

April 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

842

-5.5% Year-To-Date
2.7% Month-Over-Month

Year-To-Date Contracts

1,092

2.6% Year-To-Date
23.9% Month-Over-Month

Single-Family
Average Sale Price

$803K

-1.6% Year-To-Date
15.4% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$464K

-0.4% Year-To-Date
15.0% Month-Over-Month

Average Days On Market

30

3.4% Year-To-Date
-10.3% Month-Over-Month

Active Listings

644

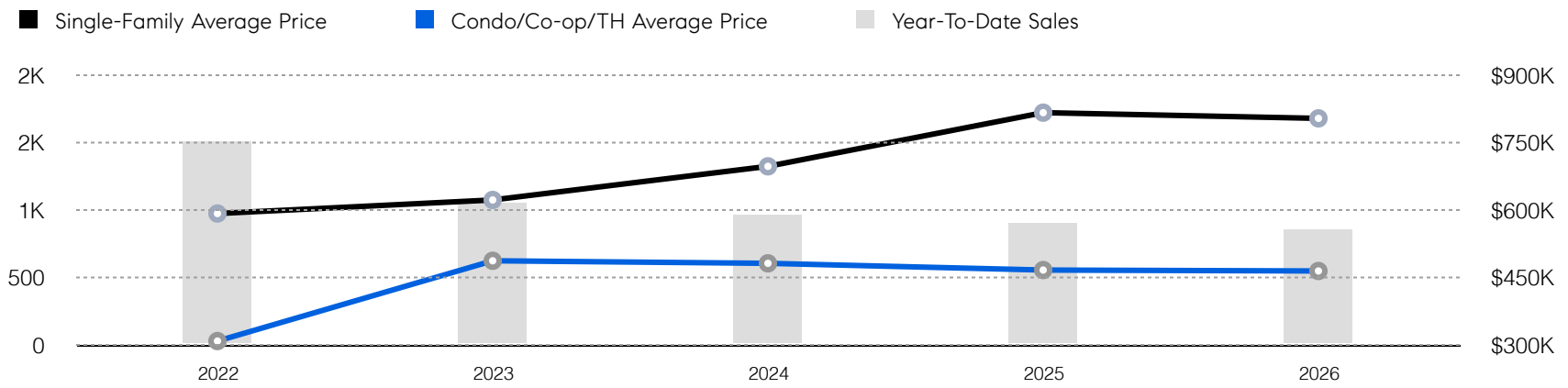
-5.4% Year-Over-Year
15.6% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	954	959	0.5%	274	330	20.4%
	ACTIVE LISTINGS	590	554	-6.1%	590	554	-6.1%
	# OF SALES	795	734	-7.7%	208	204	-1.9%
	SALES VOLUME	$649,269,003	$590,132,624	-9.1%	$191,601,508	$178,252,100	-7.0%
	MEDIAN PRICE	$650,000	$658,250	1.3%	$715,000	$675,000	-5.6%
	AVERAGE PRICE	$816,691	$803,995	-1.6%	$921,161	$873,785	-5.1%
	AVERAGE DOM	35	34	-2.9%	27	31	14.8%
Condo/Co-op/TH	CONTRACTS SIGNED	110	133	20.9%	30	48	60.0%
	ACTIVE LISTINGS	91	90	-1.1%	91	90	-1.1%
	# OF SALES	96	108	12.5%	33	25	-24.2%
	SALES VOLUME	$44,784,400	$50,158,658	12.0%	$16,403,500	$13,482,770	-17.8%
	MEDIAN PRICE	$408,000	$391,500	-4.0%	$385,000	$500,000	29.9%
	AVERAGE PRICE	$466,504	$464,432	-0.4%	$497,076	$539,311	8.5%
	AVERAGE DOM	27	38	40.7%	23	44	91.3%

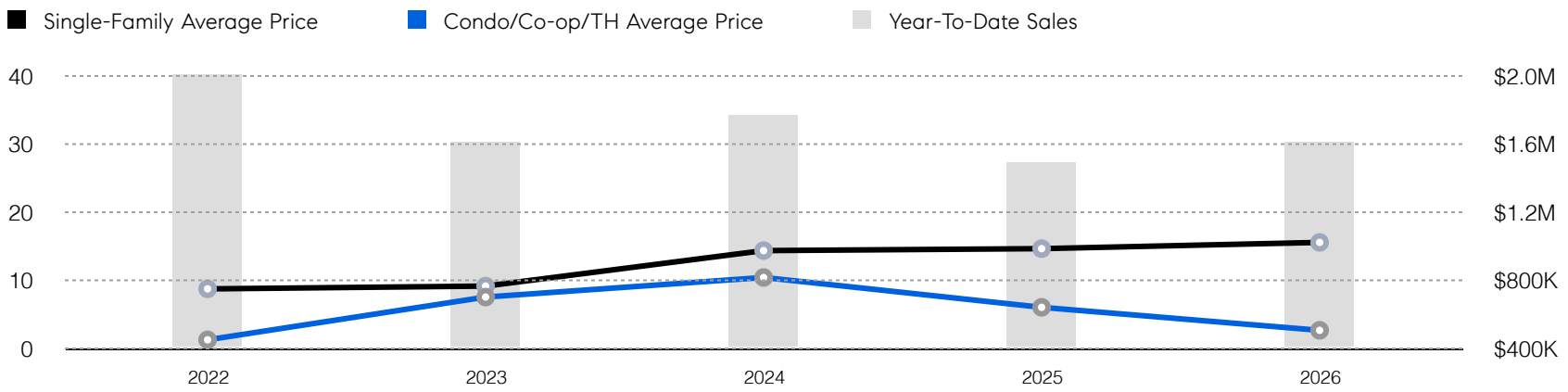
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	30	34	13.3%	8	14	75.0%
	ACTIVE LISTINGS	13	16	23.1%	13	16	23.1%
	# OF SALES	25	22	-12.0%	6	5	-16.7%
	SALES VOLUME	$24,650,838	$22,498,545	-8.7%	$6,957,000	$6,395,118	-8.1%
	MEDIAN PRICE	$907,000	$912,500	0.6%	$1,053,500	$1,200,000	13.9%
	AVERAGE PRICE	$986,034	$1,022,661	3.7%	$1,159,500	$1,279,024	10.3%
	AVERAGE DOM	16	32	100.0%	13	13	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	10	66.7%	2	2	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	2	8	300.0%	1	3	200.0%
	SALES VOLUME	$1,283,000	$4,051,000	215.7%	$611,000	$1,305,000	113.6%
	MEDIAN PRICE	$641,500	$512,500	-20.1%	$611,000	$500,000	-18.2%
	AVERAGE PRICE	$641,500	$506,375	-21.1%	$611,000	$435,000	-28.8%
	AVERAGE DOM	26	50	92.3%	18	80	344.4%

Historic Sales Trends

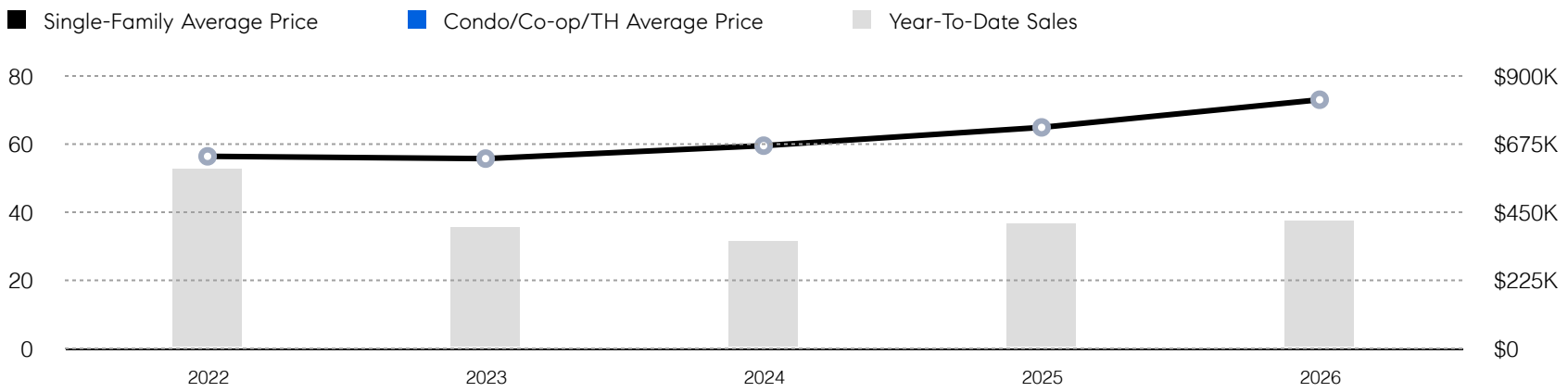


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	39	32	-17.9%	10	10	0.0%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	36	35	-2.8%	7	10	42.9%
	SALES VOLUME	$26,287,500	$28,754,530	9.4%	$4,640,500	$8,353,200	80.0%
	MEDIAN PRICE	$637,500	$725,000	13.7%	$635,000	$644,000	1.4%
	AVERAGE PRICE	$730,208	$821,558	12.5%	$662,929	$835,320	26.0%
	AVERAGE DOM	32	26	-18.7%	23	24	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	$980,000	-	-	-	-
	MEDIAN PRICE	-	$490,000	-	-	-	-
	AVERAGE PRICE	-	$490,000	-	-	-	-
	AVERAGE DOM	-	11	-	-	-	-

Historic Sales Trends

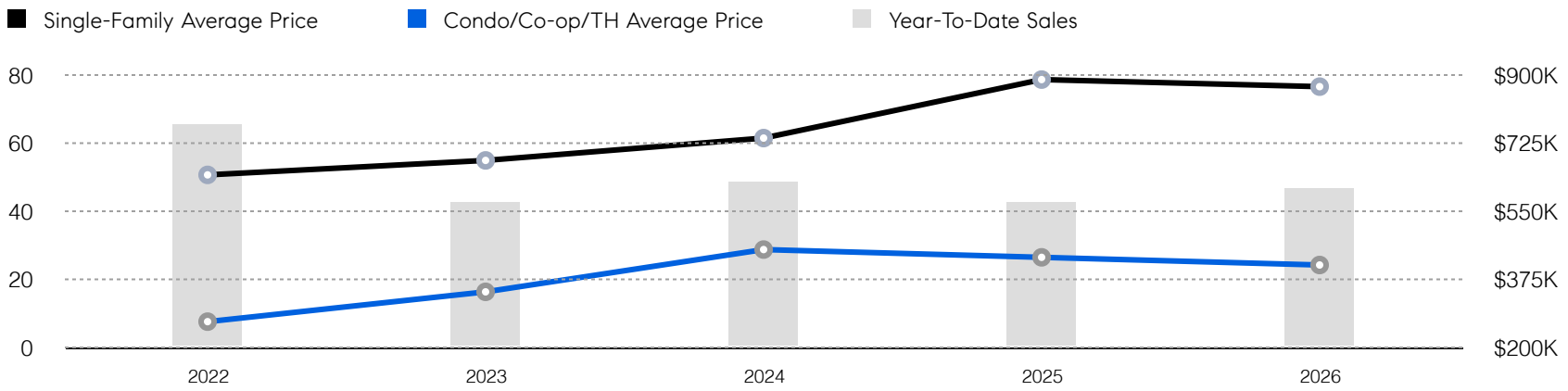


** Line graphs may be hidden due to limited sales data*

Cranford

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	45	48	6.7%	14	21	50.0%
	ACTIVE LISTINGS	21	28	33.3%	21	28	33.3%
	# OF SALES	37	38	2.7%	11	7	-36.4%
	SALES VOLUME	$32,868,598	$33,067,888	0.6%	$11,478,930	$7,014,000	-38.9%
	MEDIAN PRICE	$780,000	$750,000	-3.8%	$775,000	$935,000	20.6%
	AVERAGE PRICE	$888,340	$870,208	-2.0%	$1,043,539	$1,002,000	-4.0%
	AVERAGE DOM	17	21	23.5%	11	8	-27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	8	166.7%	0	3	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	5	8	60.0%	2	0	0.0%
	SALES VOLUME	$2,157,900	$3,295,000	52.7%	$998,000	-	-
	MEDIAN PRICE	$440,000	$360,500	-18.1%	$499,000	-	-
	AVERAGE PRICE	$431,580	$411,875	-4.6%	$499,000	-	-
	AVERAGE DOM	11	32	190.9%	9	-	-

Historic Sales Trends

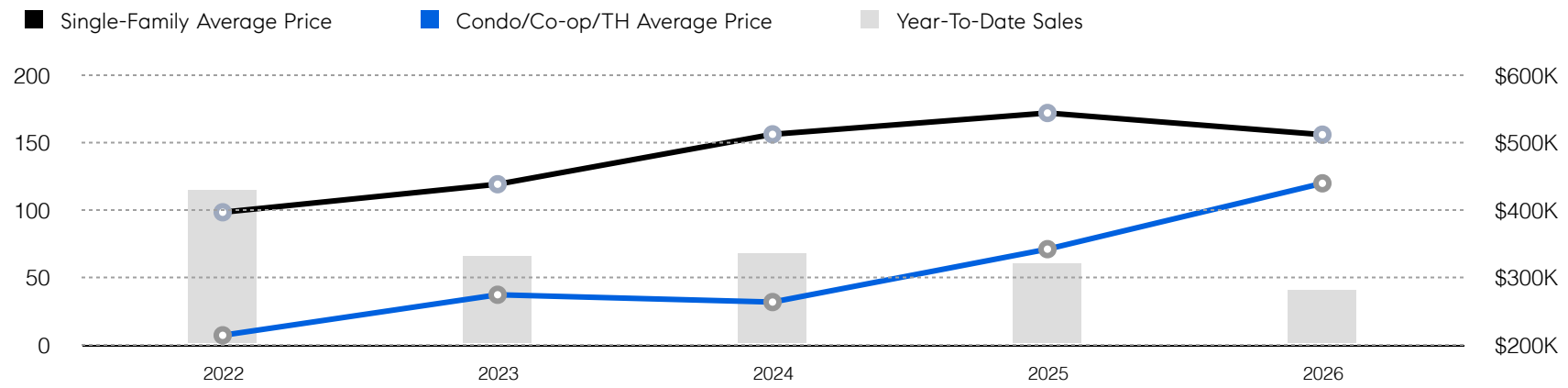


** Line graphs may be hidden due to limited sales data*

Elizabeth

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	42	45	7.1%	11	16	45.5%
	ACTIVE LISTINGS	36	37	2.8%	36	37	2.8%
	# OF SALES	44	30	-31.8%	10	6	-40.0%
	SALES VOLUME	$23,935,000	$15,354,764	-35.8%	$5,690,000	$3,215,000	-43.5%
	MEDIAN PRICE	$550,000	$477,500	-13.2%	$560,000	$492,500	-12.1%
	AVERAGE PRICE	$543,977	$511,825	-5.9%	$569,000	$535,833	-5.8%
	AVERAGE DOM	59	44	-25.4%	83	76	-8.4%
Condo/Co-op/TH	CONTRACTS SIGNED	19	14	-26.3%	4	4	0.0%
	ACTIVE LISTINGS	16	20	25.0%	16	20	25.0%
	# OF SALES	15	9	-40.0%	6	1	-83.3%
	SALES VOLUME	$5,130,000	$3,957,000	-22.9%	$2,168,000	$290,000	-86.6%
	MEDIAN PRICE	$335,000	$335,000	-	$360,000	$290,000	-19.4%
	AVERAGE PRICE	$342,000	$439,667	28.6%	$361,333	$290,000	-19.7%
	AVERAGE DOM	39	55	41.0%	34	15	-55.9%

Historic Sales Trends

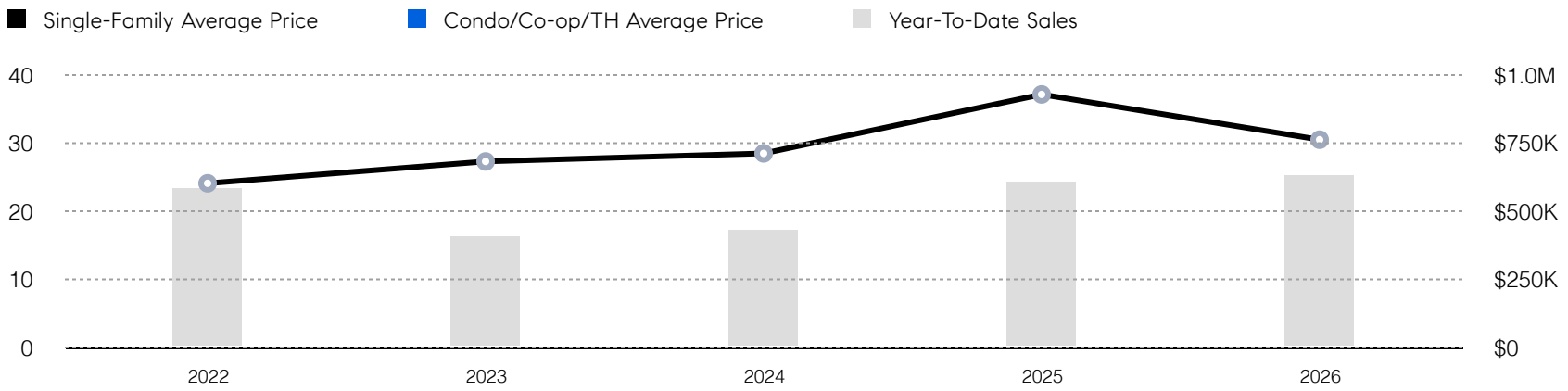


** Line graphs may be hidden due to limited sales data*

Fanwood

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	23	28	21.7%	5	8	60.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	24	25	4.2%	10	9	-10.0%
	SALES VOLUME	$22,294,076	$19,066,500	-14.5%	$9,027,415	$7,166,000	-20.6%
	MEDIAN PRICE	$823,000	$775,000	-5.8%	$823,000	$750,000	-8.9%
	AVERAGE PRICE	$928,920	$762,660	-17.9%	$902,742	$796,222	-11.8%
	AVERAGE DOM	23	27	17.4%	19	37	94.7%
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	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

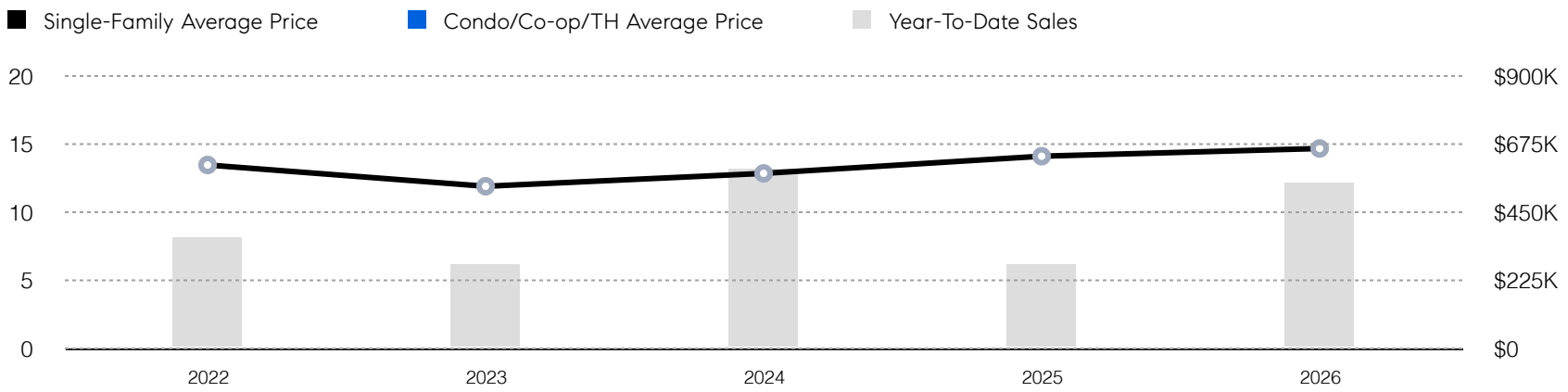


** Line graphs may be hidden due to limited sales data*

Garwood

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	5	10	100.0%	2	5	150.0%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	5	10	100.0%	2	2	0.0%
	SALES VOLUME	$3,175,000	$6,604,508	108.0%	$1,310,000	$1,269,508	-3.1%
	MEDIAN PRICE	$625,000	$637,500	2.0%	$655,000	$634,754	-3.1%
	AVERAGE PRICE	$635,000	$660,451	4.0%	$655,000	$634,754	-3.1%
	AVERAGE DOM	52	18	-65.4%	32	19	-40.6%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	$828,500	$1,579,888	90.7%	-	-	-
	MEDIAN PRICE	$828,500	$789,944	-4.7%	-	-	-
	AVERAGE PRICE	$828,500	$789,944	-4.7%	-	-	-
	AVERAGE DOM	8	35	337.5%	-	-	-

Historic Sales Trends

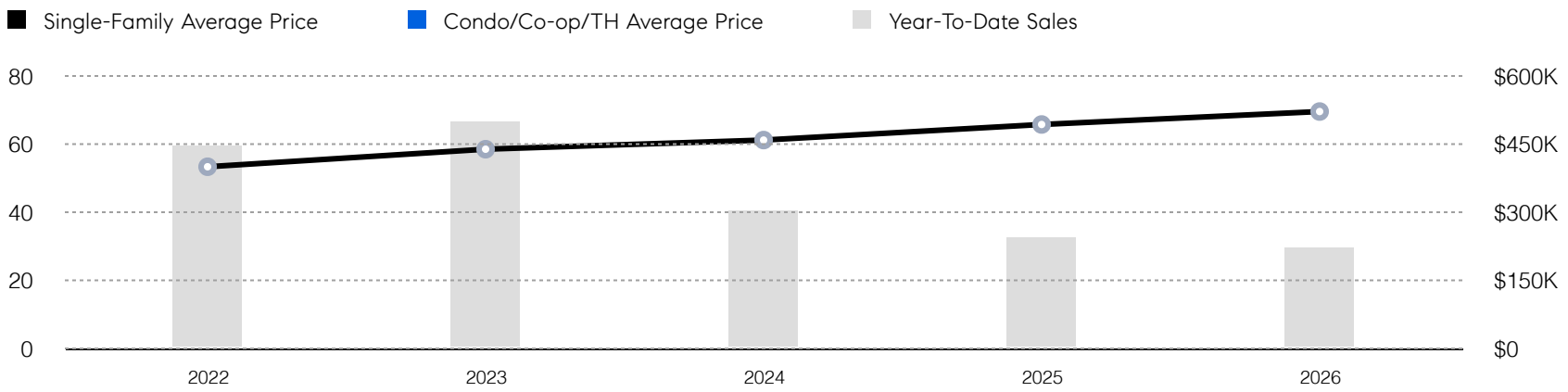


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	45	37	-17.8%	14	14	0.0%
	ACTIVE LISTINGS	28	38	35.7%	28	38	35.7%
	# OF SALES	32	28	-12.5%	11	6	-45.5%
	SALES VOLUME	$15,782,400	$14,607,500	-7.4%	$5,866,900	$3,126,500	-46.7%
	MEDIAN PRICE	$490,000	$511,000	4.3%	$500,000	$503,000	0.6%
	AVERAGE PRICE	$493,200	$521,696	5.8%	$533,355	$521,083	-2.3%
	AVERAGE DOM	36	41	13.9%	36	17	-52.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	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

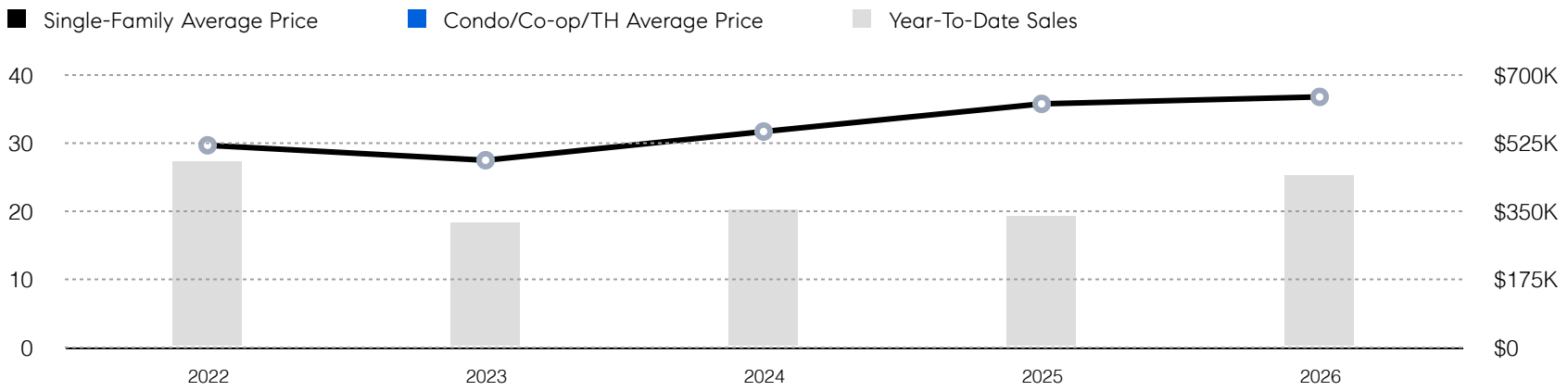


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	22	31	40.9%	7	10	42.9%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	19	25	31.6%	3	6	100.0%
	SALES VOLUME	$11,894,000	$16,096,500	35.3%	$1,810,000	$3,995,000	120.7%
	MEDIAN PRICE	$600,000	$625,000	4.2%	$650,000	$677,500	4.2%
	AVERAGE PRICE	$626,000	$643,860	2.9%	$603,333	$665,833	10.4%
	AVERAGE DOM	30	36	20.0%	15	31	106.7%
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

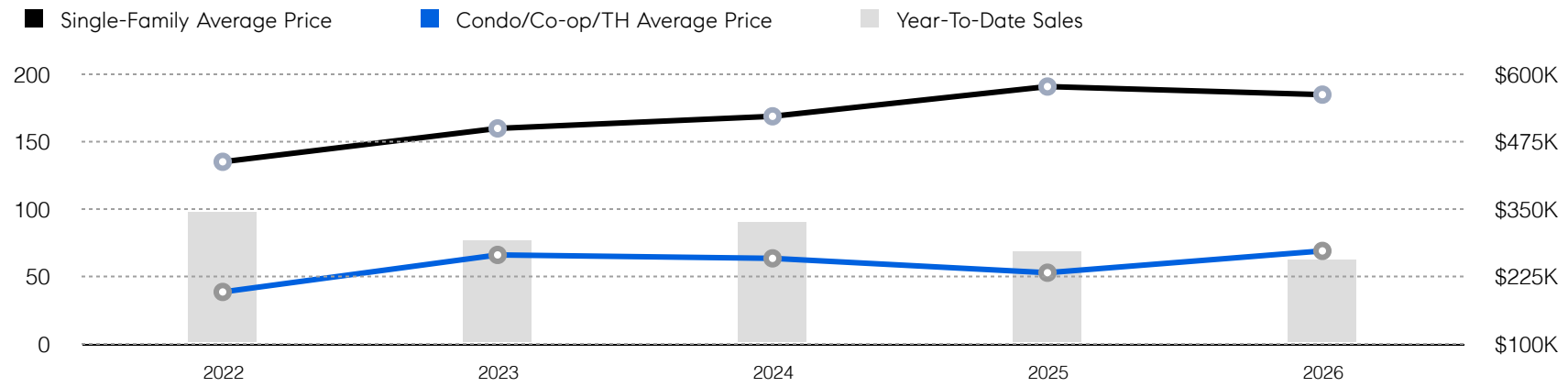


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	64	63	-1.6%	15	14	-6.7%
	ACTIVE LISTINGS	58	54	-6.9%	58	54	-6.9%
	# OF SALES	62	52	-16.1%	11	10	-9.1%
	SALES VOLUME	$35,788,000	$29,237,030	-18.3%	$6,364,000	$5,790,000	-9.0%
	MEDIAN PRICE	$562,500	$542,500	-3.6%	$565,000	$610,000	8.0%
	AVERAGE PRICE	$577,226	$562,251	-2.6%	$578,545	$579,000	0.1%
	AVERAGE DOM	47	49	4.3%	34	54	58.8%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	2	2	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	5	9	80.0%	3	0	0.0%
	SALES VOLUME	$1,160,000	$2,452,000	111.4%	$670,000	-	-
	MEDIAN PRICE	$240,000	$260,000	8.3%	$240,000	-	-
	AVERAGE PRICE	$232,000	$272,444	17.4%	$223,333	-	-
	AVERAGE DOM	20	28	40.0%	20	-	-

Historic Sales Trends

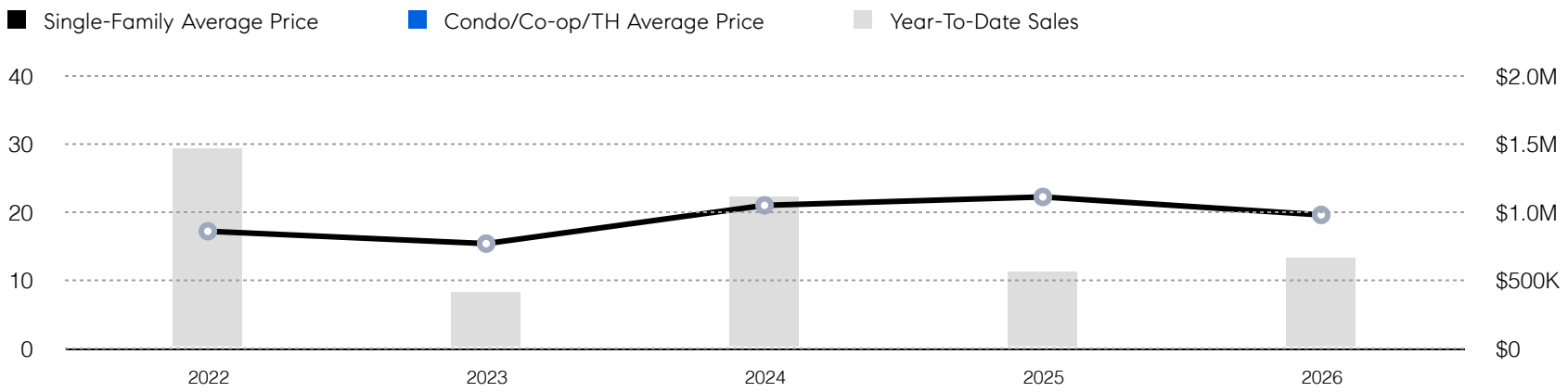


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	15	19	26.7%	4	10	150.0%
	ACTIVE LISTINGS	8	14	75.0%	8	14	75.0%
	# OF SALES	11	12	9.1%	3	1	-66.7%
	SALES VOLUME	$12,233,500	$11,761,599	-3.9%	$3,435,000	$945,600	-72.5%
	MEDIAN PRICE	$1,125,000	$942,800	-16.2%	$990,000	$945,600	-4.5%
	AVERAGE PRICE	$1,112,136	$980,133	-11.9%	$1,145,000	$945,600	-17.4%
	AVERAGE DOM	25	34	36.0%	17	12	-29.4%
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	0	0.0%
	SALES VOLUME	-	$1,499,000	-	-	-	-
	MEDIAN PRICE	-	$1,499,000	-	-	-	-
	AVERAGE PRICE	-	$1,499,000	-	-	-	-
	AVERAGE DOM	-	16	-	-	-	-

Historic Sales Trends

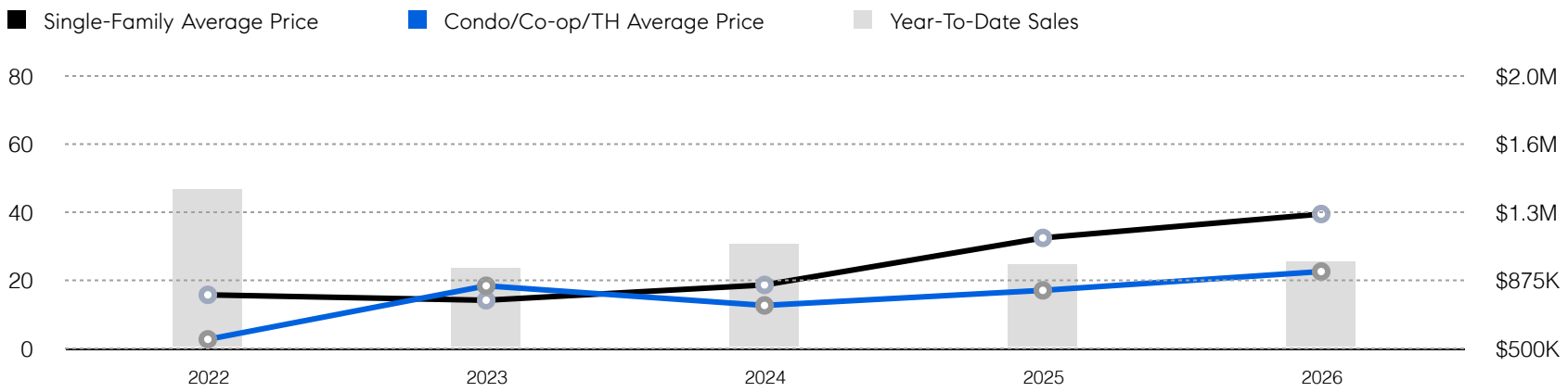


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	28	39	39.3%	9	16	77.8%
	ACTIVE LISTINGS	13	10	-23.1%	13	10	-23.1%
	# OF SALES	20	22	10.0%	3	6	100.0%
	SALES VOLUME	$22,171,500	$27,280,748	23.0%	$3,542,500	$6,842,999	93.2%
	MEDIAN PRICE	$923,000	$1,206,500	30.7%	$900,000	$989,000	9.9%
	AVERAGE PRICE	$1,108,575	$1,240,034	11.9%	$1,180,833	$1,140,500	-3.4%
	AVERAGE DOM	23	19	-17.4%	8	14	75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	1	1	0.0%
	ACTIVE LISTINGS	0	6	0.0%	0	6	0.0%
	# OF SALES	4	3	-25.0%	1	2	100.0%
	SALES VOLUME	$3,279,000	$2,770,000	-15.5%	$1,560,000	$1,445,000	-7.4%
	MEDIAN PRICE	$644,500	$920,000	42.7%	$1,560,000	$722,500	-53.7%
	AVERAGE PRICE	$819,750	$923,333	12.6%	$1,560,000	$722,500	-53.7%
	AVERAGE DOM	13	35	169.2%	14	12	-14.3%

Historic Sales Trends

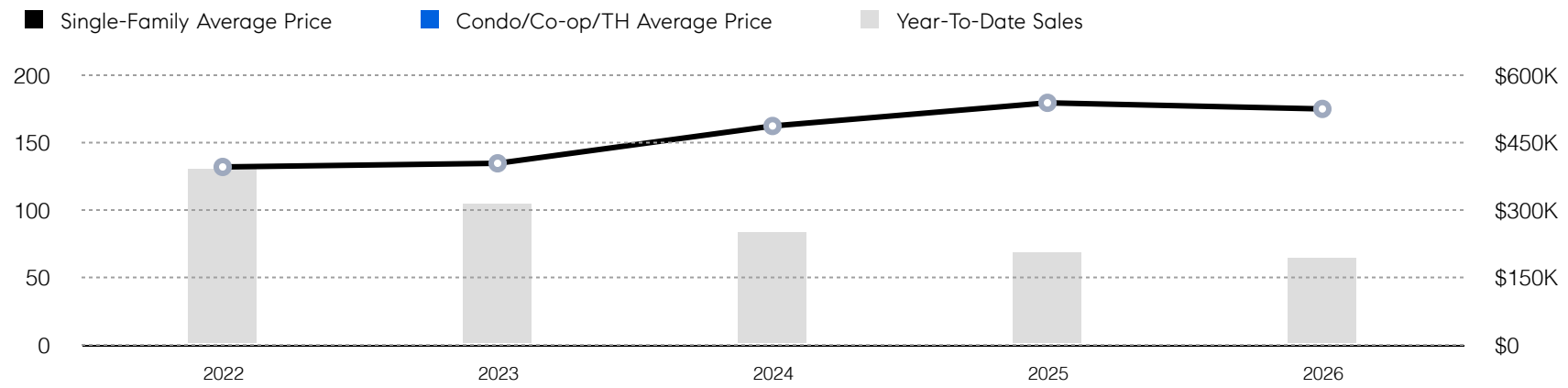


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	82	60	-26.8%	23	12	-47.8%
	ACTIVE LISTINGS	59	66	11.9%	59	66	11.9%
	# OF SALES	67	60	-10.4%	18	22	22.2%
	SALES VOLUME	$36,083,700	$31,500,050	-12.7%	$10,678,900	$11,755,500	10.1%
	MEDIAN PRICE	$500,000	$492,500	-1.5%	$512,000	$475,000	-7.2%
	AVERAGE PRICE	$538,563	$525,001	-2.5%	$593,272	$534,341	-9.9%
	AVERAGE DOM	45	59	31.1%	29	61	110.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	3	200.0%	1	1	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	0	3	0.0%	0	1	0.0%
	SALES VOLUME	-	$860,000	-	-	$285,000	-
	MEDIAN PRICE	-	$285,000	-	-	$285,000	-
	AVERAGE PRICE	-	$286,667	-	-	$285,000	-
	AVERAGE DOM	-	29	-	-	31	-

Historic Sales Trends

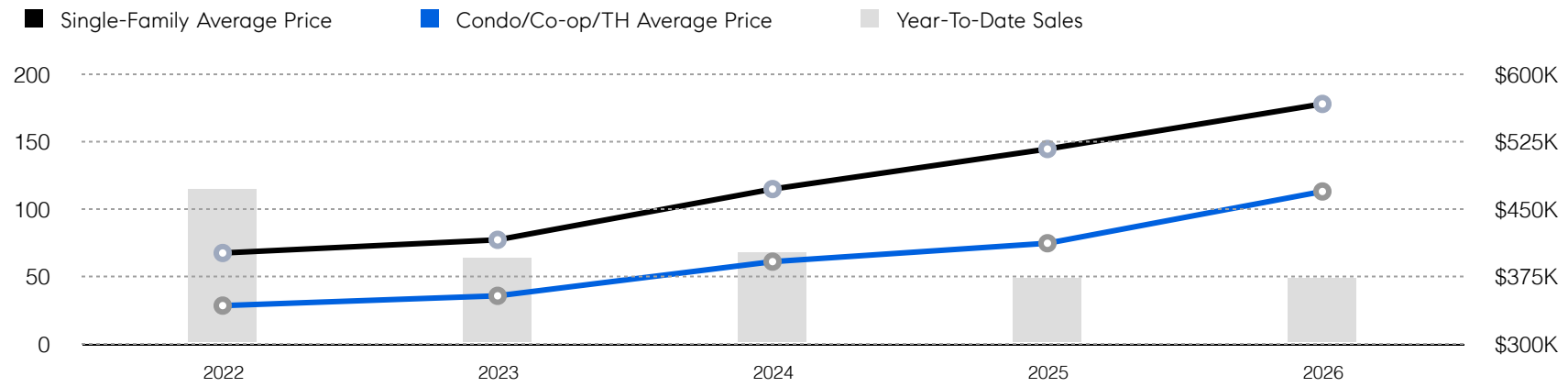


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	57	55	-3.5%	15	17	13.3%
	ACTIVE LISTINGS	36	34	-5.6%	36	34	-5.6%
	# OF SALES	41	42	2.4%	8	15	87.5%
	SALES VOLUME	$21,190,500	$23,814,400	12.4%	$4,249,500	$8,140,000	91.6%
	MEDIAN PRICE	$500,000	$575,000	15.0%	$526,000	$575,000	9.3%
	AVERAGE PRICE	$516,841	$567,010	9.7%	$531,188	$542,667	2.2%
	AVERAGE DOM	35	45	28.6%	47	44	-6.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	9	80.0%	1	5	400.0%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	6	5	-16.7%	3	2	-33.3%
	SALES VOLUME	$2,472,000	$2,348,000	-5.0%	$1,222,000	$1,020,000	-16.5%
	MEDIAN PRICE	$430,000	$486,000	13.0%	$445,000	$510,000	14.6%
	AVERAGE PRICE	$412,000	$469,600	14.0%	$407,333	$510,000	25.2%
	AVERAGE DOM	44	23	-47.7%	34	19	-44.1%

Historic Sales Trends

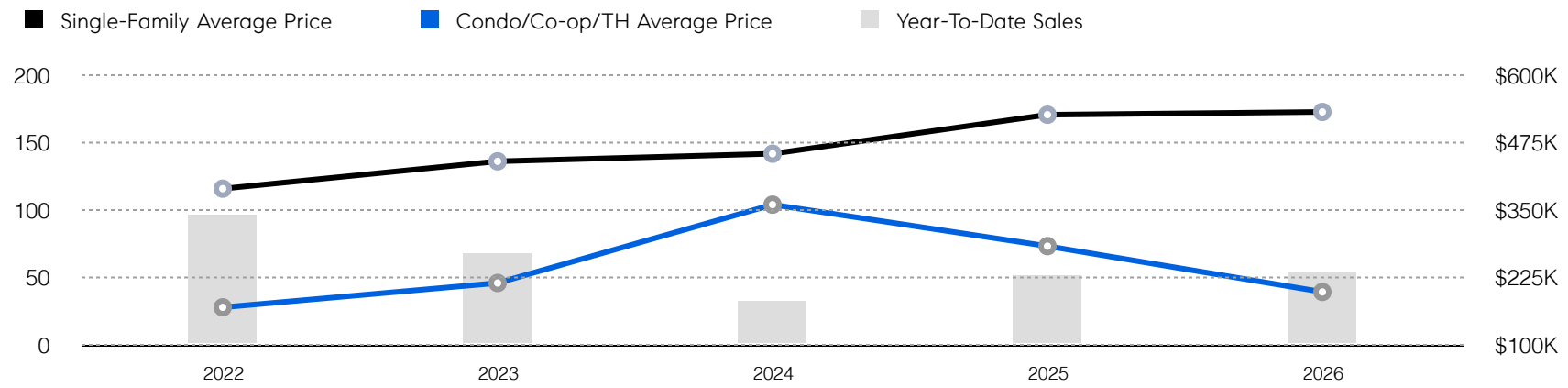


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	44	53	20.5%	12	12	0.0%
	ACTIVE LISTINGS	46	32	-30.4%	46	32	-30.4%
	# OF SALES	41	48	17.1%	8	15	87.5%
	SALES VOLUME	$21,596,400	$25,530,000	18.2%	$4,042,000	$8,048,000	99.1%
	MEDIAN PRICE	$507,000	$540,000	6.5%	$503,000	$474,000	-5.8%
	AVERAGE PRICE	$526,741	$531,875	1.0%	$505,250	$536,533	6.2%
	AVERAGE DOM	46	42	-8.7%	35	30	-14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	0	2	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	9	5	-44.4%	3	1	-66.7%
	SALES VOLUME	$2,548,000	$991,000	-61.1%	$653,000	$175,000	-73.2%
	MEDIAN PRICE	$218,000	$196,000	-10.1%	$218,000	$175,000	-19.7%
	AVERAGE PRICE	$283,111	$198,200	-30.0%	$217,667	$175,000	-19.6%
	AVERAGE DOM	31	51	64.5%	14	91	550.0%

Historic Sales Trends

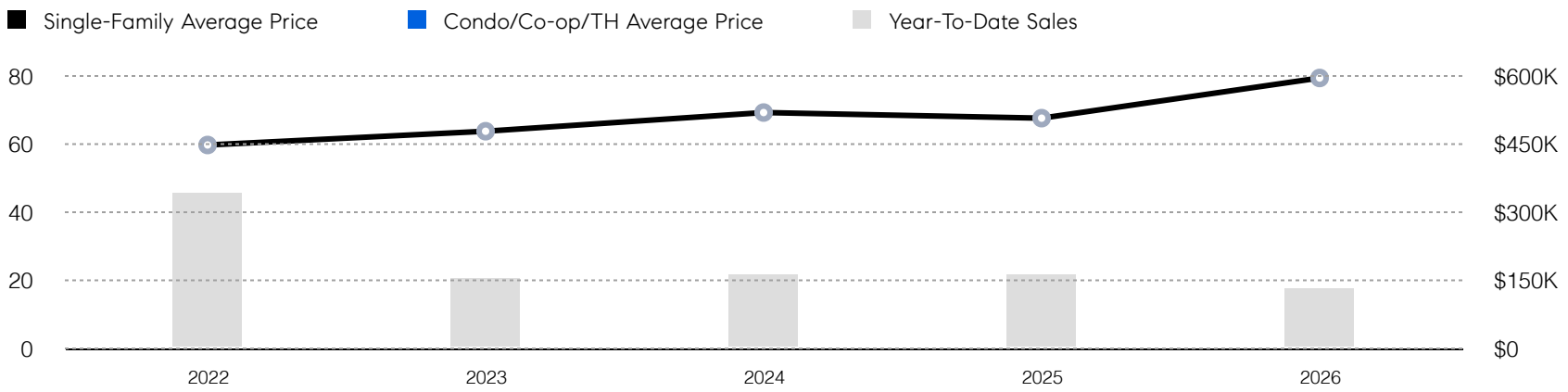


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	23	19	-17.4%	5	6	20.0%
	ACTIVE LISTINGS	15	10	-33.3%	15	10	-33.3%
	# OF SALES	15	16	6.7%	6	4	-33.3%
	SALES VOLUME	$7,607,000	$9,530,000	25.3%	$3,067,000	$2,313,000	-24.6%
	MEDIAN PRICE	$510,000	$580,000	13.7%	$487,500	$585,000	20.0%
	AVERAGE PRICE	$507,133	$595,625	17.4%	$511,167	$578,250	13.1%
	AVERAGE DOM	44	31	-29.5%	49	25	-49.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	6	1	-83.3%	1	0	0.0%
	SALES VOLUME	$1,721,000	$325,000	-81.1%	$315,000	-	-
	MEDIAN PRICE	$290,500	$325,000	11.9%	$315,000	-	-
	AVERAGE PRICE	$286,833	$325,000	13.3%	$315,000	-	-
	AVERAGE DOM	19	83	336.8%	14	-	-

Historic Sales Trends

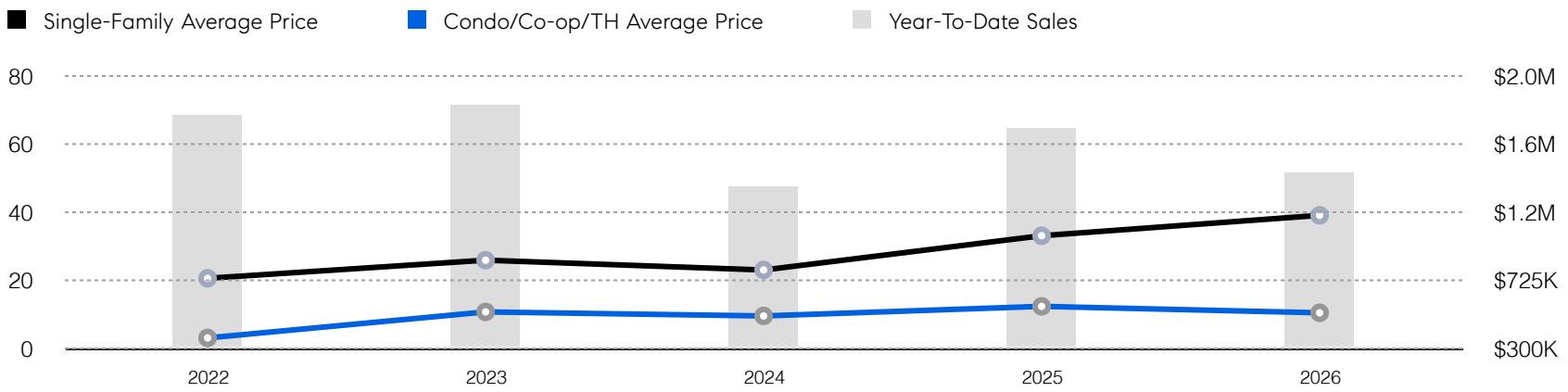


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	76	60	-21.1%	19	23	21.1%
	ACTIVE LISTINGS	29	33	13.8%	29	33	13.8%
	# OF SALES	59	44	-25.4%	16	13	-18.7%
	SALES VOLUME	$59,197,816	$49,739,998	-16.0%	$17,269,500	$16,978,000	-1.7%
	MEDIAN PRICE	$865,000	$970,000	12.1%	$937,000	$975,000	4.1%
	AVERAGE PRICE	$1,003,353	$1,130,455	12.7%	$1,079,344	$1,306,000	21.0%
	AVERAGE DOM	37	29	-21.6%	29	35	20.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	10	25.0%	5	5	0.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	5	7	40.0%	0	1	0.0%
	SALES VOLUME	$2,813,000	$3,657,000	30.0%	-	$320,000	-
	MEDIAN PRICE	$570,000	$549,000	-3.7%	-	$320,000	-
	AVERAGE PRICE	$562,600	$522,429	-7.1%	-	$320,000	-
	AVERAGE DOM	12	36	200.0%	-	25	-

Historic Sales Trends

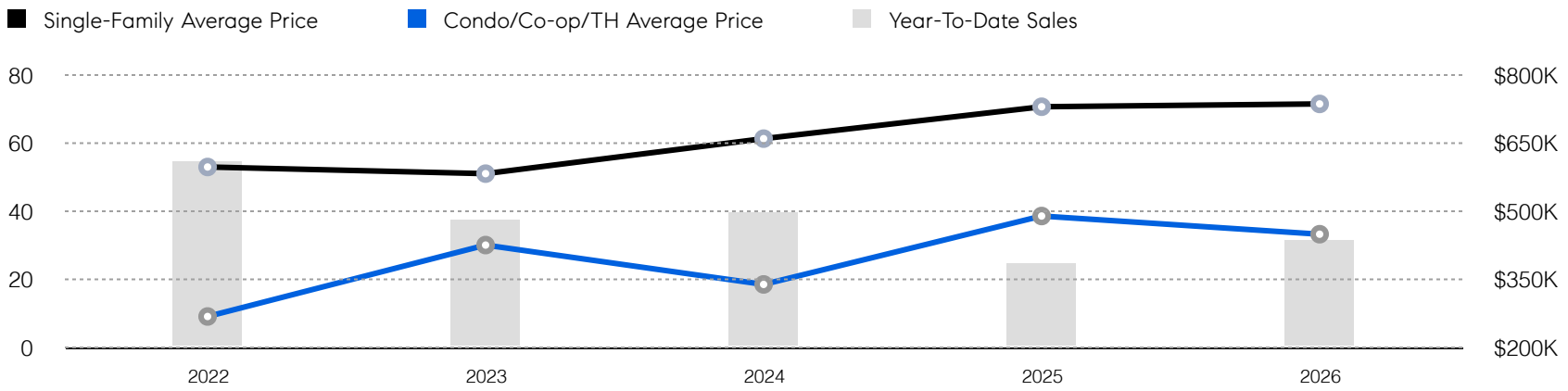


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	29	25	-13.8%	9	12	33.3%
	ACTIVE LISTINGS	24	19	-20.8%	24	19	-20.8%
	# OF SALES	19	19	0.0%	3	4	33.3%
	SALES VOLUME	$13,873,650	$13,991,900	0.9%	$2,235,000	$2,710,000	21.3%
	MEDIAN PRICE	$700,000	$700,000	-	$690,000	$670,000	-2.9%
	AVERAGE PRICE	$730,192	$736,416	0.9%	$745,000	$677,500	-9.1%
	AVERAGE DOM	25	55	120.0%	25	55	120.0%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	3	4	33.3%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	5	12	140.0%	1	3	200.0%
	SALES VOLUME	$2,447,500	$5,393,000	120.3%	$280,000	$1,683,000	501.1%
	MEDIAN PRICE	$495,000	$372,000	-24.8%	$280,000	$622,000	122.1%
	AVERAGE PRICE	$489,500	$449,417	-8.2%	$280,000	$561,000	100.4%
	AVERAGE DOM	21	48	128.6%	27	87	222.2%

Historic Sales Trends

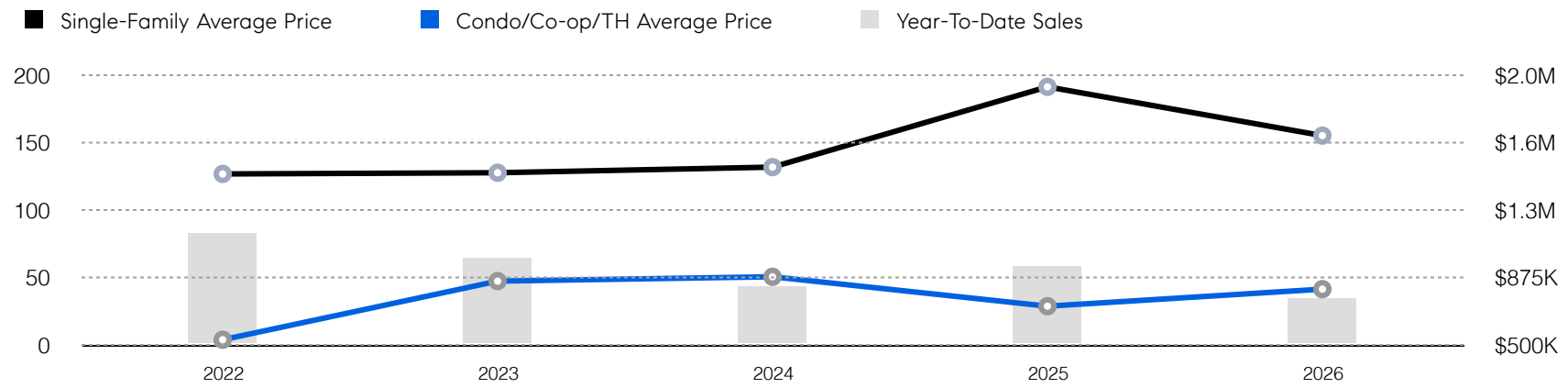


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	64	47	-26.6%	29	20	-31.0%
	ACTIVE LISTINGS	28	17	-39.3%	28	17	-39.3%
	# OF SALES	47	28	-40.4%	13	11	-15.4%
	SALES VOLUME	$90,958,941	$46,591,553	-48.8%	$28,417,000	$16,838,999	-40.7%
	MEDIAN PRICE	$1,699,000	$1,577,500	-7.2%	$2,175,000	$1,580,000	-27.4%
	AVERAGE PRICE	$1,935,297	$1,663,984	-14.0%	$2,185,923	$1,530,818	-30.0%
	AVERAGE DOM	23	22	-4.3%	8	24	200.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	7	-41.7%	2	2	0.0%
	ACTIVE LISTINGS	13	5	-61.5%	13	5	-61.5%
	# OF SALES	10	5	-50.0%	4	2	-50.0%
	SALES VOLUME	$7,152,500	$4,050,000	-43.4%	$3,178,500	$2,600,000	-18.2%
	MEDIAN PRICE	$731,750	$825,000	12.7%	$814,250	$1,300,000	59.7%
	AVERAGE PRICE	$715,250	$810,000	13.2%	$794,625	$1,300,000	63.6%
	AVERAGE DOM	13	14	7.7%	14	8	-42.9%

Historic Sales Trends

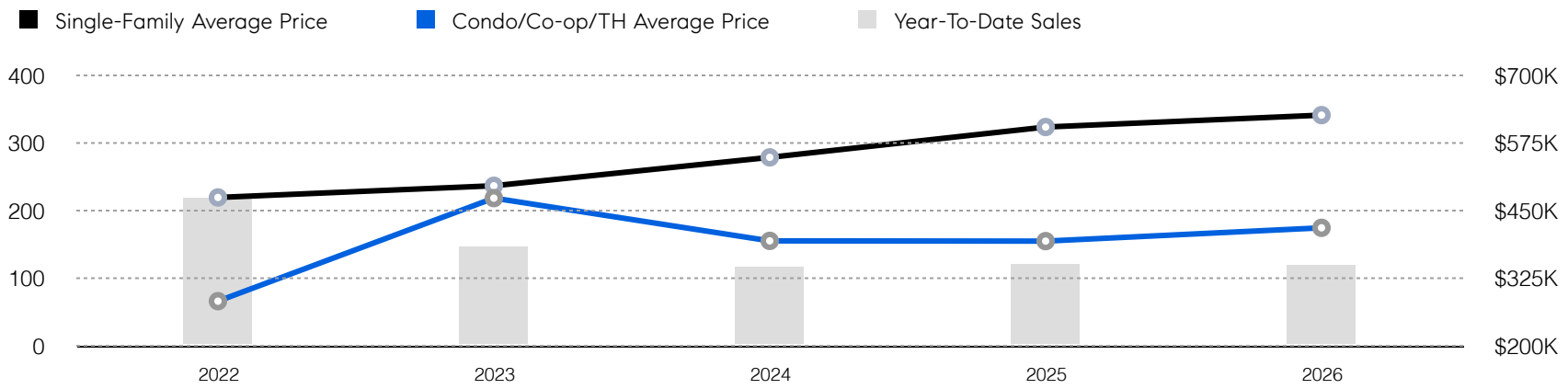


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	107	136	27.1%	31	46	48.4%
	ACTIVE LISTINGS	69	46	-33.3%	69	46	-33.3%
	# OF SALES	107	99	-7.5%	27	23	-14.8%
	SALES VOLUME	$64,682,715	$62,027,849	-4.1%	$16,618,541	$15,396,677	-7.4%
	MEDIAN PRICE	$600,000	$610,000	1.7%	$610,000	$650,010	6.6%
	AVERAGE PRICE	$604,511	$626,544	3.6%	$615,502	$669,421	8.8%
	AVERAGE DOM	28	26	-7.1%	17	18	5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	25	127.3%	4	10	150.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	11	18	63.6%	3	6	100.0%
	SALES VOLUME	$4,329,000	$7,526,495	73.9%	$950,000	$2,394,995	152.1%
	MEDIAN PRICE	$370,000	$381,248	3.0%	$330,000	$352,498	6.8%
	AVERAGE PRICE	$393,545	$418,139	6.2%	$316,667	$399,166	26.1%
	AVERAGE DOM	57	38	-33.3%	47	38	-19.1%

Historic Sales Trends

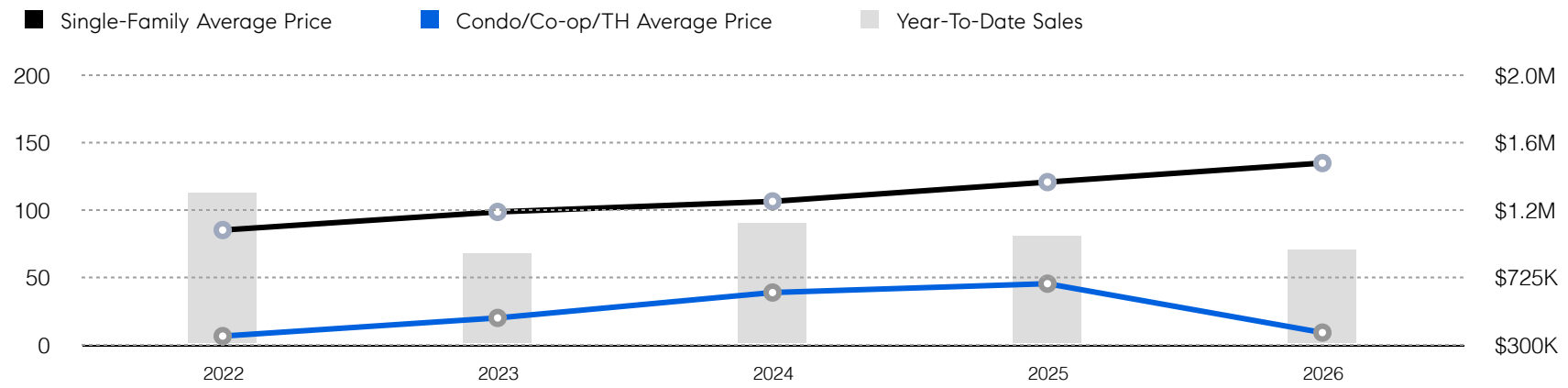


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	97	94	-3.1%	29	33	13.8%
	ACTIVE LISTINGS	47	39	-17.0%	47	39	-17.0%
	# OF SALES	69	63	-8.7%	29	24	-17.2%
	SALES VOLUME	$91,505,869	$91,110,498	-0.4%	$42,570,822	$38,035,999	-10.7%
	MEDIAN PRICE	$1,257,000	$1,400,000	11.4%	$1,375,000	$1,500,000	9.1%
	AVERAGE PRICE	$1,326,172	$1,446,198	9.1%	$1,467,959	$1,584,833	8.0%
	AVERAGE DOM	30	14	-53.3%	17	13	-23.5%
Condo/Co-op/TH	CONTRACTS SIGNED	12	9	-25.0%	3	4	33.3%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	10	6	-40.0%	5	2	-60.0%
	SALES VOLUME	$6,858,000	$2,264,775	-67.0%	$3,798,000	$1,044,775	-72.5%
	MEDIAN PRICE	$702,500	$305,000	-56.6%	$800,000	$522,388	-34.7%
	AVERAGE PRICE	$685,800	$377,463	-45.0%	$759,600	$522,388	-31.2%
	AVERAGE DOM	12	33	175.0%	14	57	307.1%

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 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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.