



June 2025

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

1,515

-3.3% Year-To-Date
12.1% Month-Over-Month

Year-To-Date Contracts

1,837

1.4% Year-To-Date
-0.8% Month-Over-Month

Single-Family
Average Sale Price

\$848K

13.0% Year-To-Date
17.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$512K

7.6% Year-To-Date
-10.5% Month-Over-Month

Average Days On Market

27

-6.9% Year-To-Date
4.0% Month-Over-Month

Active Listings

667

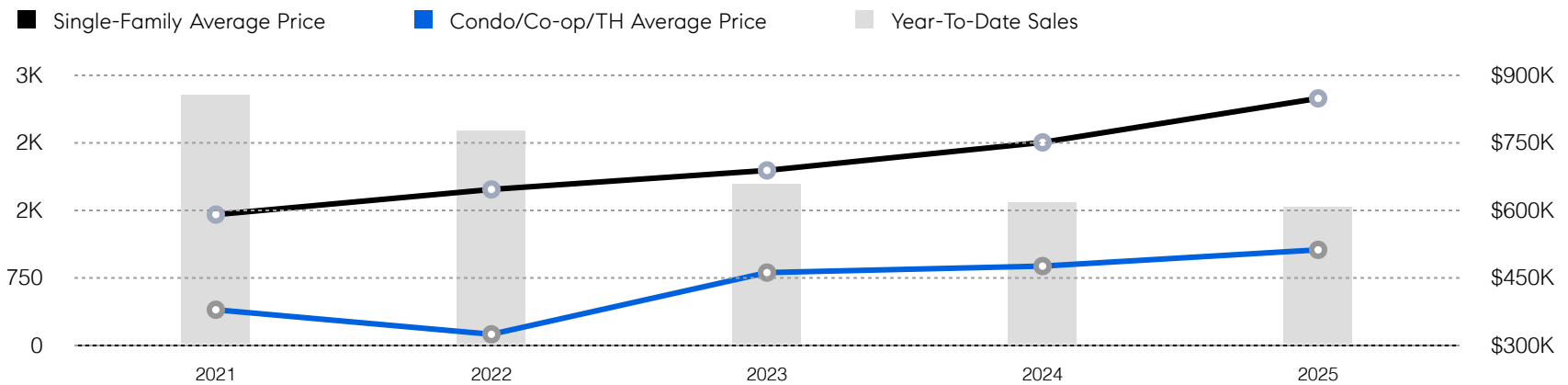
16.0% Year-Over-Year
12.1% Month-Over-Month



Union County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	1,613	1,625	0.7%
	ACTIVE LISTINGS	505	588	16.4%
	# OF SALES	1,380	1,351	-2.1%
	SALES VOLUME	\$1,036,521,268	\$1,146,767,115	10.6%
	MEDIAN PRICE	\$610,500	\$653,250	7.0%
	AVERAGE PRICE	\$751,102	\$848,828	13.0%
	AVERAGE DOM	29	30	3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	198	212	7.1%
	ACTIVE LISTINGS	70	79	12.9%
	# OF SALES	187	164	-12.3%
	SALES VOLUME	\$89,072,669	\$83,013,711	-6.8%
	MEDIAN PRICE	\$385,000	\$431,500	12.1%
	AVERAGE PRICE	\$476,324	\$512,430	7.6%
	AVERAGE DOM	34	28	-17.6%

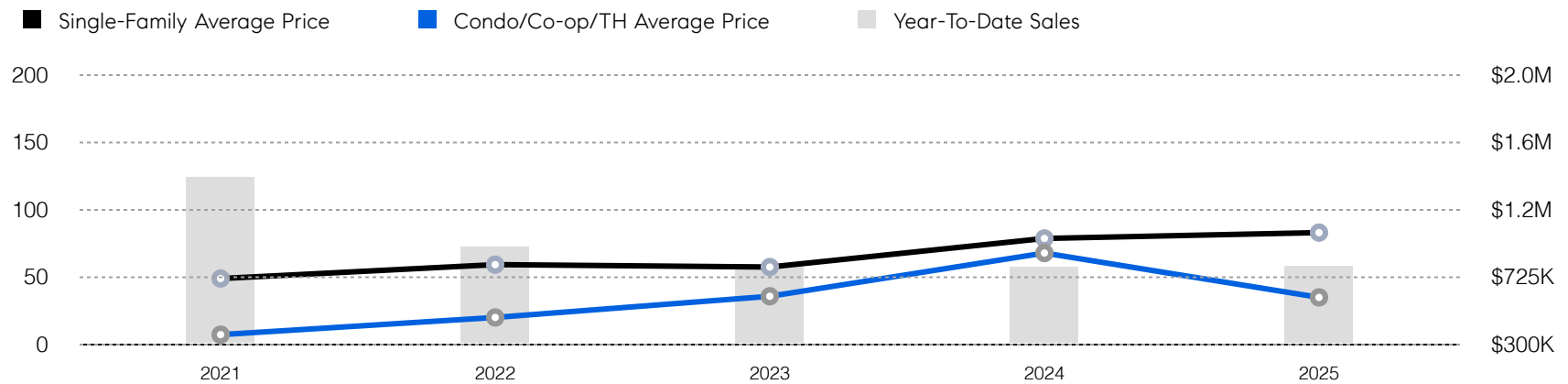
Historic Sales Trends



Berkeley Heights

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	64	64	0.0%
	ACTIVE LISTINGS	10	21	110.0%
	# OF SALES	46	49	6.5%
	SALES VOLUME	\$44,607,200	\$49,319,338	10.6%
	MEDIAN PRICE	\$922,500	\$917,500	-0.5%
	AVERAGE PRICE	\$969,722	\$1,006,517	3.8%
	AVERAGE DOM	19	14	-26.3%
Condo/Co-op/TH	CONTRACTS SIGNED	10	11	10.0%
	ACTIVE LISTINGS	4	2	-50.0%
	# OF SALES	10	8	-20.0%
	SALES VOLUME	\$8,776,990	\$4,782,108	-45.5%
	MEDIAN PRICE	\$732,500	\$585,500	-20.1%
	AVERAGE PRICE	\$877,699	\$597,764	-31.9%
	AVERAGE DOM	69	20	-71.0%

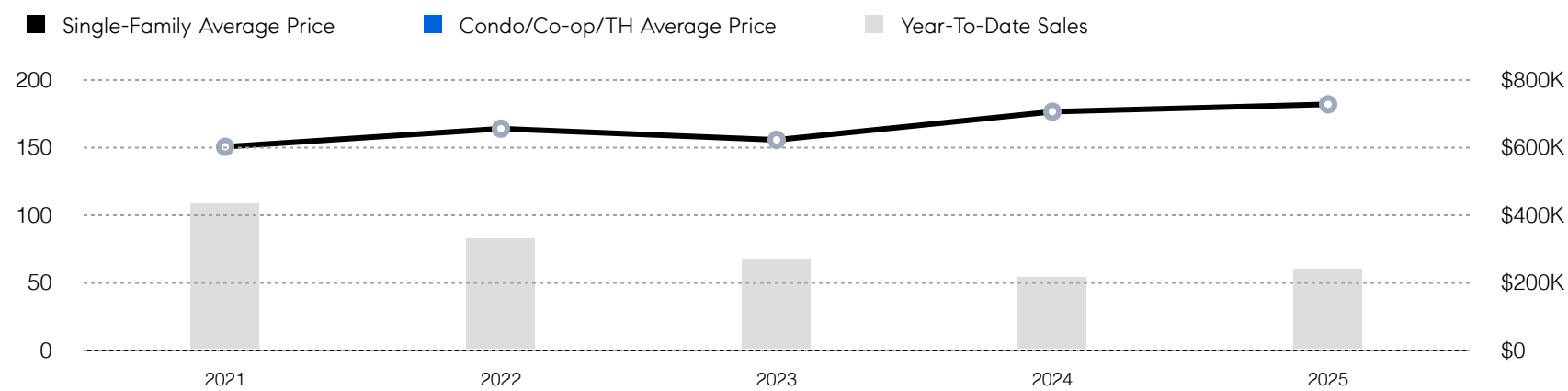
Historic Sales Trends



Clark

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	61	64	4.9%
	ACTIVE LISTINGS	17	23	35.3%
	# OF SALES	49	59	20.4%
	SALES VOLUME	\$34,611,800	\$42,963,700	24.1%
	MEDIAN PRICE	\$650,000	\$645,000	-0.8%
	AVERAGE PRICE	\$706,363	\$728,198	3.1%
	AVERAGE DOM	20	27	35.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%
	ACTIVE LISTINGS	2	3	50.0%
	# OF SALES	4	0	0.0%
	SALES VOLUME	\$1,178,000	-	-
	MEDIAN PRICE	\$292,500	-	-
	AVERAGE PRICE	\$294,500	-	-
	AVERAGE DOM	19	-	-

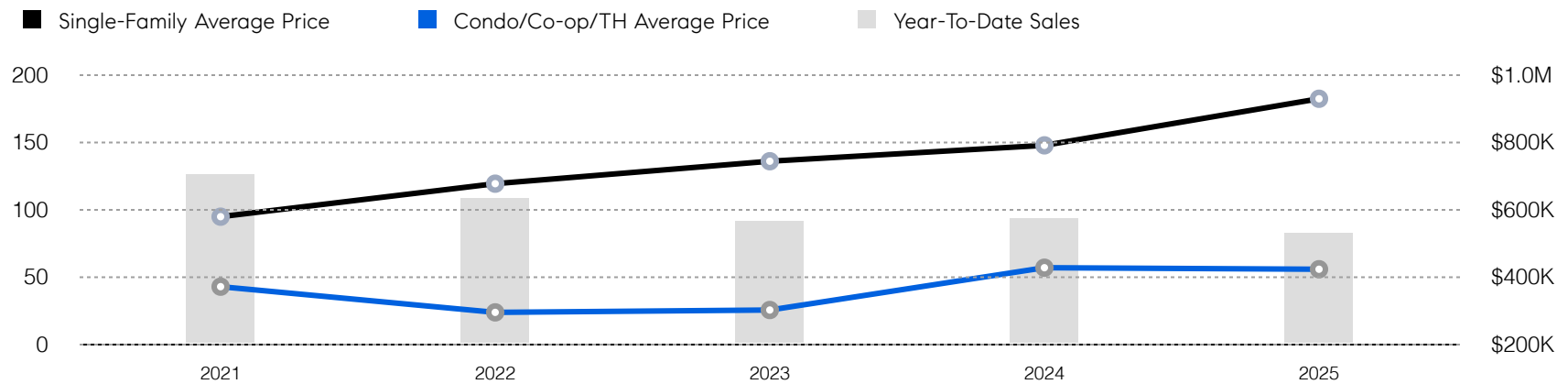
Historic Sales Trends



Cranford

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	95	88	-7.4%
	ACTIVE LISTINGS	13	24	84.6%
	# OF SALES	80	73	-8.7%
	SALES VOLUME	\$63,327,101	\$67,882,956	7.2%
	MEDIAN PRICE	\$750,000	\$845,000	12.7%
	AVERAGE PRICE	\$791,589	\$929,904	17.5%
	AVERAGE DOM	21	24	14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	11	9	-18.2%
	ACTIVE LISTINGS	2	1	-50.0%
	# OF SALES	12	8	-33.3%
	SALES VOLUME	\$5,139,004	\$3,389,900	-34.0%
	MEDIAN PRICE	\$384,500	\$412,500	7.3%
	AVERAGE PRICE	\$428,250	\$423,738	-1.1%
	AVERAGE DOM	15	10	-33.3%

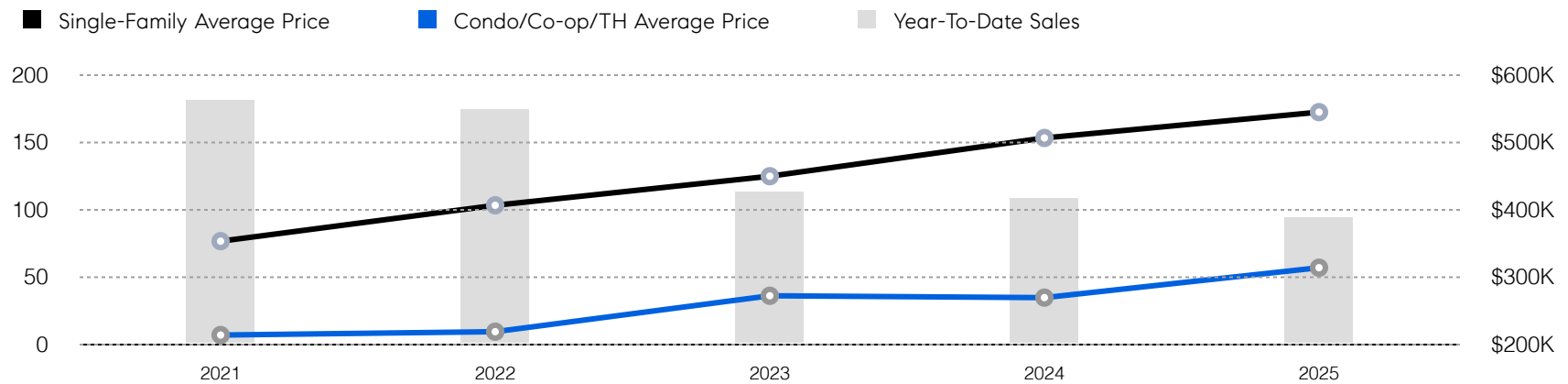
Historic Sales Trends



Elizabeth

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	87	74	-14.9%
	ACTIVE LISTINGS	44	39	-11.4%
	# OF SALES	87	69	-20.7%
	SALES VOLUME	\$44,087,714	\$37,612,500	-14.7%
	MEDIAN PRICE	\$490,000	\$550,000	12.2%
	AVERAGE PRICE	\$506,755	\$545,109	7.6%
	AVERAGE DOM	39	53	35.9%
Condo/Co-op/TH	CONTRACTS SIGNED	23	26	13.0%
	ACTIVE LISTINGS	17	15	-11.8%
	# OF SALES	20	24	20.0%
	SALES VOLUME	\$5,394,211	\$7,539,310	39.8%
	MEDIAN PRICE	\$290,500	\$310,000	6.7%
	AVERAGE PRICE	\$269,711	\$314,138	16.5%
	AVERAGE DOM	40	42	5.0%

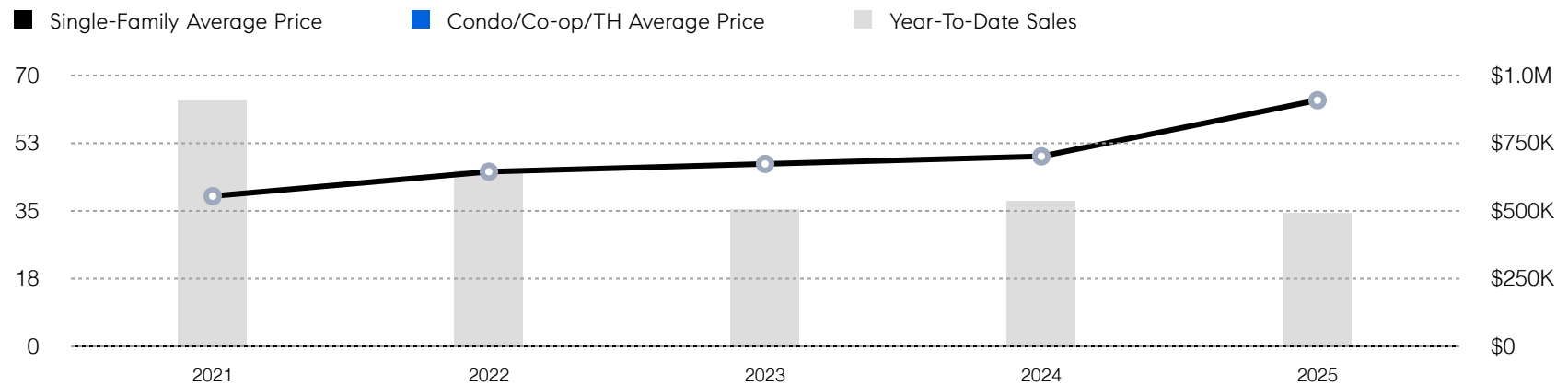
Historic Sales Trends



Fanwood

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	39	45	15.4%
	ACTIVE LISTINGS	4	13	225.0%
	# OF SALES	37	33	-10.8%
	SALES VOLUME	\$25,961,000	\$29,994,076	15.5%
	MEDIAN PRICE	\$695,000	\$820,000	18.0%
	AVERAGE PRICE	\$701,649	\$908,911	29.5%
	AVERAGE DOM	26	22	-15.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$415,000	-
	MEDIAN PRICE	-	\$415,000	-
	AVERAGE PRICE	-	\$415,000	-
	AVERAGE DOM	-	28	-

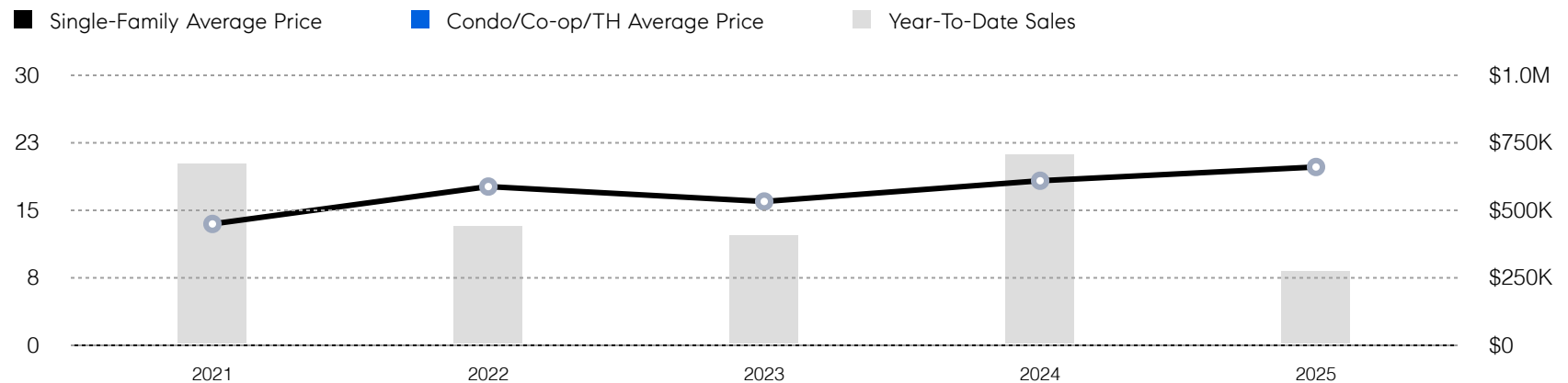
Historic Sales Trends



Garwood

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	12	8	-33.3%
	ACTIVE LISTINGS	3	6	100.0%
	# OF SALES	14	6	-57.1%
	SALES VOLUME	\$8,533,700	\$3,963,000	-53.6%
	MEDIAN PRICE	\$605,500	\$655,000	8.2%
	AVERAGE PRICE	\$609,550	\$660,500	8.4%
	AVERAGE DOM	26	45	73.1%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%
	ACTIVE LISTINGS	3	1	-66.7%
	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$5,582,300	\$1,828,499	-67.2%
	MEDIAN PRICE	\$880,000	\$914,250	3.9%
	AVERAGE PRICE	\$797,471	\$914,250	14.6%
	AVERAGE DOM	70	10	-85.7%

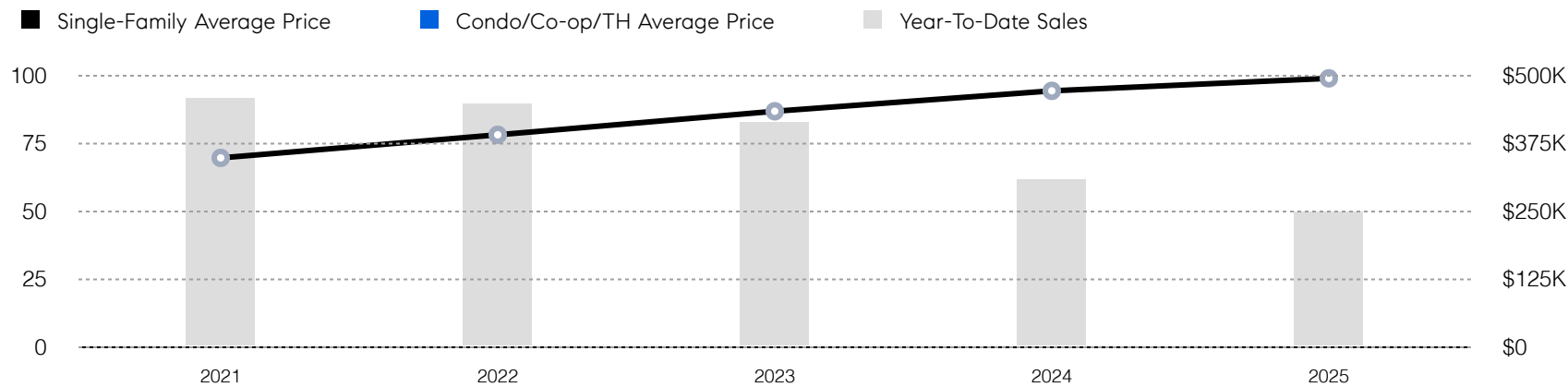
Historic Sales Trends



Hillside

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	73	59	-19.2%
	ACTIVE LISTINGS	32	21	-34.4%
	# OF SALES	61	48	-21.3%
	SALES VOLUME	\$28,802,500	\$23,768,900	-17.5%
	MEDIAN PRICE	\$470,000	\$502,500	6.9%
	AVERAGE PRICE	\$472,172	\$495,185	4.9%
	AVERAGE DOM	44	40	-9.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%
	ACTIVE LISTINGS	1	2	100.0%
	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$330,000	-
	MEDIAN PRICE	-	\$330,000	-
	AVERAGE PRICE	-	\$330,000	-
	AVERAGE DOM	-	49	-

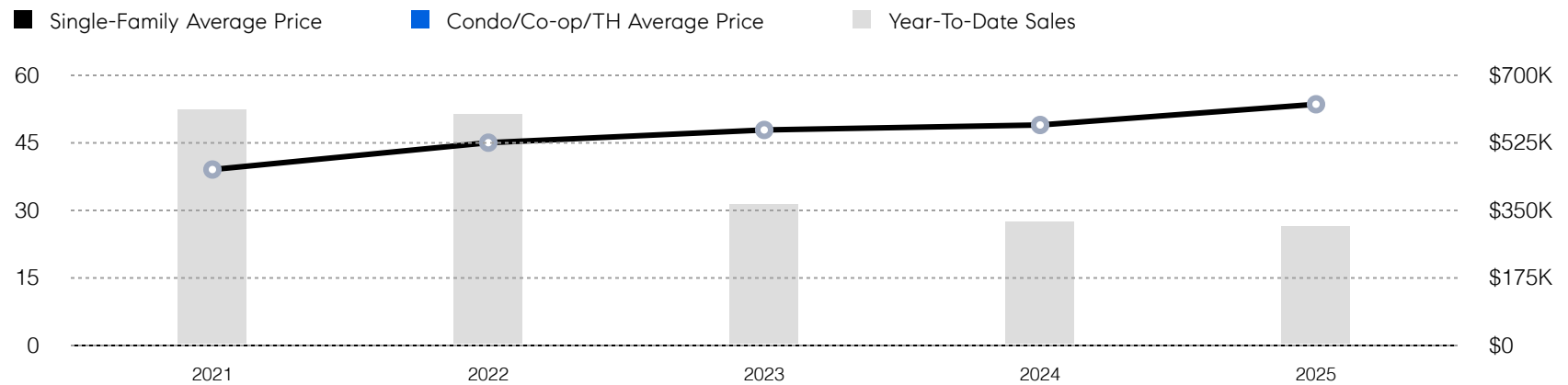
Historic Sales Trends



Kenilworth

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	31	32	3.2%
	ACTIVE LISTINGS	6	17	183.3%
	# OF SALES	27	26	-3.7%
	SALES VOLUME	\$15,427,111	\$16,251,000	5.3%
	MEDIAN PRICE	\$575,000	\$600,000	4.3%
	AVERAGE PRICE	\$571,374	\$625,038	9.4%
	AVERAGE DOM	35	37	5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%
	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

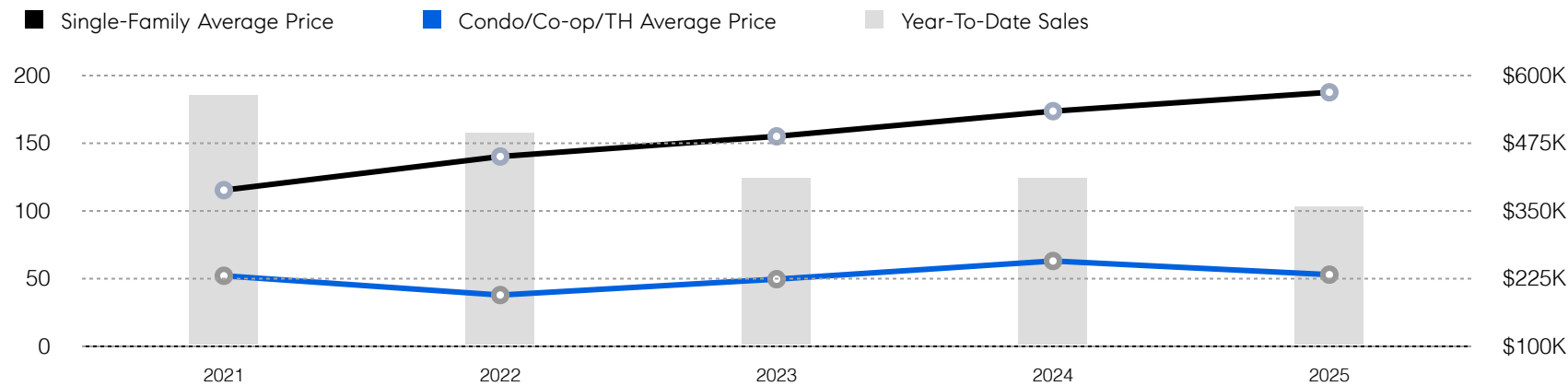
Historic Sales Trends



Linden

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	110	103	-6.4%
	ACTIVE LISTINGS	55	46	-16.4%
	# OF SALES	110	95	-13.6%
	SALES VOLUME	\$58,765,101	\$54,063,000	-8.0%
	MEDIAN PRICE	\$530,000	\$560,000	5.7%
	AVERAGE PRICE	\$534,228	\$569,084	6.5%
	AVERAGE DOM	38	43	13.2%
Condo/Co-op/TH	CONTRACTS SIGNED	15	17	13.3%
	ACTIVE LISTINGS	6	4	-33.3%
	# OF SALES	13	7	-46.2%
	SALES VOLUME	\$3,349,500	\$1,627,000	-51.4%
	MEDIAN PRICE	\$238,000	\$236,000	-0.8%
	AVERAGE PRICE	\$257,654	\$232,429	-9.8%
	AVERAGE DOM	36	23	-36.1%

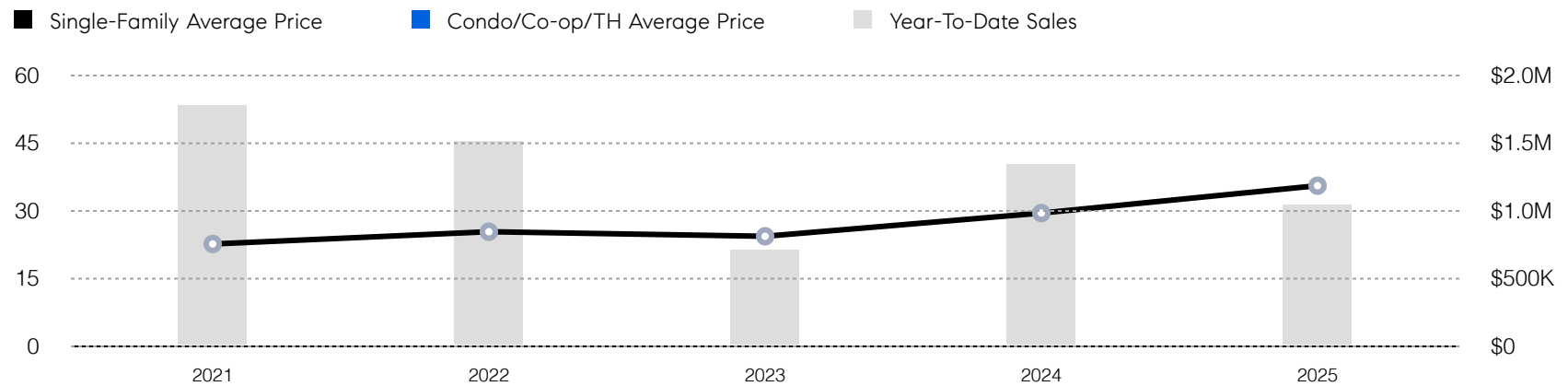
Historic Sales Trends



Mountainside

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	41	29	-29.3%
	ACTIVE LISTINGS	10	12	20.0%
	# OF SALES	39	27	-30.8%
	SALES VOLUME	\$38,392,780	\$32,043,008	-16.5%
	MEDIAN PRICE	\$870,000	\$1,125,000	29.3%
	AVERAGE PRICE	\$984,430	\$1,186,778	20.6%
	AVERAGE DOM	16	18	12.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%
	ACTIVE LISTINGS	1	0	0.0%
	# OF SALES	1	4	300.0%
	SALES VOLUME	\$989,264	\$5,199,394	425.6%
	MEDIAN PRICE	\$989,264	\$1,270,012	28.4%
	AVERAGE PRICE	\$989,264	\$1,299,849	31.4%
	AVERAGE DOM	158	75	-52.5%

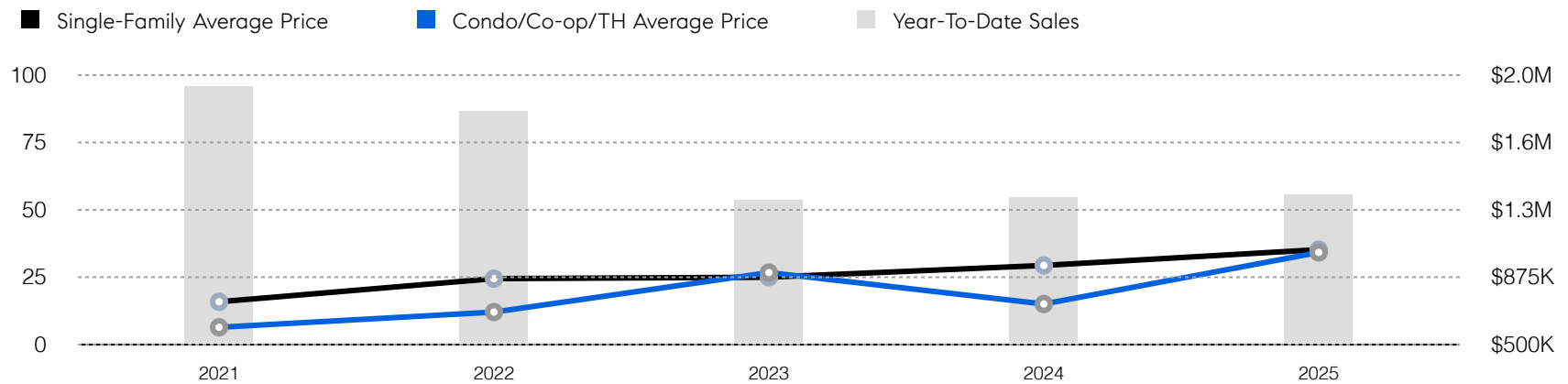
Historic Sales Trends



New Providence

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	57	55	-3.5%
	ACTIVE LISTINGS	8	9	12.5%
	# OF SALES	44	48	9.1%
	SALES VOLUME	\$41,388,098	\$49,374,500	19.3%
	MEDIAN PRICE	\$858,000	\$900,500	5.0%
	AVERAGE PRICE	\$940,639	\$1,028,635	9.4%
	AVERAGE DOM	23	21	-8.7%
Condo/Co-op/TH	CONTRACTS SIGNED	10	7	-30.0%
	ACTIVE LISTINGS	0	6	0.0%
	# OF SALES	10	7	-30.0%
	SALES VOLUME	\$7,260,000	\$7,092,000	-2.3%
	MEDIAN PRICE	\$739,500	\$815,000	10.2%
	AVERAGE PRICE	\$726,000	\$1,013,143	39.6%
	AVERAGE DOM	53	24	-54.7%

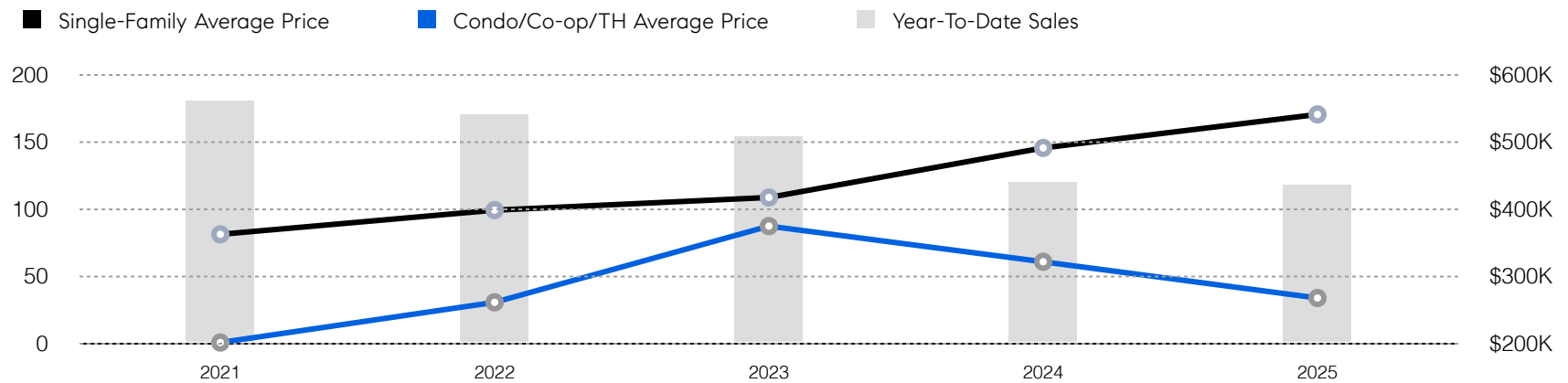
Historic Sales Trends



Plainfield

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	120	133	10.8%
	ACTIVE LISTINGS	49	60	22.4%
	# OF SALES	108	116	7.4%
	SALES VOLUME	\$53,068,567	\$62,782,700	18.3%
	MEDIAN PRICE	\$465,000	\$505,000	8.6%
	AVERAGE PRICE	\$491,376	\$541,230	10.1%
	AVERAGE DOM	46	40	-13.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	5	-50.0%
	ACTIVE LISTINGS	6	3	-50.0%
	# OF SALES	11	1	-90.9%
	SALES VOLUME	\$3,541,000	\$268,000	-92.4%
	MEDIAN PRICE	\$323,000	\$268,000	-17.0%
	AVERAGE PRICE	\$321,909	\$268,000	-16.7%
	AVERAGE DOM	64	77	20.3%

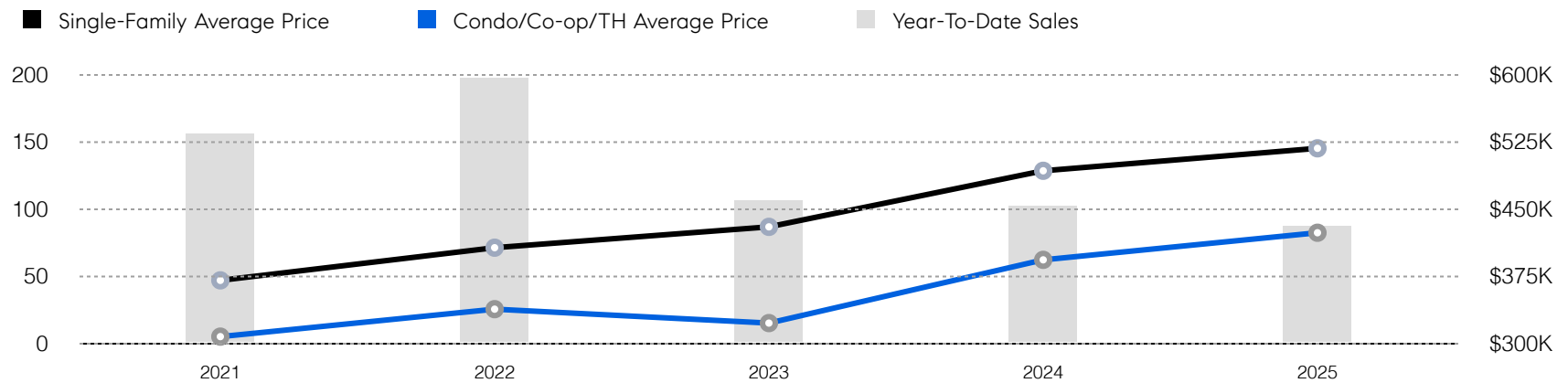
Historic Sales Trends



Rahway

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	109	92	-15.6%
	ACTIVE LISTINGS	34	54	58.8%
	# OF SALES	88	79	-10.2%
	SALES VOLUME	\$43,385,900	\$40,930,100	-5.7%
	MEDIAN PRICE	\$484,750	\$507,000	4.6%
	AVERAGE PRICE	\$493,022	\$518,103	5.1%
	AVERAGE DOM	33	32	-3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	13	12	-7.7%
	ACTIVE LISTINGS	1	9	800.0%
	# OF SALES	13	7	-46.2%
	SALES VOLUME	\$5,116,800	\$2,967,000	-42.0%
	MEDIAN PRICE	\$400,000	\$445,000	11.3%
	AVERAGE PRICE	\$393,600	\$423,857	7.7%
	AVERAGE DOM	26	42	61.5%

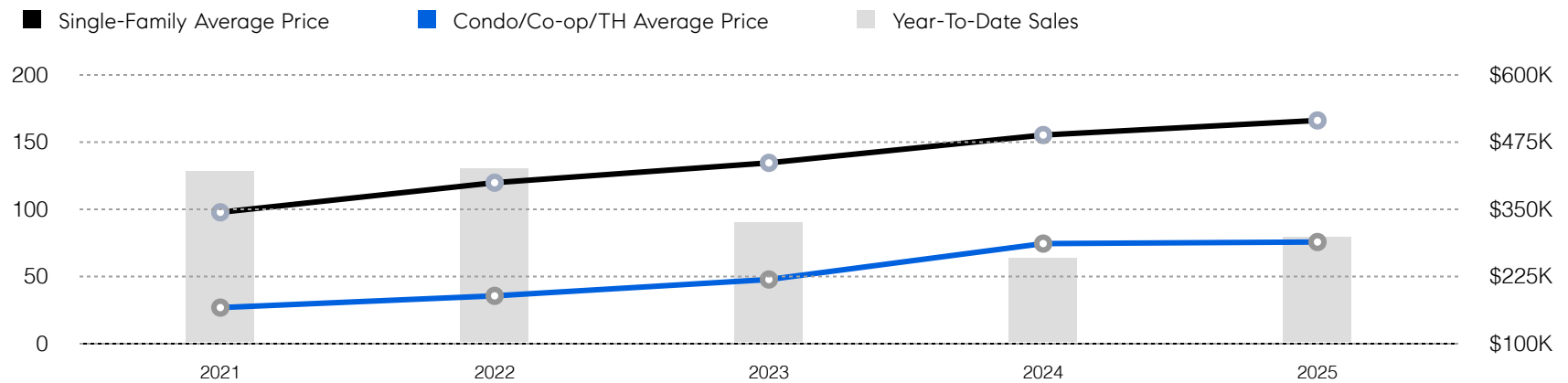
Historic Sales Trends



Roselle

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	69	67	-2.9%
	ACTIVE LISTINGS	35	33	-5.7%
	# OF SALES	58	65	12.1%
	SALES VOLUME	\$28,315,500	\$33,499,900	18.3%
	MEDIAN PRICE	\$483,000	\$488,000	1.0%
	AVERAGE PRICE	\$488,198	\$515,383	5.6%
	AVERAGE DOM	32	44	37.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	14	180.0%
	ACTIVE LISTINGS	5	2	-60.0%
	# OF SALES	4	13	225.0%
	SALES VOLUME	\$1,145,000	\$3,181,000	177.8%
	MEDIAN PRICE	\$287,500	\$218,000	-24.2%
	AVERAGE PRICE	\$286,250	\$289,182	1.0%
	AVERAGE DOM	29	33	13.8%

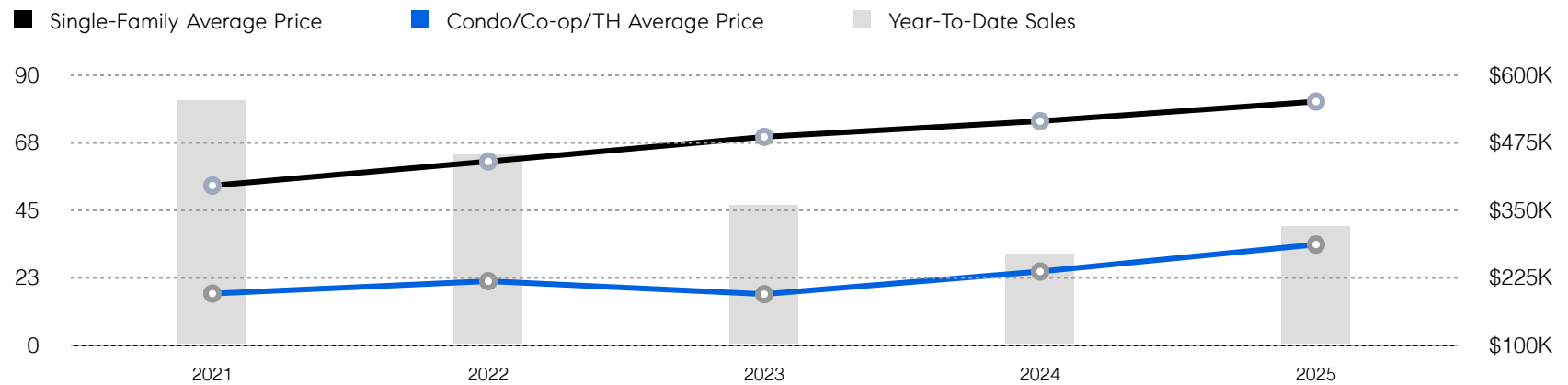
Historic Sales Trends



Roselle Park

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	31	50	61.3%
	ACTIVE LISTINGS	13	20	53.8%
	# OF SALES	26	33	26.9%
	SALES VOLUME	\$13,394,500	\$18,198,400	35.9%
	MEDIAN PRICE	\$500,000	\$550,000	10.0%
	AVERAGE PRICE	\$515,173	\$551,467	7.0%
	AVERAGE DOM	30	29	-3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%
	ACTIVE LISTINGS	0	2	0.0%
	# OF SALES	4	6	50.0%
	SALES VOLUME	\$947,700	\$1,721,000	81.6%
	MEDIAN PRICE	\$237,500	\$290,500	22.3%
	AVERAGE PRICE	\$236,925	\$286,833	21.1%
	AVERAGE DOM	17	19	11.8%

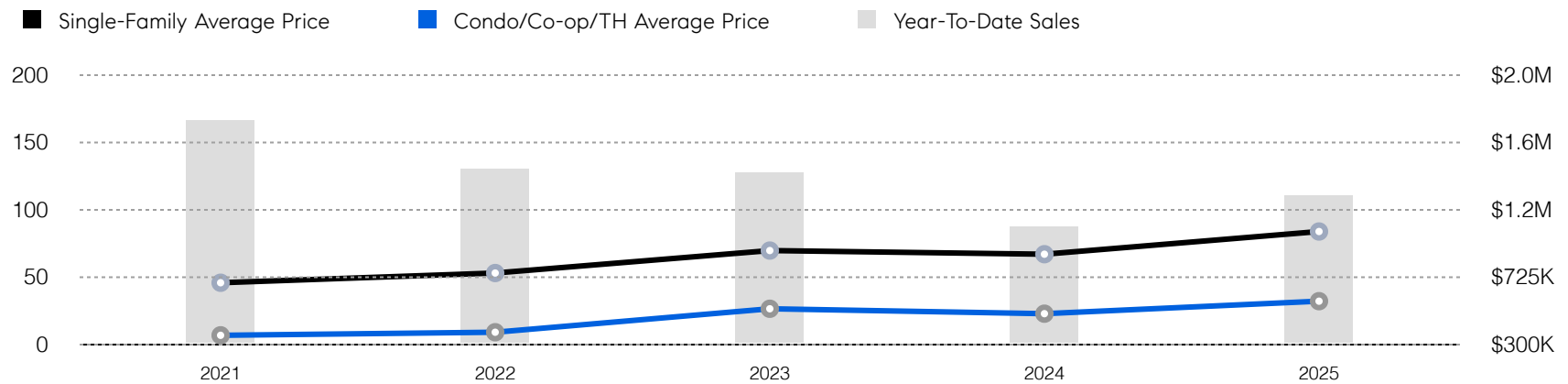
Historic Sales Trends



Scotch Plains

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	101	120	18.8%
	ACTIVE LISTINGS	32	32	0.0%
	# OF SALES	77	99	28.6%
	SALES VOLUME	\$67,007,461	\$100,334,493	49.7%
	MEDIAN PRICE	\$825,000	\$875,000	6.1%
	AVERAGE PRICE	\$870,227	\$1,013,480	16.5%
	AVERAGE DOM	22	30	36.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%
	ACTIVE LISTINGS	3	5	66.7%
	# OF SALES	9	10	11.1%
	SALES VOLUME	\$4,455,000	\$5,739,000	28.8%
	MEDIAN PRICE	\$500,000	\$580,000	16.0%
	AVERAGE PRICE	\$495,000	\$573,900	15.9%
	AVERAGE DOM	16	15	-6.2%

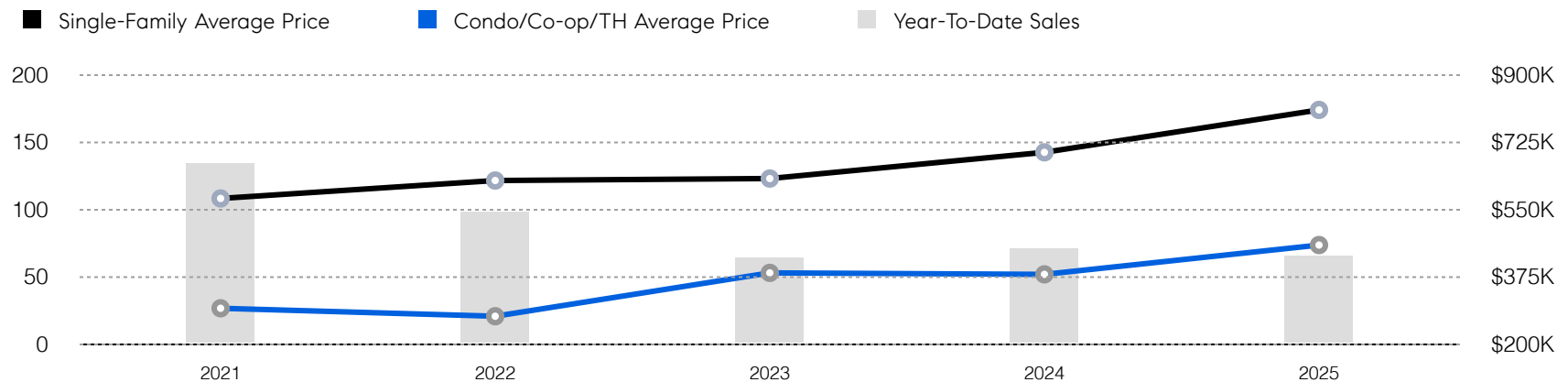
Historic Sales Trends



Springfield

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	71	66	-7.0%
	ACTIVE LISTINGS	21	18	-14.3%
	# OF SALES	56	51	-8.9%
	SALES VOLUME	\$39,163,718	\$41,286,139	5.4%
	MEDIAN PRICE	\$681,900	\$730,000	7.1%
	AVERAGE PRICE	\$699,352	\$809,532	15.8%
	AVERAGE DOM	29	18	-37.9%
Condo/Co-op/TH	CONTRACTS SIGNED	20	18	-10.0%
	ACTIVE LISTINGS	7	3	-57.1%
	# OF SALES	14	13	-7.1%
	SALES VOLUME	\$5,350,000	\$5,958,000	11.4%
	MEDIAN PRICE	\$350,000	\$449,500	28.4%
	AVERAGE PRICE	\$382,143	\$458,308	19.9%
	AVERAGE DOM	16	17	6.3%

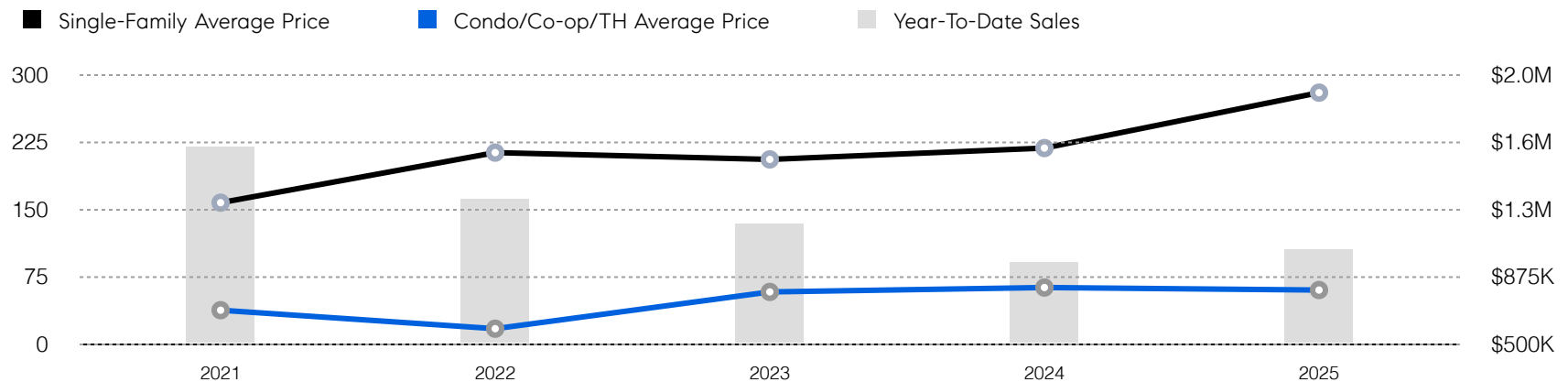
Historic Sales Trends



Summit

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	98	112	14.3%
	ACTIVE LISTINGS	23	32	39.1%
	# OF SALES	76	87	14.5%
	SALES VOLUME	\$121,119,730	\$165,501,166	36.6%
	MEDIAN PRICE	\$1,505,000	\$1,650,000	9.6%
	AVERAGE PRICE	\$1,593,681	\$1,902,312	19.4%
	AVERAGE DOM	17	19	11.8%
Condo/Co-op/TH	CONTRACTS SIGNED	13	23	76.9%
	ACTIVE LISTINGS	1	9	800.0%
	# OF SALES	13	17	30.8%
	SALES VOLUME	\$10,620,000	\$13,650,500	28.5%
	MEDIAN PRICE	\$770,000	\$675,000	-12.3%
	AVERAGE PRICE	\$816,923	\$802,971	-1.7%
	AVERAGE DOM	24	12	-50.0%

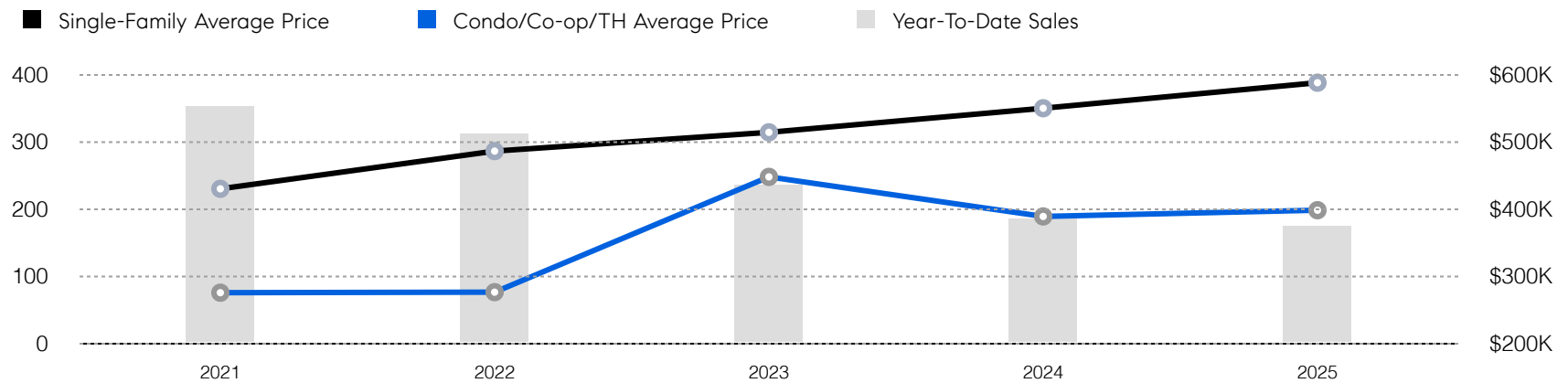
Historic Sales Trends



Union

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	175	176	0.6%
	ACTIVE LISTINGS	49	66	34.7%
	# OF SALES	154	154	0.0%
	SALES VOLUME	\$84,769,900	\$90,622,715	6.9%
	MEDIAN PRICE	\$550,000	\$582,500	5.9%
	AVERAGE PRICE	\$550,454	\$588,459	6.9%
	AVERAGE DOM	31	27	-12.9%
Condo/Co-op/TH	CONTRACTS SIGNED	33	27	-18.2%
	ACTIVE LISTINGS	9	11	22.2%
	# OF SALES	29	18	-37.9%
	SALES VOLUME	\$11,292,900	\$7,176,000	-36.5%
	MEDIAN PRICE	\$375,000	\$372,500	-0.7%
	AVERAGE PRICE	\$389,410	\$398,667	2.4%
	AVERAGE DOM	23	46	100.0%

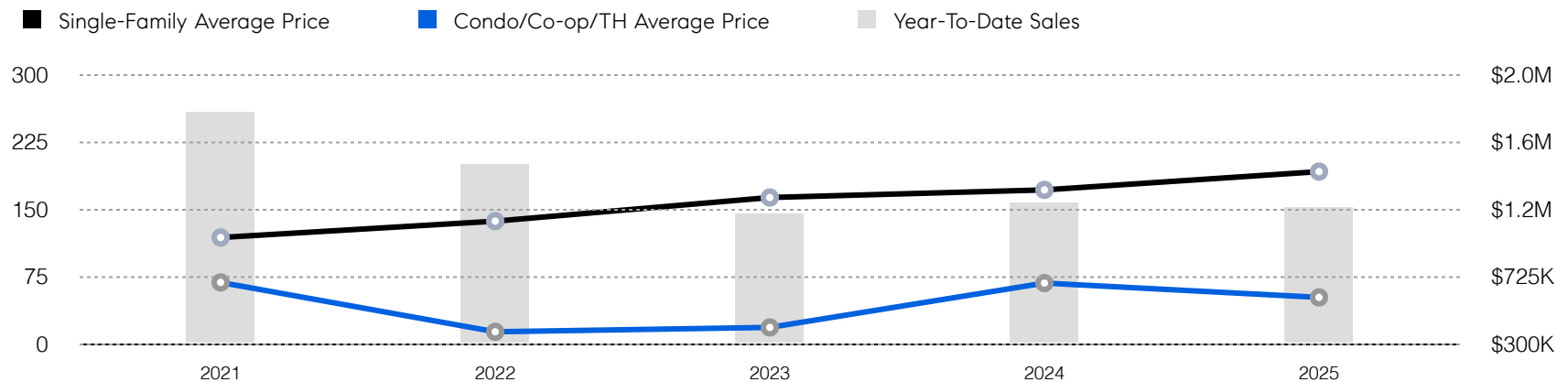
Historic Sales Trends



Westfield

		YTD 2024	YTD 2025	% Change
Single-Family	CONTRACTS SIGNED	169	188	11.2%
	ACTIVE LISTINGS	47	42	-10.6%
	# OF SALES	143	134	-6.3%
	SALES VOLUME	\$182,391,887	\$186,375,524	2.2%
	MEDIAN PRICE	\$1,180,000	\$1,287,500	9.1%
	AVERAGE PRICE	\$1,275,468	\$1,390,862	9.0%
	AVERAGE DOM	22	22	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	17	41.7%
	ACTIVE LISTINGS	2	1	-50.0%
	# OF SALES	13	17	30.8%
	SALES VOLUME	\$8,935,000	\$10,150,000	13.6%
	MEDIAN PRICE	\$679,000	\$640,000	-5.7%
	AVERAGE PRICE	\$687,308	\$597,059	-13.1%
	AVERAGE DOM	28	15	-46.4%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 06/30/2024 vs. 01/01/2025 - 06/30/2025

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