

February 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

381

-10.8% Year-To-Date
-24.4% Month-Over-Month

Year-To-Date Contracts

427

-4.9% Year-To-Date
33.3% Month-Over-Month

Single-Family
Average Sale Price

$789K

4.1% Year-To-Date
-7.6% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$425K

-7.4% Year-To-Date
26.5% Month-Over-Month

Average Days On Market

36

5.9% Year-To-Date
-13.2% Month-Over-Month

Active Listings

449

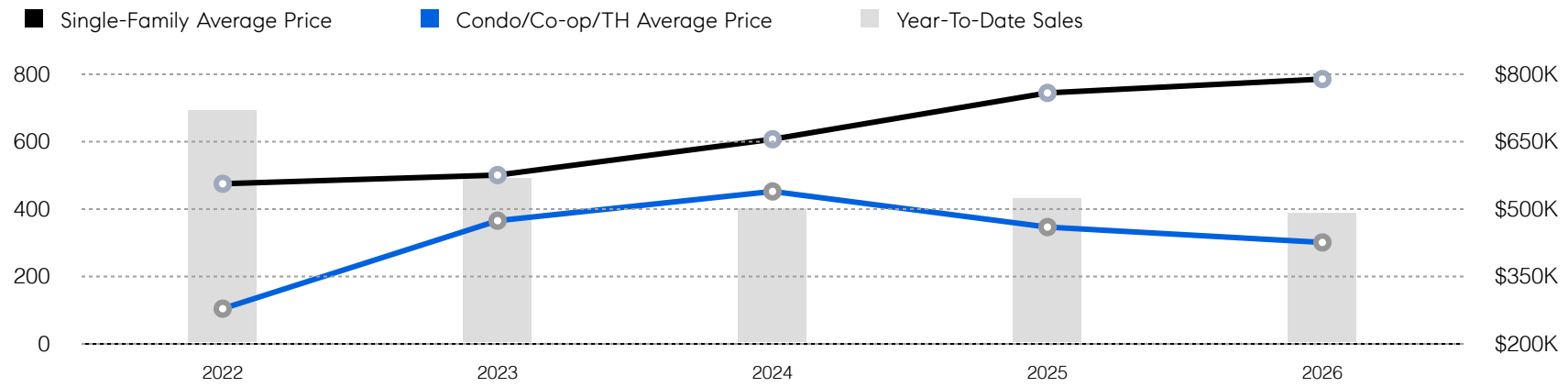
-17.2% Year-Over-Year
-9.1% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	406	375	-7.6%	213	211	-0.9%
	ACTIVE LISTINGS	467	393	-15.8%	467	393	-15.8%
	# OF SALES	382	329	-13.9%	165	146	-11.5%
	SALES VOLUME	$289,762,080	$259,694,909	-10.4%	$122,940,869	$110,219,505	-10.3%
	MEDIAN PRICE	$609,000	$650,000	6.7%	$605,000	$620,000	2.5%
	AVERAGE PRICE	$758,539	$789,346	4.1%	$745,096	$754,928	1.3%
	AVERAGE DOM	37	36	-2.7%	36	37	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	43	52	20.9%	20	33	65.0%
	ACTIVE LISTINGS	75	56	-25.3%	75	56	-25.3%
	# OF SALES	45	52	15.6%	20	18	-10.0%
	SALES VOLUME	$20,698,400	$22,141,888	7.0%	$9,727,000	$8,881,000	-8.7%
	MEDIAN PRICE	$415,000	$355,750	-14.3%	$440,000	$356,000	-19.1%
	AVERAGE PRICE	$459,964	$425,806	-7.4%	$486,350	$493,389	1.4%
	AVERAGE DOM	26	43	65.4%	31	51	64.5%

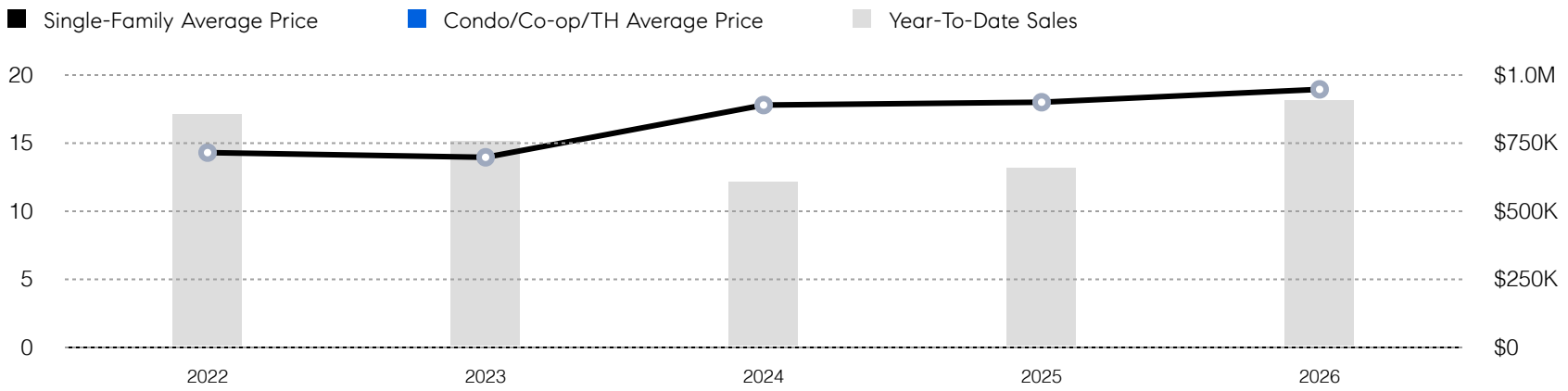
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	11	0.0%	5	5	0.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	13	15	15.4%	3	6	100.0%
	SALES VOLUME	$11,702,838	$14,211,427	21.4%	$3,102,450	$5,038,900	62.4%
	MEDIAN PRICE	$875,000	$900,000	2.9%	$875,000	$900,000	2.9%
	AVERAGE PRICE	$900,218	$947,428	5.2%	$1,034,150	$839,817	-18.8%
	AVERAGE DOM	17	55	223.5%	22	40	81.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	0	3	0.0%	0	0	0.0%
	SALES VOLUME	-	$1,394,000	-	-	-	-
	MEDIAN PRICE	-	$425,000	-	-	-	-
	AVERAGE PRICE	-	$464,667	-	-	-	-
	AVERAGE DOM	-	39	-	-	-	-

Historic Sales Trends

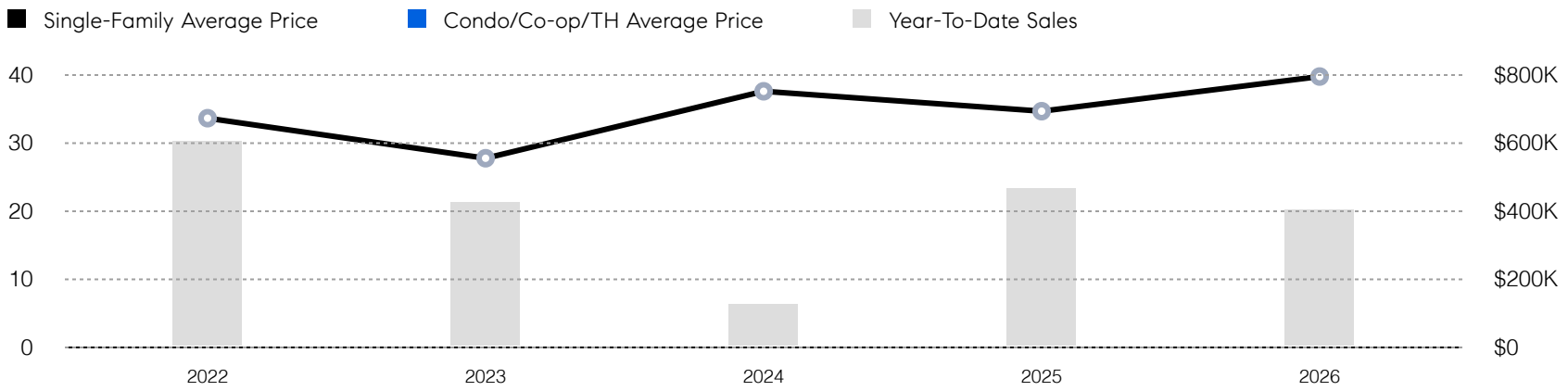


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	18	18	0.0%	8	10	25.0%
	ACTIVE LISTINGS	19	12	-36.8%	19	12	-36.8%
	# OF SALES	23	19	-17.4%	10	9	-10.0%
	SALES VOLUME	$15,958,500	$15,116,830	-5.3%	$7,200,000	$7,521,830	4.5%
	MEDIAN PRICE	$630,000	$739,999	17.5%	$625,000	$800,000	28.0%
	AVERAGE PRICE	$693,848	$795,623	14.7%	$720,000	$835,759	16.1%
	AVERAGE DOM	36	31	-13.9%	25	24	-4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	$340,000	-	-	-	-
	MEDIAN PRICE	-	$340,000	-	-	-	-
	AVERAGE PRICE	-	$340,000	-	-	-	-
	AVERAGE DOM	-	16	-	-	-	-

Historic Sales Trends

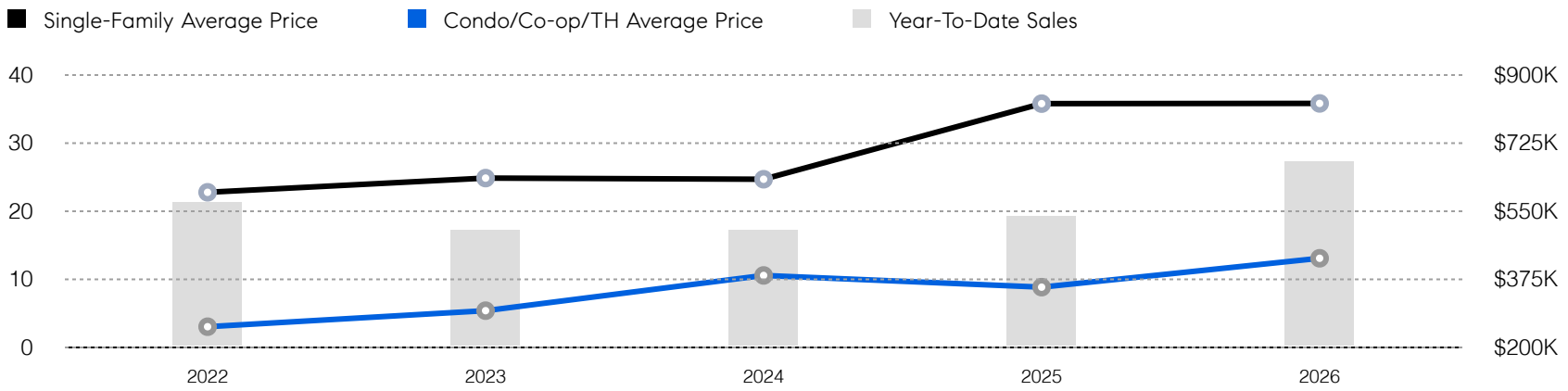


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Cranford

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	18	28.6%	7	9	28.6%
	ACTIVE LISTINGS	26	6	-76.9%	26	6	-76.9%
	# OF SALES	17	21	23.5%	10	9	-10.0%
	SALES VOLUME	$14,051,668	$17,369,000	23.6%	$8,036,668	$8,226,000	2.4%
	MEDIAN PRICE	$775,000	$750,000	-3.2%	$772,500	$750,000	-2.9%
	AVERAGE PRICE	$826,569	$827,095	0.1%	$803,667	$914,000	13.7%
	AVERAGE DOM	14	25	78.6%	16	38	137.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	2	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	2	6	200.0%	0	4	0.0%
	SALES VOLUME	$709,900	$2,575,000	262.7%	-	$1,776,000	-
	MEDIAN PRICE	$354,950	$360,500	1.6%	-	$353,500	-
	AVERAGE PRICE	$354,950	$429,167	20.9%	-	$444,000	-
	AVERAGE DOM	11	30	172.7%	-	23	-

Historic Sales Trends

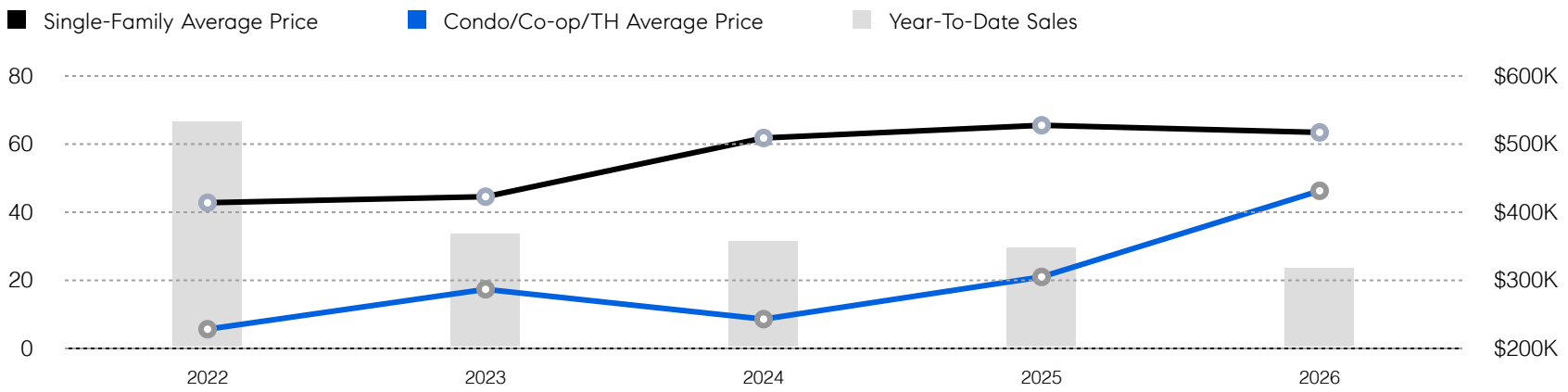


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Elizabeth

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	22	18	-18.2%	10	14	40.0%
	ACTIVE LISTINGS	31	31	0.0%	31	31	0.0%
	# OF SALES	23	16	-30.4%	7	6	-14.3%
	SALES VOLUME	$12,135,000	$8,274,528	-31.8%	$4,281,000	$3,339,528	-22.0%
	MEDIAN PRICE	$550,000	$477,382	-13.2%	$570,000	$479,882	-15.8%
	AVERAGE PRICE	$527,609	$517,158	-2.0%	$611,571	$556,588	-9.0%
	AVERAGE DOM	49	31	-36.7%	54	33	-38.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	4	-63.6%	6	0	0.0%
	ACTIVE LISTINGS	16	19	18.8%	16	19	18.8%
	# OF SALES	6	7	16.7%	3	4	33.3%
	SALES VOLUME	$1,830,000	$3,020,000	65.0%	$1,050,000	$1,665,000	58.6%
	MEDIAN PRICE	$302,500	$335,000	10.7%	$390,000	$342,500	-12.2%
	AVERAGE PRICE	$305,000	$431,429	41.5%	$350,000	$416,250	18.9%
	AVERAGE DOM	27	73	170.4%	30	77	156.7%

Historic Sales Trends

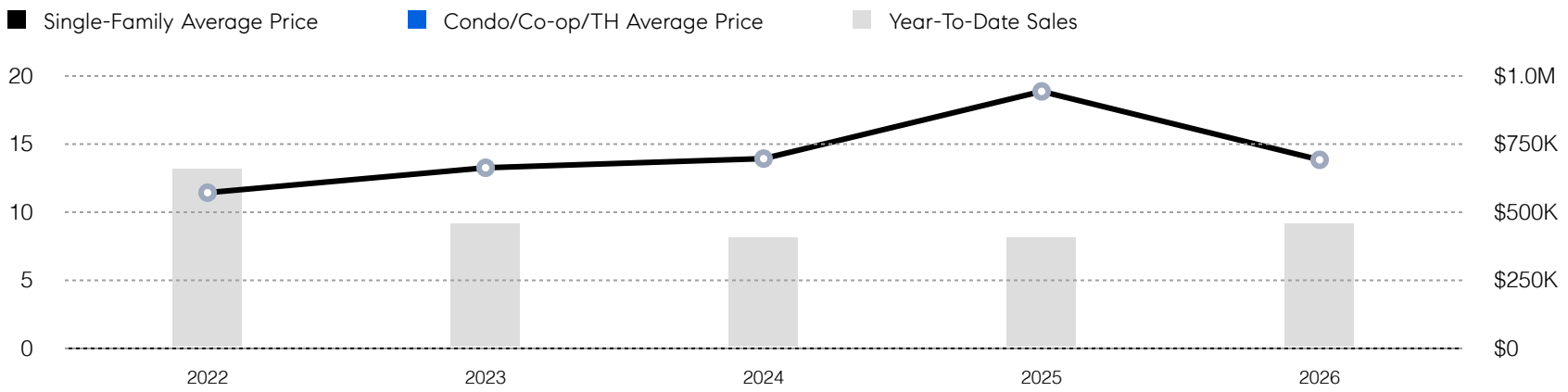


** Line graphs may be hidden due to limited sales data*

Fanwood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	10	-28.6%	12	7	-41.7%
	ACTIVE LISTINGS	6	10	66.7%	6	10	66.7%
	# OF SALES	8	9	12.5%	4	3	-25.0%
	SALES VOLUME	$7,547,500	$6,230,500	-17.4%	$3,941,000	$2,135,000	-45.8%
	MEDIAN PRICE	$820,000	$767,500	-6.4%	$878,000	$650,000	-26.0%
	AVERAGE PRICE	$943,438	$692,278	-26.6%	$985,250	$711,667	-27.8%
	AVERAGE DOM	26	28	7.7%	11	20	81.8%
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

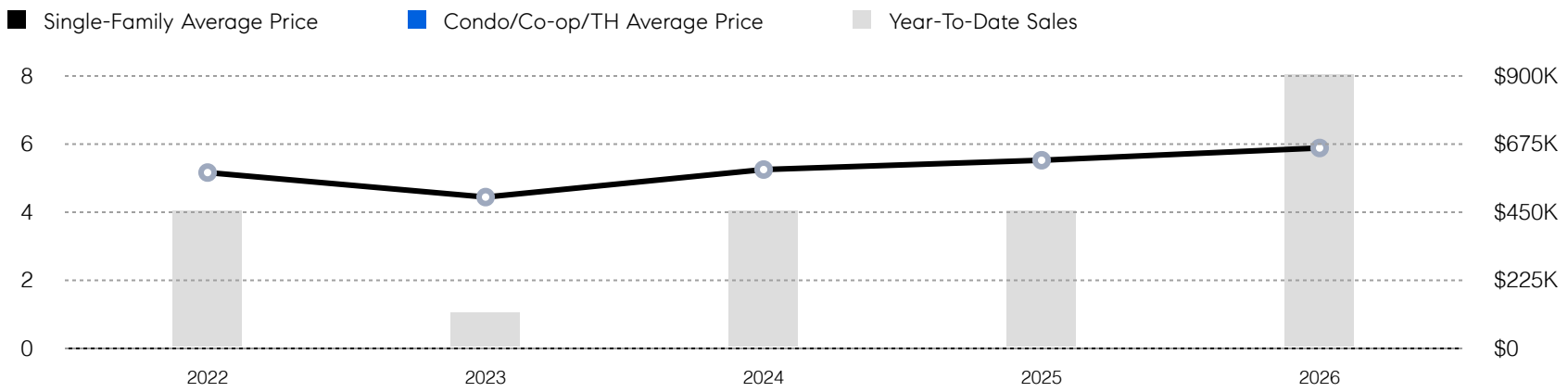


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Garwood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	3	200.0%	0	1	0.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	3	7	133.3%	1	3	200.0%
	SALES VOLUME	$1,865,000	$4,635,000	148.5%	$600,000	$2,226,000	271.0%
	MEDIAN PRICE	$600,000	$615,000	2.5%	$600,000	$686,000	14.3%
	AVERAGE PRICE	$621,667	$662,143	6.5%	$600,000	$742,000	23.7%
	AVERAGE DOM	66	15	-77.3%	7	9	28.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	$828,500	$798,888	-3.6%	-	-	-
	MEDIAN PRICE	$828,500	$798,888	-3.6%	-	-	-
	AVERAGE PRICE	$828,500	$798,888	-3.6%	-	-	-
	AVERAGE DOM	8	43	437.5%	-	-	-

Historic Sales Trends

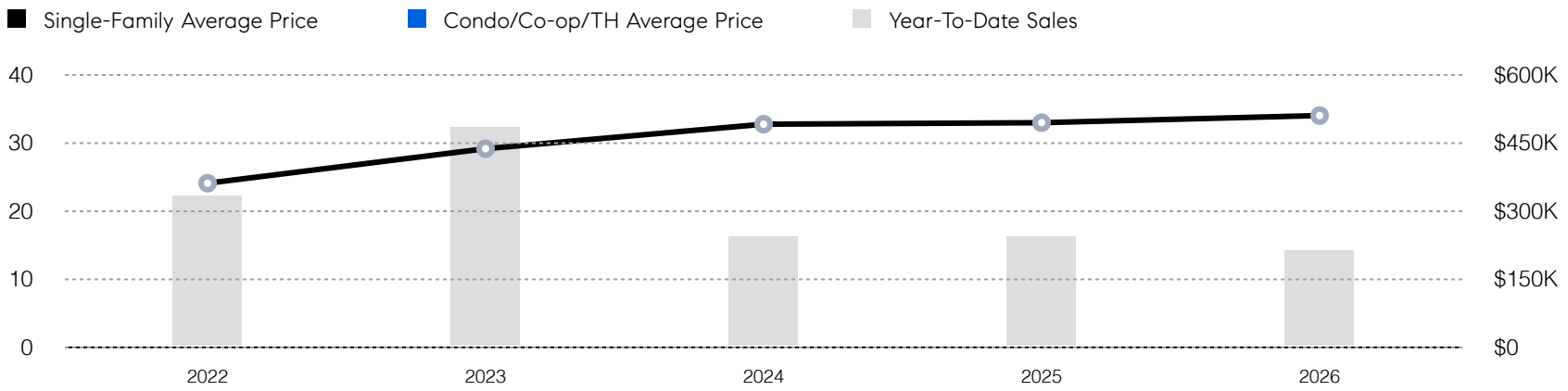


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Hillside

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	21	14	-33.3%	12	11	-8.3%
	ACTIVE LISTINGS	30	23	-23.3%	30	23	-23.3%
	# OF SALES	16	13	-18.7%	6	4	-33.3%
	SALES VOLUME	$7,920,500	$6,640,000	-16.2%	$2,744,500	$1,927,000	-29.8%
	MEDIAN PRICE	$490,000	$495,000	1.0%	$422,000	$503,500	19.3%
	AVERAGE PRICE	$495,031	$510,769	3.2%	$457,417	$481,750	5.3%
	AVERAGE DOM	29	50	72.4%	33	64	93.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	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

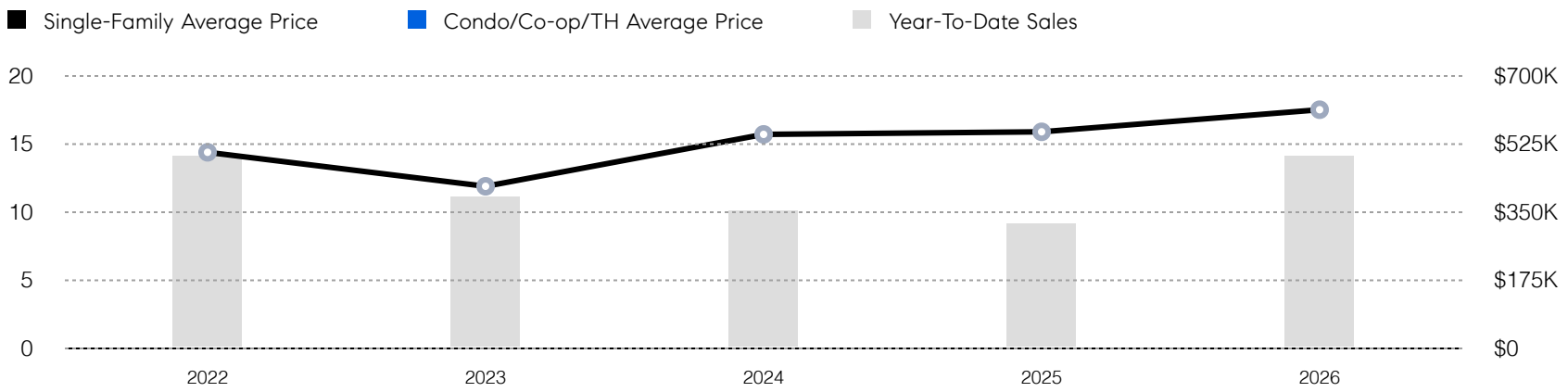


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	13	0.0%	9	5	-44.4%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	9	14	55.6%	6	8	33.3%
	SALES VOLUME	$5,009,000	$8,587,000	71.4%	$3,399,000	$4,644,000	36.6%
	MEDIAN PRICE	$590,000	$567,500	-3.8%	$555,000	$535,000	-3.6%
	AVERAGE PRICE	$556,556	$613,357	10.2%	$566,500	$580,500	2.5%
	AVERAGE DOM	29	40	37.9%	34	27	-20.6%
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

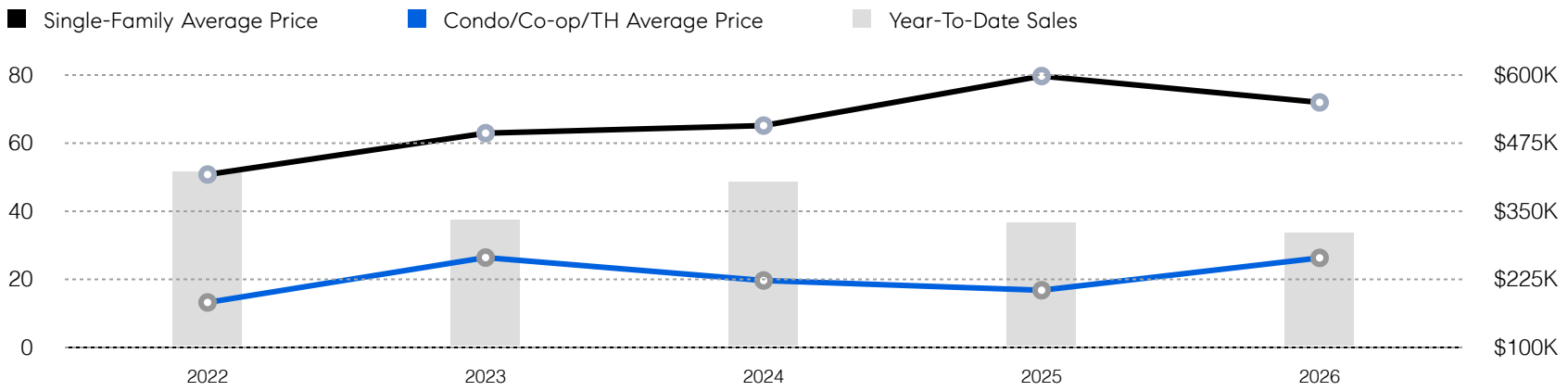


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	29	31	6.9%	9	14	55.6%
	ACTIVE LISTINGS	46	41	-10.9%	46	41	-10.9%
	# OF SALES	35	28	-20.0%	19	16	-15.8%
	SALES VOLUME	$20,935,000	$15,393,400	-26.5%	$10,212,500	$8,527,500	-16.5%
	MEDIAN PRICE	$565,000	$548,500	-2.9%	$560,000	$487,500	-12.9%
	AVERAGE PRICE	$598,143	$549,764	-8.1%	$537,500	$532,969	-0.8%
	AVERAGE DOM	45	54	20.0%	46	53	15.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	1	3	200.0%
	ACTIVE LISTINGS	8	2	-75.0%	8	2	-75.0%
	# OF SALES	1	5	400.0%	1	1	0.0%
	SALES VOLUME	$205,000	$1,322,000	544.9%	$205,000	$260,000	26.8%
	MEDIAN PRICE	$205,000	$243,000	18.5%	$205,000	$260,000	26.8%
	AVERAGE PRICE	$205,000	$264,400	29.0%	$205,000	$260,000	26.8%
	AVERAGE DOM	7	39	457.1%	7	56	700.0%

Historic Sales Trends

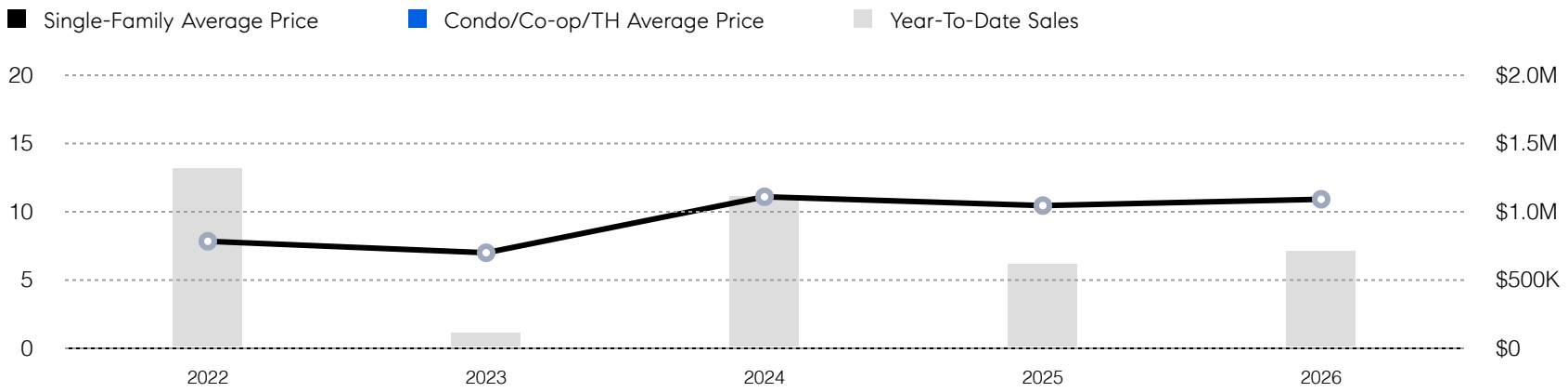


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	6	-25.0%	7	3	-57.1%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	6	7	16.7%	2	4	100.0%
	SALES VOLUME	$6,272,500	$7,640,999	21.8%	$2,790,000	$4,505,999	61.5%
	MEDIAN PRICE	$1,095,000	$965,000	-11.9%	$1,395,000	$970,000	-30.5%
	AVERAGE PRICE	$1,045,417	$1,091,571	4.4%	$1,395,000	$1,126,500	-19.2%
	AVERAGE DOM	34	34	0.0%	8	39	387.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	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

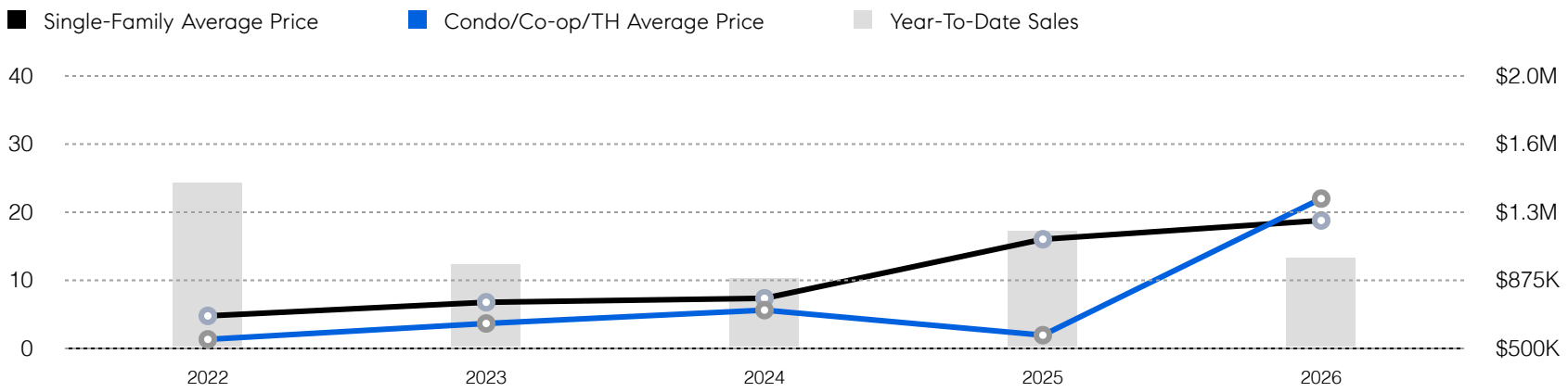


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	11	10.0%	3	7	133.3%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	14	12	-14.3%	5	2	-60.0%
	SALES VOLUME	$15,416,000	$14,453,749	-6.2%	$4,730,000	$2,596,250	-45.1%
	MEDIAN PRICE	$1,030,000	$1,112,500	8.0%	$750,000	$1,298,125	73.1%
	AVERAGE PRICE	$1,101,143	$1,204,479	9.4%	$946,000	$1,298,125	37.2%
	AVERAGE DOM	29	11	-62.1%	37	8	-78.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	3	1	-66.7%	0	1	0.0%
	SALES VOLUME	$1,719,000	$1,325,000	-22.9%	-	$1,325,000	-
	MEDIAN PRICE	$490,000	$1,325,000	170.4%	-	$1,325,000	-
	AVERAGE PRICE	$573,000	$1,325,000	131.2%	-	$1,325,000	-
	AVERAGE DOM	13	80	515.4%	-	80	-

Historic Sales Trends

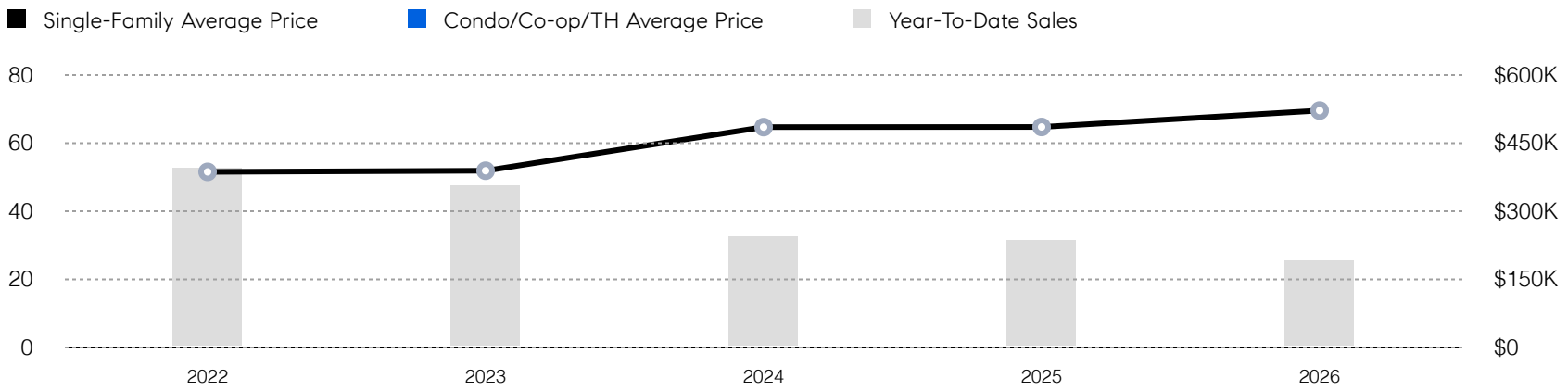


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	34	32	-5.9%	15	17	13.3%
	ACTIVE LISTINGS	53	45	-15.1%	53	45	-15.1%
	# OF SALES	31	24	-22.6%	15	13	-13.3%
	SALES VOLUME	$15,053,800	$12,521,550	-16.8%	$6,929,800	$6,895,000	-0.5%
	MEDIAN PRICE	$492,000	$499,775	1.6%	$449,900	$530,000	17.8%
	AVERAGE PRICE	$485,606	$521,731	7.4%	$461,987	$530,385	14.8%
	AVERAGE DOM	45	48	6.7%	50	50	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	$170,000	-	-	-	-
	MEDIAN PRICE	-	$170,000	-	-	-	-
	AVERAGE PRICE	-	$170,000	-	-	-	-
	AVERAGE DOM	-	47	-	-	-	-

Historic Sales Trends

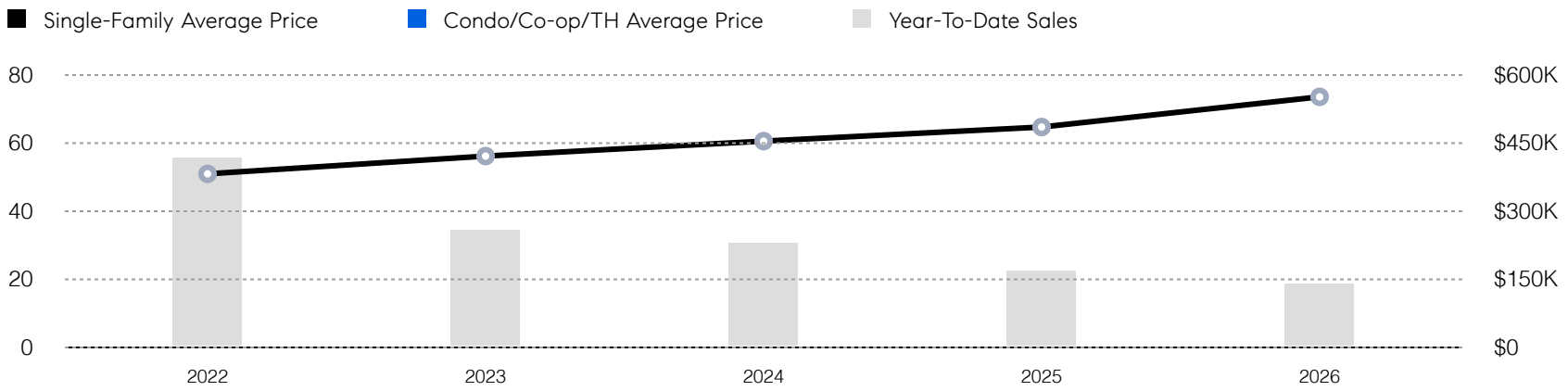


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	20	20	0.0%	12	5	-58.3%
	ACTIVE LISTINGS	36	45	25.0%	36	45	25.0%
	# OF SALES	20	16	-20.0%	7	9	28.6%
	SALES VOLUME	$9,710,000	$8,831,500	-9.0%	$3,452,000	$5,117,000	48.2%
	MEDIAN PRICE	$464,250	$557,500	20.1%	$500,000	$545,000	9.0%
	AVERAGE PRICE	$485,500	$551,969	13.7%	$493,143	$568,556	15.3%
	AVERAGE DOM	39	60	53.8%	28	60	114.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	2	1	-50.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	$790,000	$911,000	15.3%	-	-	-
	MEDIAN PRICE	$395,000	$455,500	15.3%	-	-	-
	AVERAGE PRICE	$395,000	$455,500	15.3%	-	-	-
	AVERAGE DOM	24	17	-29.2%	-	-	-

Historic Sales Trends

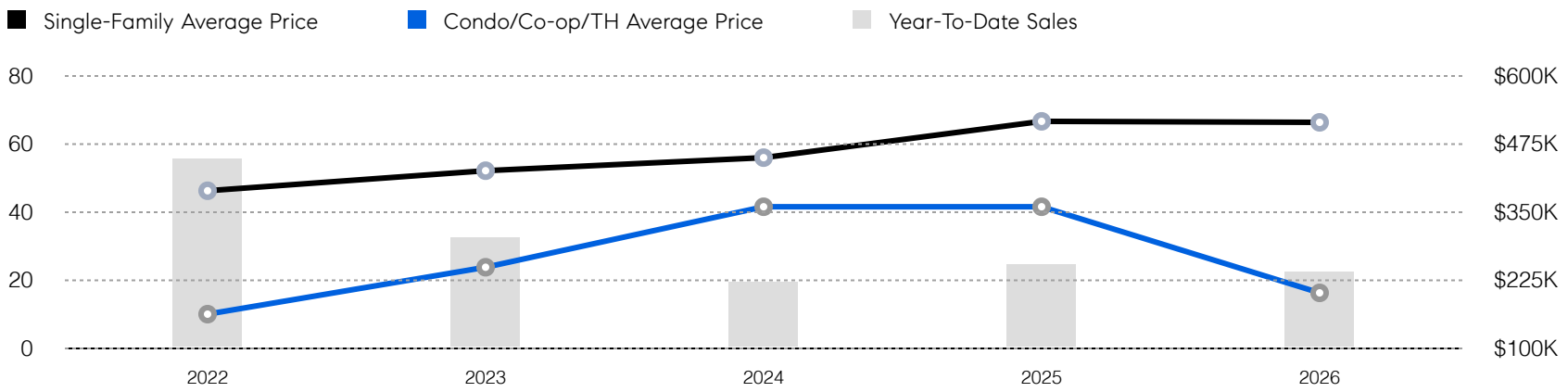


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	21	29	38.1%	10	17	70.0%
	ACTIVE LISTINGS	38	25	-34.2%	38	25	-34.2%
	# OF SALES	21	19	-9.5%	9	8	-11.1%
	SALES VOLUME	$10,852,400	$9,784,000	-9.8%	$4,729,500	$4,540,000	-4.0%
	MEDIAN PRICE	$479,000	$520,000	8.6%	$525,000	$572,500	9.0%
	AVERAGE PRICE	$516,781	$514,947	-0.4%	$525,500	$567,500	8.0%
	AVERAGE DOM	49	59	20.4%	37	47	27.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	3	2	-33.3%
	ACTIVE LISTINGS	5	1	-80.0%	5	1	-80.0%
	# OF SALES	3	3	0.0%	2	1	-50.0%
	SALES VOLUME	$1,080,000	$606,000	-43.9%	$880,000	$190,000	-78.4%
	MEDIAN PRICE	$440,000	$196,000	-55.5%	$440,000	$190,000	-56.8%
	AVERAGE PRICE	$360,000	$202,000	-43.9%	$440,000	$190,000	-56.8%
	AVERAGE DOM	50	50	0.0%	29	96	231.0%

Historic Sales Trends

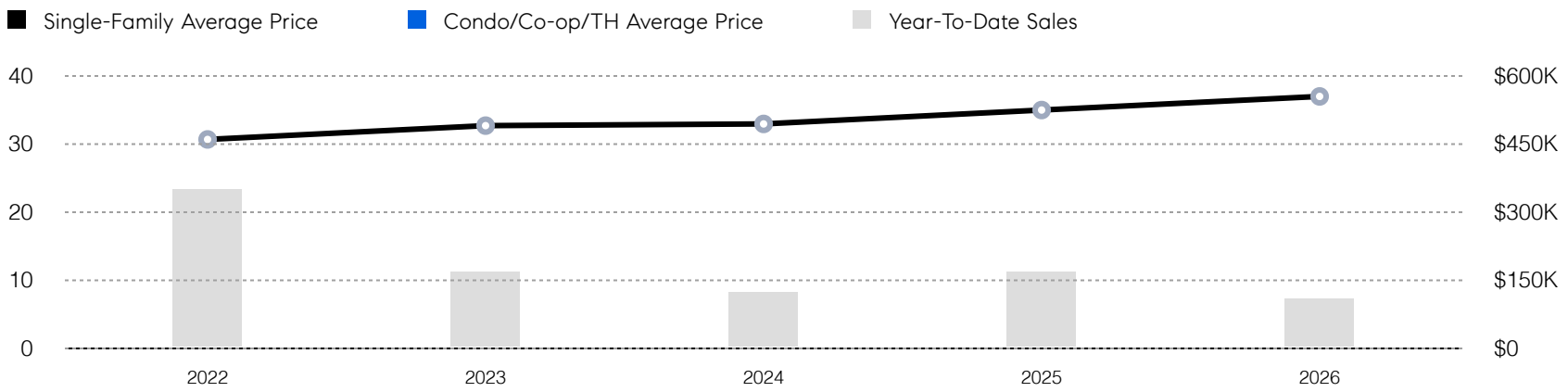


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	8	-11.1%	6	5	-16.7%
	ACTIVE LISTINGS	18	10	-44.4%	18	10	-44.4%
	# OF SALES	7	6	-14.3%	5	2	-60.0%
	SALES VOLUME	$3,675,000	$3,330,000	-9.4%	$2,550,000	$990,000	-61.2%
	MEDIAN PRICE	$525,000	$565,000	7.6%	$500,000	$495,000	-1.0%
	AVERAGE PRICE	$525,000	$555,000	5.7%	$510,000	$495,000	-2.9%
	AVERAGE DOM	45	19	-57.8%	41	16	-61.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	4	1	-75.0%	0	0	0.0%
	SALES VOLUME	$1,138,000	$325,000	-71.4%	-	-	-
	MEDIAN PRICE	$290,500	$325,000	11.9%	-	-	-
	AVERAGE PRICE	$284,500	$325,000	14.2%	-	-	-
	AVERAGE DOM	18	83	361.1%	-	-	-

Historic Sales Trends

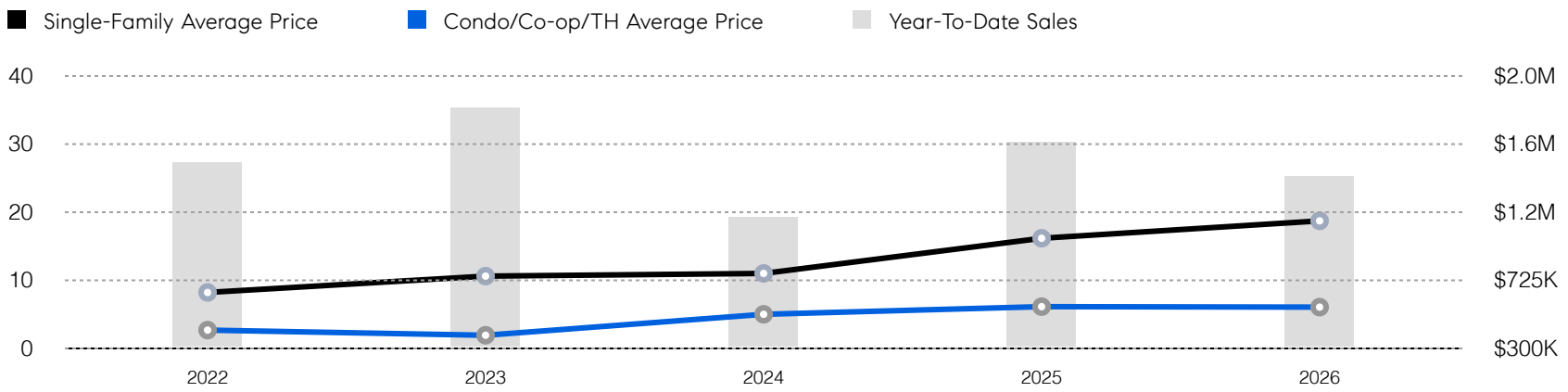


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	38	28	-26.3%	21	15	-28.6%
	ACTIVE LISTINGS	21	22	4.8%	21	22	4.8%
	# OF SALES	26	19	-26.9%	11	9	-18.2%
	SALES VOLUME	$25,673,400	$20,823,999	-18.9%	$11,759,401	$10,604,999	-9.8%
	MEDIAN PRICE	$798,751	$965,000	20.8%	$740,000	$999,999	35.1%
	AVERAGE PRICE	$987,438	$1,096,000	11.0%	$1,069,036	$1,178,333	10.2%
	AVERAGE DOM	43	30	-30.2%	55	38	-30.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	2	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	4	6	50.0%	3	2	-33.3%
	SALES VOLUME	$2,243,000	$3,347,000	49.2%	$1,683,000	$1,149,000	-31.7%
	MEDIAN PRICE	$572,500	$554,500	-3.1%	$585,000	$574,500	-1.8%
	AVERAGE PRICE	$560,750	$557,833	-0.5%	$561,000	$574,500	2.4%
	AVERAGE DOM	12	41	241.7%	11	33	200.0%

Historic Sales Trends

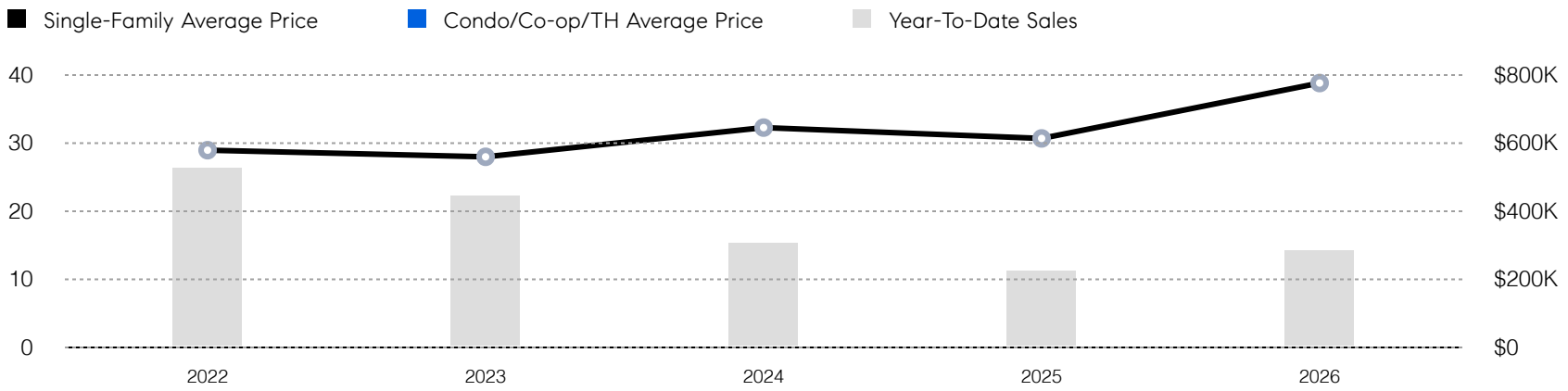


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	8	-33.3%	9	3	-66.7%
	ACTIVE LISTINGS	10	8	-20.0%	10	8	-20.0%
	# OF SALES	8	11	37.5%	2	6	200.0%
	SALES VOLUME	$4,911,000	$8,541,900	73.9%	$1,164,000	$4,955,000	325.7%
	MEDIAN PRICE	$597,500	$710,000	18.8%	$582,000	$747,500	28.4%
	AVERAGE PRICE	$613,875	$776,536	26.5%	$582,000	$825,833	41.9%
	AVERAGE DOM	19	38	100.0%	14	20	42.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	6	500.0%	1	5	400.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	3	3	0.0%	0	1	0.0%
	SALES VOLUME	$1,740,000	$1,381,000	-20.6%	-	$725,000	-
	MEDIAN PRICE	$585,000	$356,000	-39.1%	-	$725,000	-
	AVERAGE PRICE	$580,000	$460,333	-20.6%	-	$725,000	-
	AVERAGE DOM	23	22	-4.3%	-	11	-

Historic Sales Trends

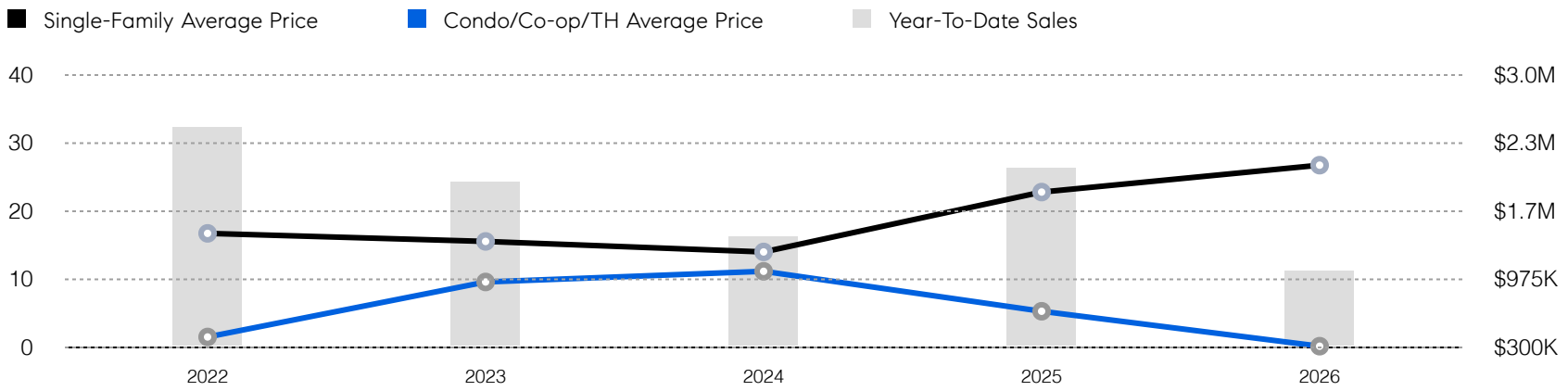


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	22	12	-45.5%	9	8	-11.1%
	ACTIVE LISTINGS	16	10	-37.5%	16	10	-37.5%
	# OF SALES	23	9	-60.9%	10	2	-80.0%
	SALES VOLUME	$42,321,941	$18,960,555	-55.2%	$15,966,941	$2,515,000	-84.2%
	MEDIAN PRICE	$1,699,000	$1,715,555	1.0%	$1,600,000	$1,257,500	-21.4%
	AVERAGE PRICE	$1,840,084	$2,106,728	14.5%	$1,596,694	$1,257,500	-21.2%
	AVERAGE DOM	27	29	7.4%	26	47	80.8%
Condo/Co-op/TH	CONTRACTS SIGNED	4	5	25.0%	2	3	50.0%
	ACTIVE LISTINGS	11	2	-81.8%	11	2	-81.8%
	# OF SALES	3	2	-33.3%	1	1	0.0%
	SALES VOLUME	$1,976,000	$625,000	-68.4%	$900,000	$270,000	-70.0%
	MEDIAN PRICE	$675,000	$312,500	-53.7%	$900,000	$270,000	-70.0%
	AVERAGE PRICE	$658,667	$312,500	-52.6%	$900,000	$270,000	-70.0%
	AVERAGE DOM	11	16	45.5%	16	21	31.3%

Historic Sales Trends

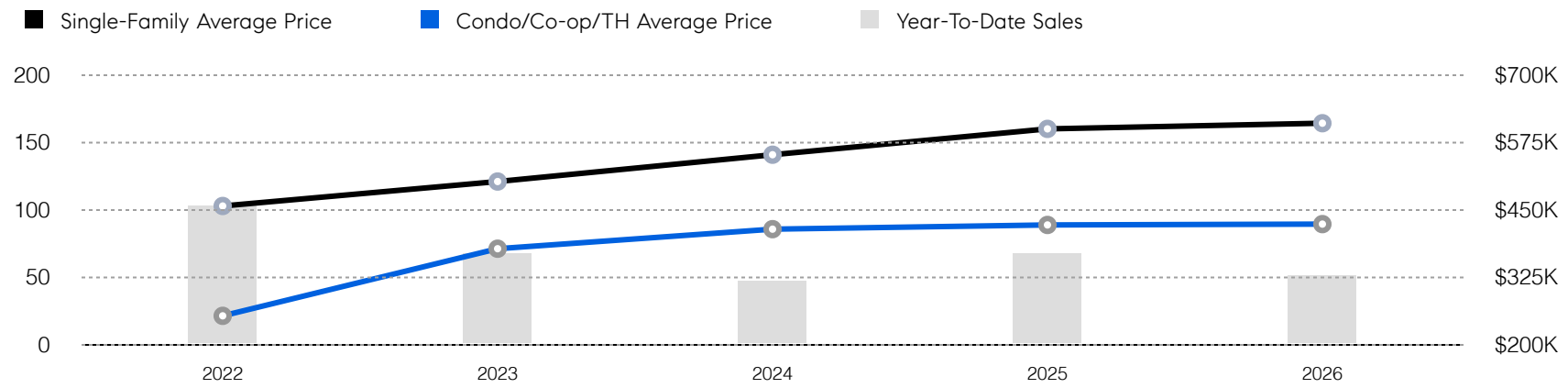


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	49	59	20.4%	22	32	45.5%
	ACTIVE LISTINGS	51	46	-9.8%	51	46	-9.8%
	# OF SALES	58	42	-27.6%	25	18	-28.0%
	SALES VOLUME	$34,828,924	$25,661,973	-26.3%	$15,555,000	$10,839,500	-30.3%
	MEDIAN PRICE	$580,000	$599,500	3.4%	$619,000	$572,500	-7.5%
	AVERAGE PRICE	$600,499	$610,999	1.7%	$622,200	$602,194	-3.2%
	AVERAGE DOM	34	27	-20.6%	40	29	-27.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	1	5	400.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	8	8	0.0%	6	3	-50.0%
	SALES VOLUME	$3,379,000	$3,391,500	0.4%	$2,654,000	$1,521,000	-42.7%
	MEDIAN PRICE	$372,500	$372,750	0.1%	$380,000	$510,000	34.2%
	AVERAGE PRICE	$422,375	$423,938	0.4%	$442,333	$507,000	14.6%
	AVERAGE DOM	60	49	-18.3%	62	63	1.6%

Historic Sales Trends

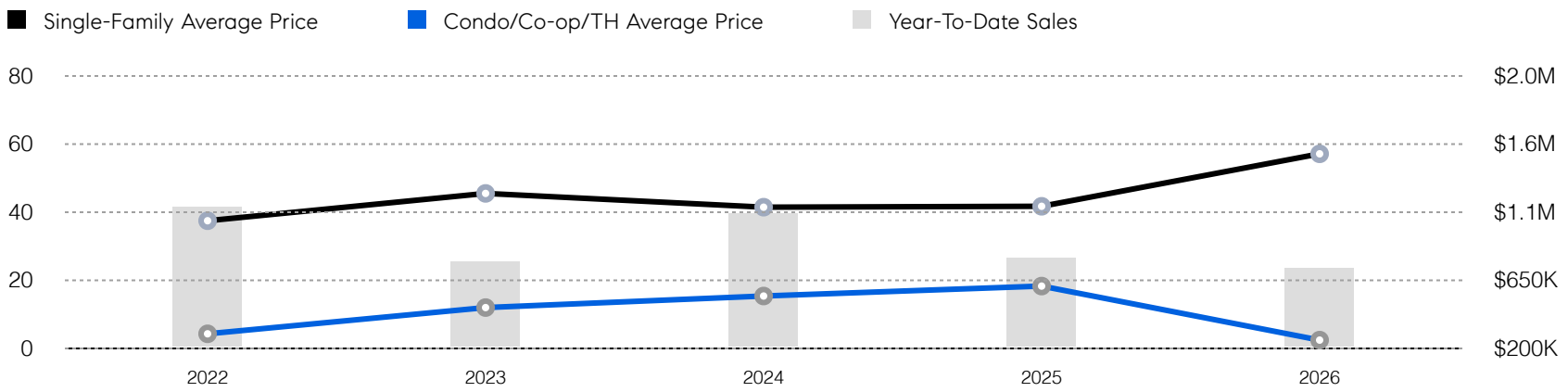


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	40	26	-35.0%	27	23	-14.8%
	ACTIVE LISTINGS	28	26	-7.1%	28	26	-7.1%
	# OF SALES	21	22	4.8%	8	9	12.5%
	SALES VOLUME	$23,922,109	$32,686,999	36.6%	$9,797,109	$13,074,999	33.5%
	MEDIAN PRICE	$910,000	$1,396,500	53.5%	$975,055	$1,450,000	48.7%
	AVERAGE PRICE	$1,139,148	$1,485,773	30.4%	$1,224,639	$1,452,778	18.6%
	AVERAGE DOM	48	18	-62.5%	34	15	-55.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	1	3	200.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	5	1	-80.0%	4	0	0.0%
	SALES VOLUME	$3,060,000	$255,000	-91.7%	$2,355,000	-	-
	MEDIAN PRICE	$700,000	$255,000	-63.6%	$670,000	-	-
	AVERAGE PRICE	$612,000	$255,000	-58.3%	$588,750	-	-
	AVERAGE DOM	11	47	327.3%	11	-	-

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 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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