	83	85	2.4%	9	18	100.0%
	SALES VOLUME	\$65,176,479	\$70,085,148	7.5%	\$6,609,040	\$15,053,000	127.8%
	MEDIAN PRICE	\$710,000	\$765,000	7.7%	\$620,000	\$787,500	27.0%
	AVERAGE PRICE	\$785,259	\$824,531	5.0%	\$734,338	\$836,278	13.9%
	AVERAGE DOM	23	29	26.1%	22	20	-9.1%
	% OF ASKING PRICE	106.6%	103.7%	-2.9%	107.0%	104.8%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	28	30	7.1%	1	1	0.0%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	27	33	22.2%	5	7	40.0%
	SALES VOLUME	\$12,522,334	\$14,438,000	15.3%	\$2,420,900	\$3,073,000	26.9%
	MEDIAN PRICE	\$449,500	\$361,000	-19.7%	\$479,900	\$360,000	-25.0%
	AVERAGE PRICE	\$463,790	\$437,515	-5.7%	\$484,180	\$439,000	-9.3%
	AVERAGE DOM	19	31	63.2%	17	25	47.1%
	% OF ASKING PRICE	107.6%	101.3%	-6.3%	114.9%	101.4%	-13.5%

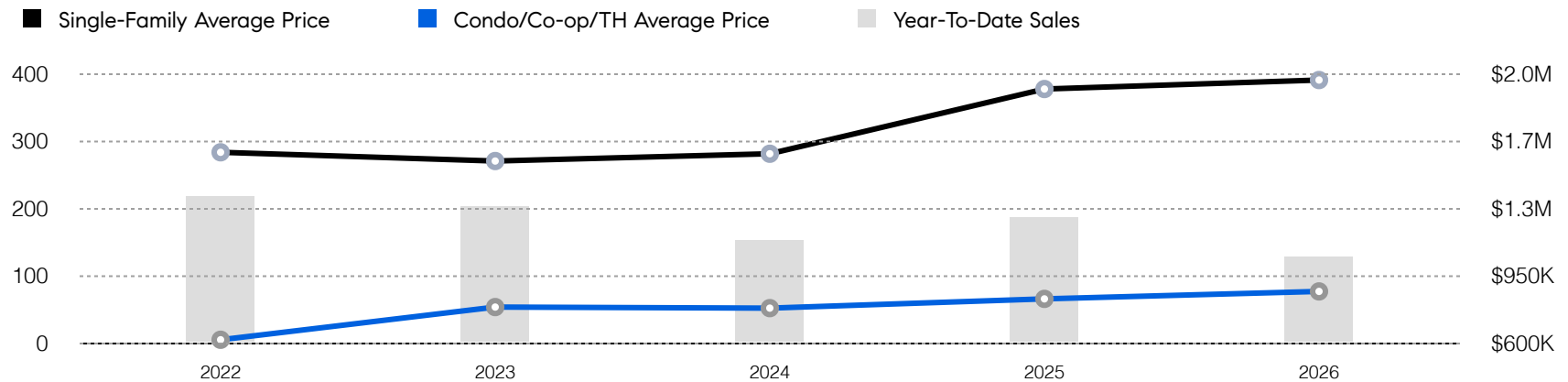
Historic Sales Trends



Summit

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	157	115	-26.8%	16	15	-6.2%
	ACTIVE LISTINGS	21	23	9.5%	21	23	9.5%
	# OF SALES	152	109	-28.3%	19	12	-36.8%
	SALES VOLUME	\$292,285,415	\$214,690,523	-26.5%	\$36,335,000	\$24,483,000	-32.6%
	MEDIAN PRICE	\$1,702,608	\$1,825,000	7.2%	\$1,765,000	\$1,910,000	8.2%
	AVERAGE PRICE	\$1,922,930	\$1,969,638	2.4%	\$1,912,368	\$2,040,250	6.7%
	AVERAGE DOM	18	17	-5.6%	20	12	-40.0%
	% OF ASKING PRICE	110.5%	112.0%	1.5%	108.5%	109.8%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	39	20	-48.7%	7	2	-71.4%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	33	17	-48.5%	4	0	0.0%
	SALES VOLUME	\$27,458,499	\$14,803,999	-46.1%	\$3,298,000	-	-
	MEDIAN PRICE	\$740,000	\$695,000	-6.1%	\$789,000	-	-
	AVERAGE PRICE	\$832,076	\$870,823	4.7%	\$824,500	-	-
	AVERAGE DOM	18	30	66.7%	12	-	-
	% OF ASKING PRICE	105.8%	102.3%	-3.5%	99.7%	-	-

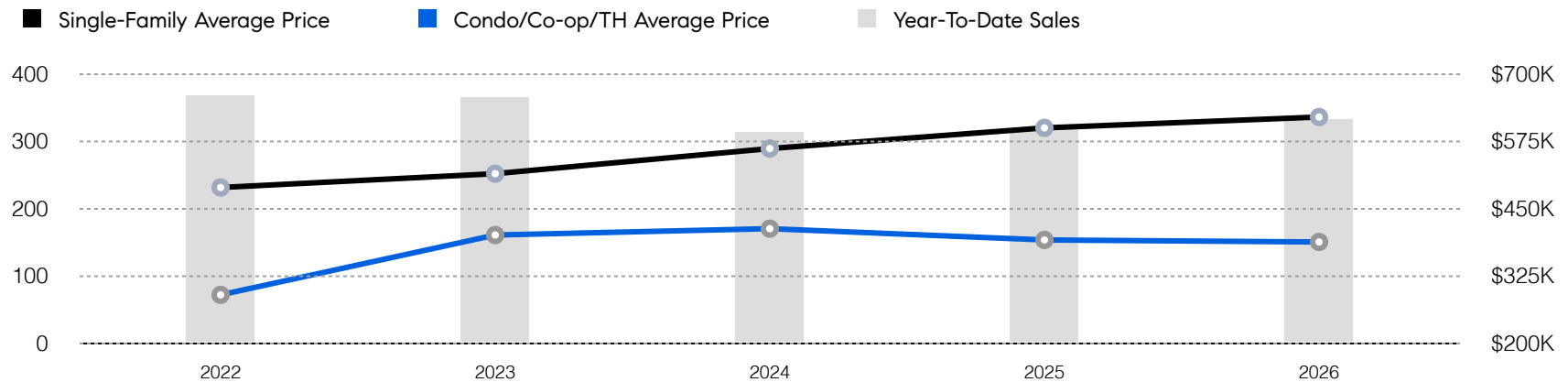
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	286	306	7.0%	41	28	-31.7%
	ACTIVE LISTINGS	88	87	-1.1%	88	87	-1.1%
	# OF SALES	277	285	2.9%	37	30	-18.9%
	SALES VOLUME	\$166,289,050	\$176,843,898	6.3%	\$23,829,660	\$18,654,700	-21.7%
	MEDIAN PRICE	\$600,000	\$610,000	1.7%	\$615,000	\$612,500	-0.4%
	AVERAGE PRICE	\$600,321	\$620,505	3.4%	\$644,045	\$621,823	-3.5%
	AVERAGE DOM	27	25	-7.4%	35	34	-2.9%
	% OF ASKING PRICE	104.8%	104.1%	-0.7%	103.0%	102.2%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	42	48	14.3%	5	3	-40.0%
	ACTIVE LISTINGS	13	27	107.7%	13	27	107.7%
	# OF SALES	40	45	12.5%	6	7	16.7%
	SALES VOLUME	\$15,691,219	\$17,482,494	11.4%	\$2,297,219	\$2,025,000	-11.8%
	MEDIAN PRICE	\$377,500	\$365,000	-3.3%	\$362,000	\$270,000	-25.4%
	AVERAGE PRICE	\$392,280	\$388,500	-1.0%	\$382,870	\$289,286	-24.4%
	AVERAGE DOM	36	40	11.1%	34	19	-44.1%
	% OF ASKING PRICE	102.4%	100.5%	-2.0%	104.2%	99.4%	-4.8%

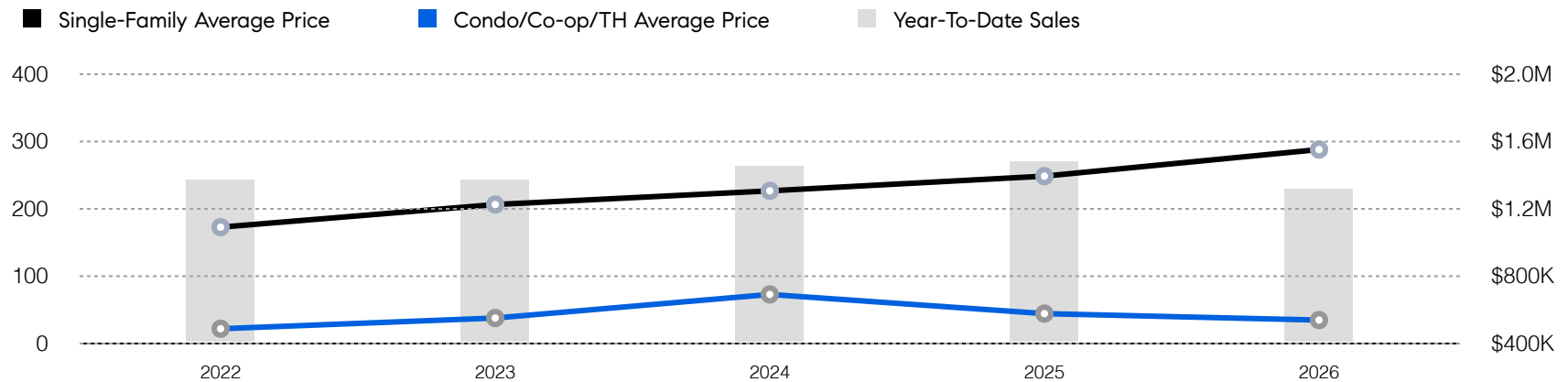
Historic Sales Trends



Westfield

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	251	214	-14.7%	23	14	-39.1%
	ACTIVE LISTINGS	31	48	54.8%	31	48	54.8%
	# OF SALES	245	204	-16.7%	26	14	-46.2%
	SALES VOLUME	\$341,634,342	\$316,682,009	-7.3%	\$36,616,043	\$20,442,379	-44.2%
	MEDIAN PRICE	\$1,300,000	\$1,450,500	11.6%	\$1,445,000	\$1,395,265	-3.4%
	AVERAGE PRICE	\$1,394,426	\$1,552,363	11.3%	\$1,408,309	\$1,460,170	3.7%
	AVERAGE DOM	20	19	-5.0%	23	24	4.3%
	% OF ASKING PRICE	108.6%	108.1%	-0.5%	104.3%	105.2%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	24	22	-8.3%	2	2	0.0%
	ACTIVE LISTINGS	1	9	800.0%	1	9	800.0%
	# OF SALES	23	22	-4.3%	3	5	66.7%
	SALES VOLUME	\$13,286,000	\$11,863,000	-10.7%	\$1,563,000	\$2,978,000	90.5%
	MEDIAN PRICE	\$593,000	\$405,000	-31.7%	\$593,000	\$619,000	4.4%
	AVERAGE PRICE	\$577,652	\$539,227	-6.7%	\$521,000	\$595,600	14.3%
	AVERAGE DOM	15	40	166.7%	12	75	525.0%
	% OF ASKING PRICE	103.3%	104.6%	1.3%	101.7%	97.9%	-3.8%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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