



Q1 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

604

-7.1% Year-To-Date
-28.6% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$781K

0.2% Year-To-Date
-7.0% Quarter-Over-Quarter

Average Days On Market

32

6.7% Year-To-Date
-13.5% Quarter-Over-Quarter

Year-To-Date Contracts

706

-7.1% Year-To-Date
-4.2% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$441K

-2.0% Year-To-Date
-7.0% Quarter-Over-Quarter

Active Listings

512

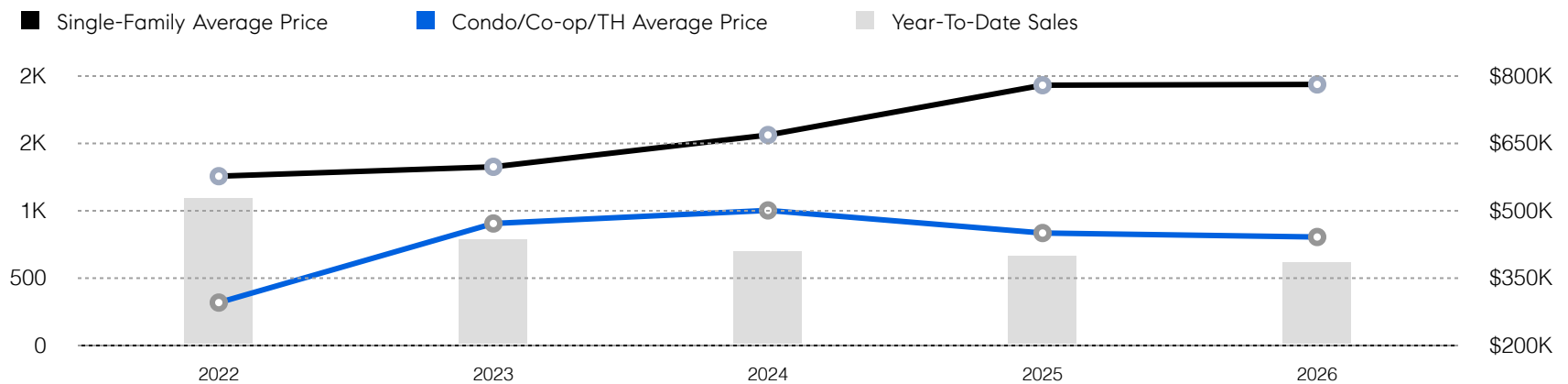
-13.2% Year-Over-Year
9.6% Quarter-Over-Quarter



Union County Overview

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	680	621	-8.7%	680	621	-8.7%
	ACTIVE LISTINGS	515	443	-14.0%	515	443	-14.0%
	# OF SALES	587	522	-11.1%	587	522	-11.1%
	SALES VOLUME	\$457,667,495	\$407,879,524	-10.9%	\$457,667,495	\$407,879,524	-10.9%
	MEDIAN PRICE	\$625,000	\$650,000	4.0%	\$625,000	\$650,000	4.0%
	AVERAGE PRICE	\$779,672	\$781,378	0.2%	\$779,672	\$781,378	0.2%
	AVERAGE DOM	37	35	-5.4%	37	35	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	80	85	6.3%	80	85	6.3%
	ACTIVE LISTINGS	75	69	-8.0%	75	69	-8.0%
	# OF SALES	63	82	30.2%	63	82	30.2%
	SALES VOLUME	\$28,380,900	\$36,213,888	27.6%	\$28,380,900	\$36,213,888	27.6%
	MEDIAN PRICE	\$415,000	\$357,500	-13.9%	\$415,000	\$357,500	-13.9%
	AVERAGE PRICE	\$450,490	\$441,633	-2.0%	\$450,490	\$441,633	-2.0%
	AVERAGE DOM	29	35	20.7%	29	35	20.7%

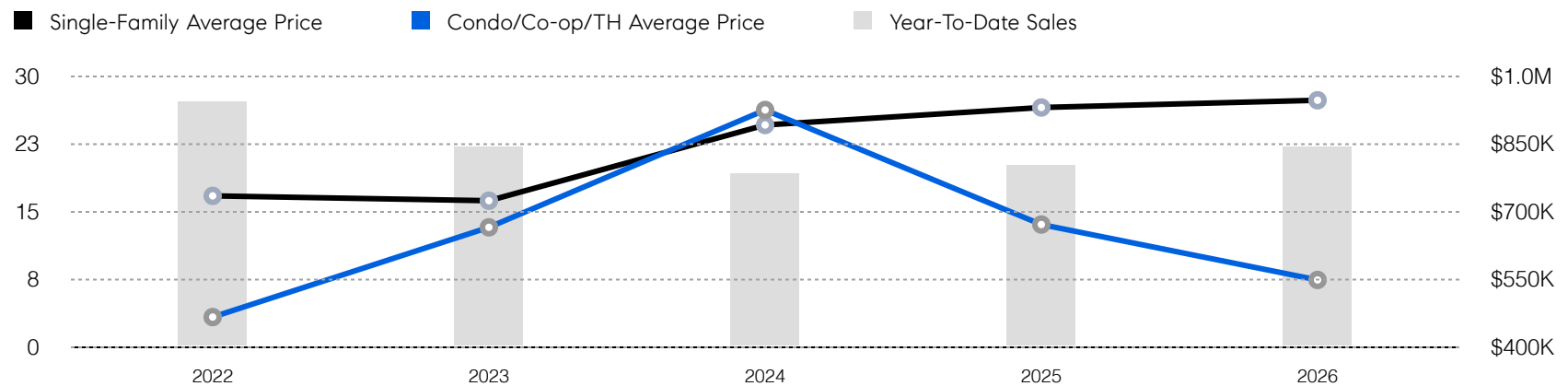
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	22	20	-9.1%	22	20	-9.1%
	ACTIVE LISTINGS	10	11	10.0%	10	11	10.0%
	# OF SALES	19	17	-10.5%	19	17	-10.5%
	SALES VOLUME	\$17,693,838	\$16,103,427	-9.0%	\$17,693,838	\$16,103,427	-9.0%
	MEDIAN PRICE	\$895,000	\$888,000	-0.8%	\$895,000	\$888,000	-0.8%
	AVERAGE PRICE	\$931,255	\$947,260	1.7%	\$931,255	\$947,260	1.7%
	AVERAGE DOM	16	37	131.3%	16	37	131.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	4	8	100.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	1	5	400.0%	1	5	400.0%
	SALES VOLUME	\$672,000	\$2,746,000	308.6%	\$672,000	\$2,746,000	308.6%
	MEDIAN PRICE	\$672,000	\$549,000	-18.3%	\$672,000	\$549,000	-18.3%
	AVERAGE PRICE	\$672,000	\$549,200	-18.3%	\$672,000	\$549,200	-18.3%
	AVERAGE DOM	34	32	-5.9%	34	32	-5.9%

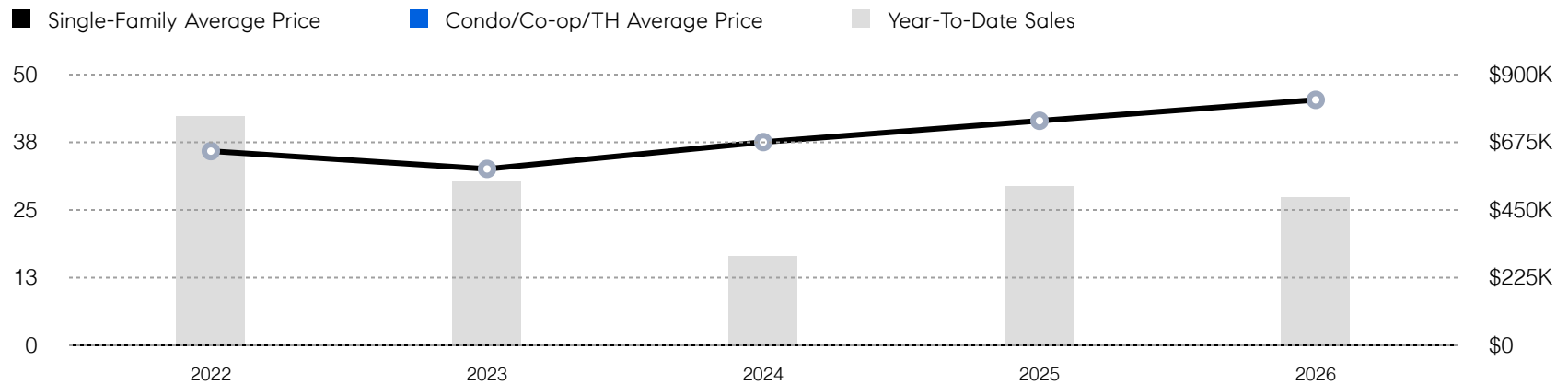
Historic Sales Trends



Clark

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	29	22	-24.1%	29	22	-24.1%
	ACTIVE LISTINGS	15	13	-13.3%	15	13	-13.3%
	# OF SALES	29	25	-13.8%	29	25	-13.8%
	SALES VOLUME	\$21,647,000	\$20,401,330	-5.8%	\$21,647,000	\$20,401,330	-5.8%
	MEDIAN PRICE	\$640,000	\$779,000	21.7%	\$640,000	\$779,000	21.7%
	AVERAGE PRICE	\$746,448	\$816,053	9.3%	\$746,448	\$816,053	9.3%
	AVERAGE DOM	34	27	-20.6%	34	27	-20.6%
Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	3	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$980,000	-	-	\$980,000	-
	MEDIAN PRICE	-	\$490,000	-	-	\$490,000	-
	AVERAGE PRICE	-	\$490,000	-	-	\$490,000	-
	AVERAGE DOM	-	11	-	-	11	-

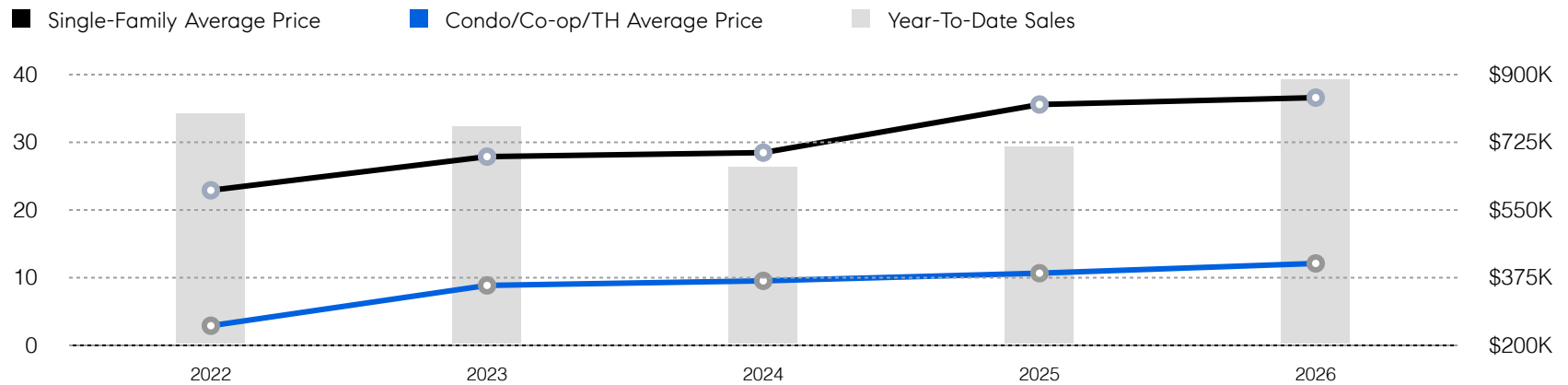
Historic Sales Trends



Cranford

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	31	27	-12.9%	31	27	-12.9%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	26	31	19.2%	26	31	19.2%
	SALES VOLUME	\$21,389,668	\$26,053,888	21.8%	\$21,389,668	\$26,053,888	21.8%
	MEDIAN PRICE	\$785,000	\$740,000	-5.7%	\$785,000	\$740,000	-5.7%
	AVERAGE PRICE	\$822,680	\$840,448	2.2%	\$822,680	\$840,448	2.2%
	AVERAGE DOM	20	24	20.0%	20	24	20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	3	5	66.7%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	8	166.7%	3	8	166.7%
	SALES VOLUME	\$1,159,900	\$3,295,000	184.1%	\$1,159,900	\$3,295,000	184.1%
	MEDIAN PRICE	\$440,000	\$360,500	-18.1%	\$440,000	\$360,500	-18.1%
	AVERAGE PRICE	\$386,633	\$411,875	6.5%	\$386,633	\$411,875	6.5%
	AVERAGE DOM	12	32	166.7%	12	32	166.7%

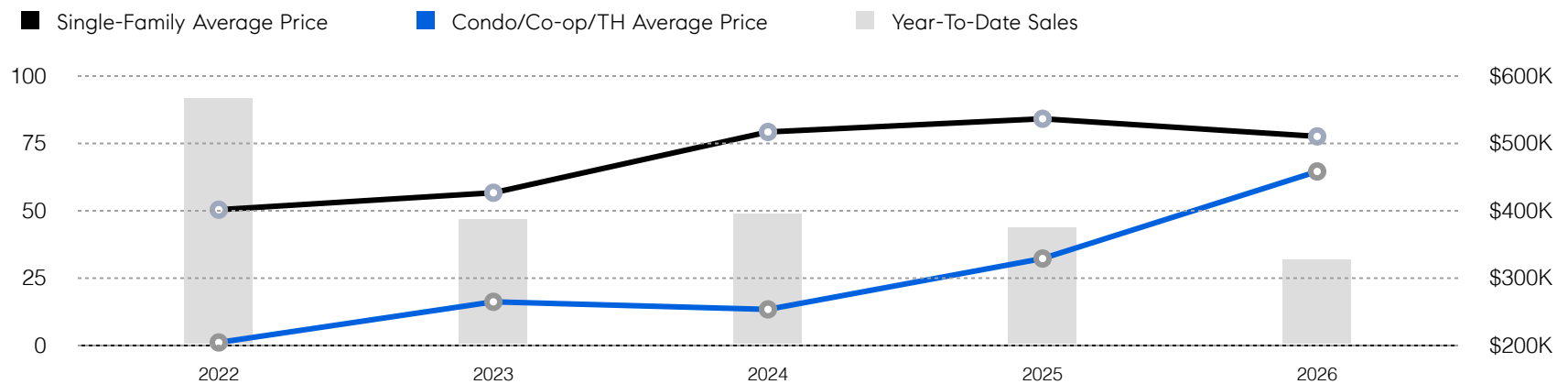
Historic Sales Trends



Elizabeth

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	31	29	-6.5%	31	29	-6.5%
	ACTIVE LISTINGS	32	45	40.6%	32	45	40.6%
	# OF SALES	34	23	-32.4%	34	23	-32.4%
	SALES VOLUME	\$18,245,000	\$11,739,764	-35.7%	\$18,245,000	\$11,739,764	-35.7%
	MEDIAN PRICE	\$542,500	\$485,000	-10.6%	\$542,500	\$485,000	-10.6%
	AVERAGE PRICE	\$536,618	\$510,425	-4.9%	\$536,618	\$510,425	-4.9%
	AVERAGE DOM	52	37	-28.8%	52	37	-28.8%
Condo/Co-op/TH	CONTRACTS SIGNED	15	10	-33.3%	15	10	-33.3%
	ACTIVE LISTINGS	16	20	25.0%	16	20	25.0%
	# OF SALES	9	8	-11.1%	9	8	-11.1%
	SALES VOLUME	\$2,962,000	\$3,667,000	23.8%	\$2,962,000	\$3,667,000	23.8%
	MEDIAN PRICE	\$300,000	\$342,500	14.2%	\$300,000	\$342,500	14.2%
	AVERAGE PRICE	\$329,111	\$458,375	39.3%	\$329,111	\$458,375	39.3%
	AVERAGE DOM	42	60	42.9%	42	60	42.9%

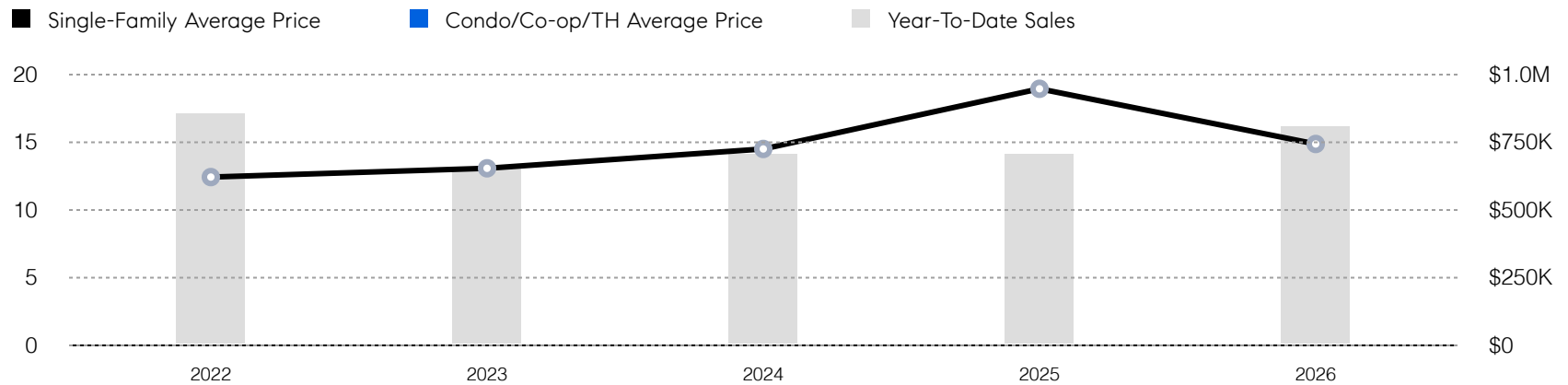
Historic Sales Trends



Fanwood

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	18	20	11.1%	18	20	11.1%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	14	16	14.3%	14	16	14.3%
	SALES VOLUME	\$13,266,661	\$11,900,500	-10.3%	\$13,266,661	\$11,900,500	-10.3%
	MEDIAN PRICE	\$820,000	\$787,500	-4.0%	\$820,000	\$787,500	-4.0%
	AVERAGE PRICE	\$947,619	\$743,781	-21.5%	\$947,619	\$743,781	-21.5%
	AVERAGE DOM	27	21	-22.2%	27	21	-22.2%
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	-	-	-	-	-	-

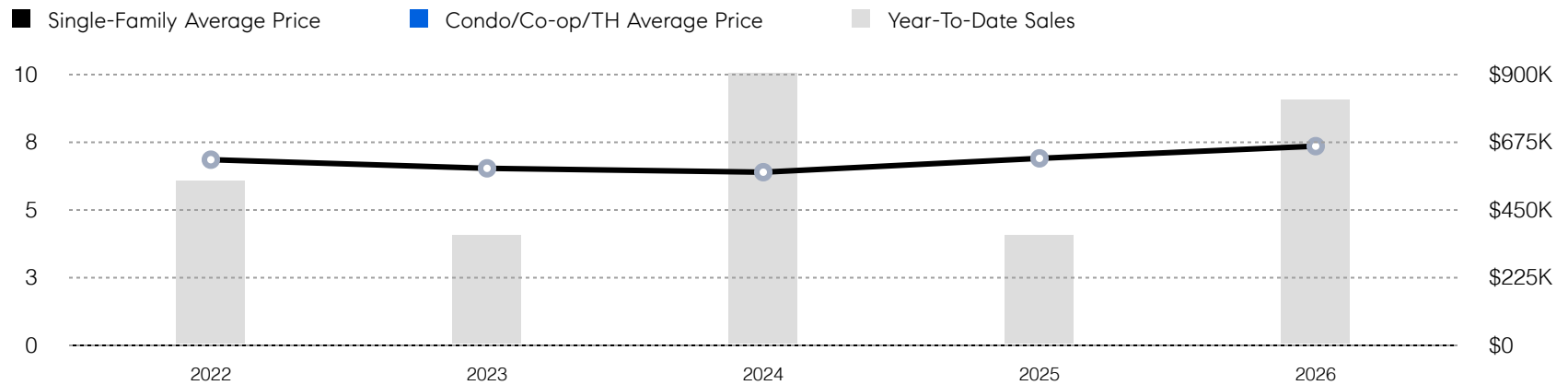
Historic Sales Trends



Garwood

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	3	5	66.7%	3	5	66.7%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	3	7	133.3%	3	7	133.3%
	SALES VOLUME	\$1,865,000	\$4,635,000	148.5%	\$1,865,000	\$4,635,000	148.5%
	MEDIAN PRICE	\$600,000	\$615,000	2.5%	\$600,000	\$615,000	2.5%
	AVERAGE PRICE	\$621,667	\$662,143	6.5%	\$621,667	\$662,143	6.5%
	AVERAGE DOM	66	15	-77.3%	66	15	-77.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	\$828,500	\$1,579,888	90.7%	\$828,500	\$1,579,888	90.7%
	MEDIAN PRICE	\$828,500	\$789,944	-4.7%	\$828,500	\$789,944	-4.7%
	AVERAGE PRICE	\$828,500	\$789,944	-4.7%	\$828,500	\$789,944	-4.7%
	AVERAGE DOM	8	35	337.5%	8	35	337.5%

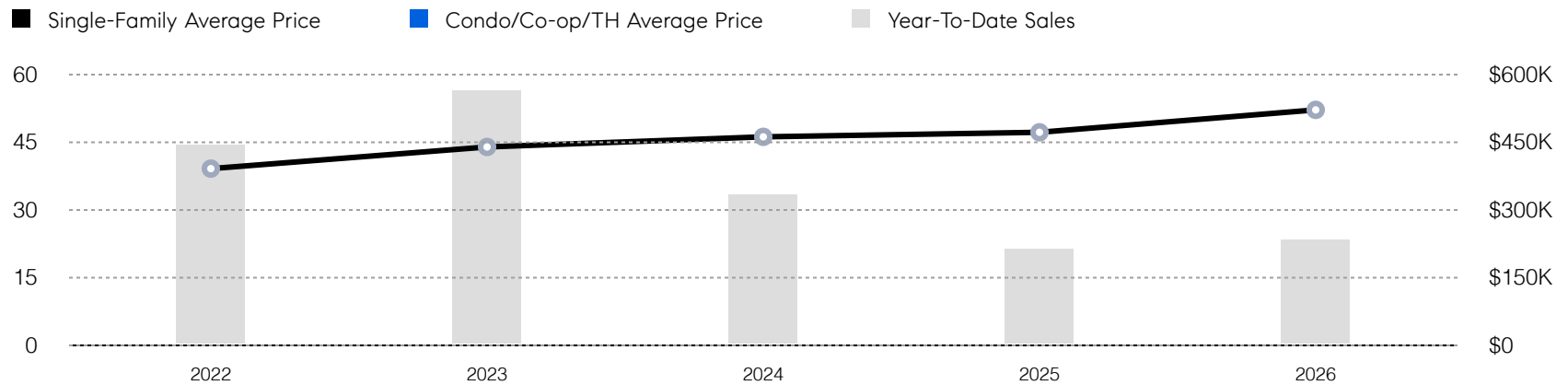
Historic Sales Trends



Hillside

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	31	23	-25.8%	31	23	-25.8%
	ACTIVE LISTINGS	35	32	-8.6%	35	32	-8.6%
	# OF SALES	21	22	4.8%	21	22	4.8%
	SALES VOLUME	\$9,915,500	\$11,481,000	15.8%	\$9,915,500	\$11,481,000	15.8%
	MEDIAN PRICE	\$489,000	\$511,000	4.5%	\$489,000	\$511,000	4.5%
	AVERAGE PRICE	\$472,167	\$521,864	10.5%	\$472,167	\$521,864	10.5%
	AVERAGE DOM	37	47	27.0%	37	47	27.0%
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	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$355,500	-	-	\$355,500	-
	MEDIAN PRICE	-	\$355,500	-	-	\$355,500	-
	AVERAGE PRICE	-	\$355,500	-	-	\$355,500	-
	AVERAGE DOM	-	9	-	-	9	-

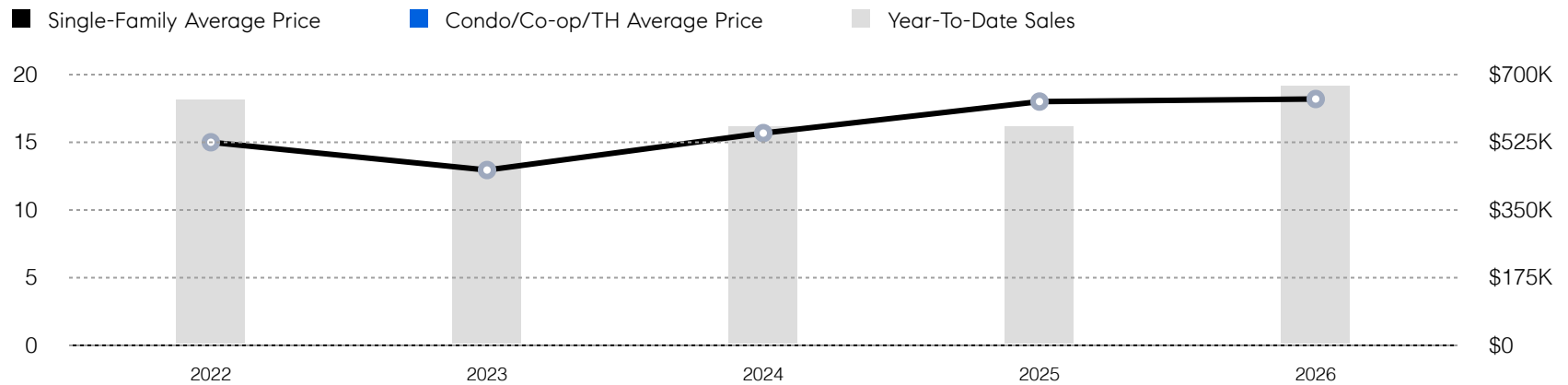
Historic Sales Trends



Kenilworth

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	15	21	40.0%	15	21	40.0%
	ACTIVE LISTINGS	14	6	-57.1%	14	6	-57.1%
	# OF SALES	16	19	18.8%	16	19	18.8%
	SALES VOLUME	\$10,084,000	\$12,101,500	20.0%	\$10,084,000	\$12,101,500	20.0%
	MEDIAN PRICE	\$595,000	\$585,000	-1.7%	\$595,000	\$585,000	-1.7%
	AVERAGE PRICE	\$630,250	\$636,921	1.1%	\$630,250	\$636,921	1.1%
	AVERAGE DOM	32	38	18.8%	32	38	18.8%
	Condo/Co-op/TH	CONTRACTS SIGNED	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	-	-	-	-	-	-

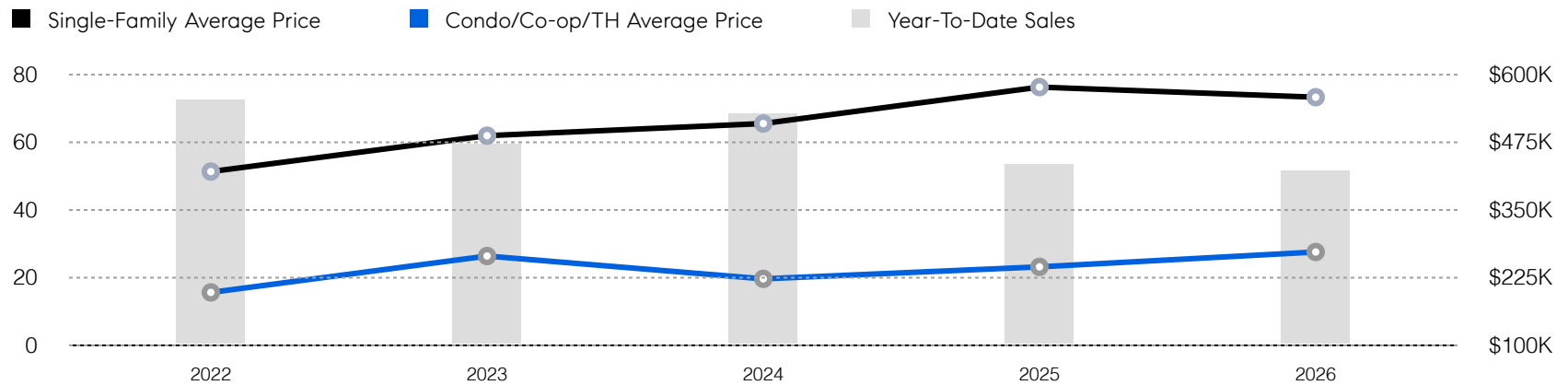
Historic Sales Trends



Linden

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	49	49	0.0%	49	49	0.0%
	ACTIVE LISTINGS	58	42	-27.6%	58	42	-27.6%
	# OF SALES	51	42	-17.6%	51	42	-17.6%
	SALES VOLUME	\$29,424,000	\$23,447,030	-20.3%	\$29,424,000	\$23,447,030	-20.3%
	MEDIAN PRICE	\$560,000	\$527,500	-5.8%	\$560,000	\$527,500	-5.8%
	AVERAGE PRICE	\$576,941	\$558,263	-3.2%	\$576,941	\$558,263	-3.2%
	AVERAGE DOM	50	47	-6.0%	50	47	-6.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	4	-33.3%	6	4	-33.3%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	2	9	350.0%	2	9	350.0%
	SALES VOLUME	\$490,000	\$2,452,000	400.4%	\$490,000	\$2,452,000	400.4%
	MEDIAN PRICE	\$245,000	\$260,000	6.1%	\$245,000	\$260,000	6.1%
	AVERAGE PRICE	\$245,000	\$272,444	11.2%	\$245,000	\$272,444	11.2%
	AVERAGE DOM	21	28	33.3%	21	28	33.3%

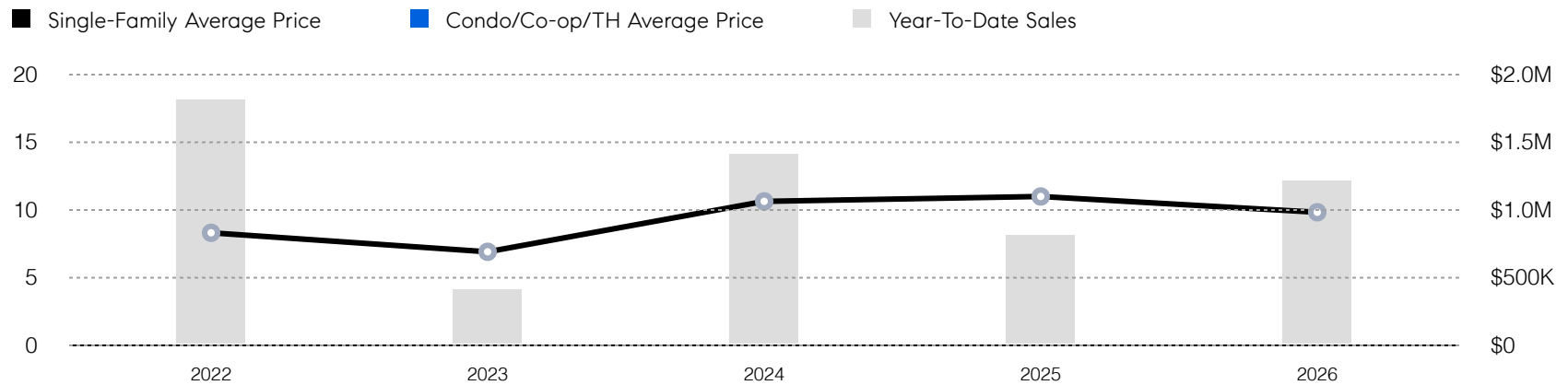
Historic Sales Trends



Mountainside

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	11	9	-18.2%	11	9	-18.2%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	8	11	37.5%	8	11	37.5%
	SALES VOLUME	\$8,798,500	\$10,815,999	22.9%	\$8,798,500	\$10,815,999	22.9%
	MEDIAN PRICE	\$1,187,500	\$940,000	-20.8%	\$1,187,500	\$940,000	-20.8%
	AVERAGE PRICE	\$1,099,813	\$983,273	-10.6%	\$1,099,813	\$983,273	-10.6%
	AVERAGE DOM	28	36	28.6%	28	36	28.6%
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	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,499,000	-	-	\$1,499,000	-
	MEDIAN PRICE	-	\$1,499,000	-	-	\$1,499,000	-
	AVERAGE PRICE	-	\$1,499,000	-	-	\$1,499,000	-
	AVERAGE DOM	-	16	-	-	16	-

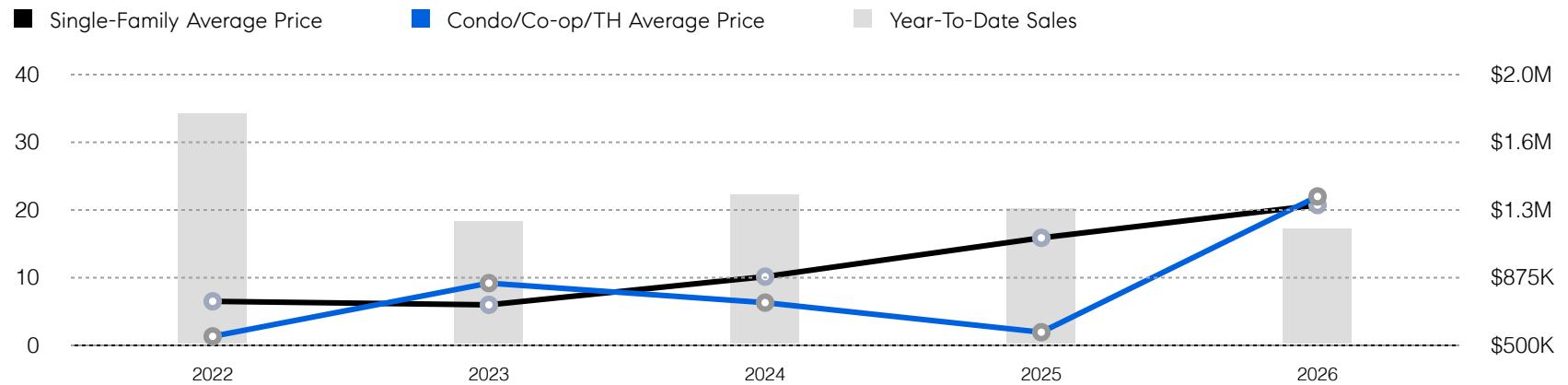
Historic Sales Trends



New Providence

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	19	23	21.1%	19	23	21.1%
	ACTIVE LISTINGS	13	8	-38.5%	13	8	-38.5%
	# OF SALES	17	16	-5.9%	17	16	-5.9%
	SALES VOLUME	\$18,629,000	\$20,437,749	9.7%	\$18,629,000	\$20,437,749	9.7%
	MEDIAN PRICE	\$930,000	\$1,319,000	41.8%	\$930,000	\$1,319,000	41.8%
	AVERAGE PRICE	\$1,095,824	\$1,277,359	16.6%	\$1,095,824	\$1,277,359	16.6%
	AVERAGE DOM	26	21	-19.2%	26	21	-19.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	3	2	-33.3%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	1	-66.7%	3	1	-66.7%
	SALES VOLUME	\$1,719,000	\$1,325,000	-22.9%	\$1,719,000	\$1,325,000	-22.9%
	MEDIAN PRICE	\$490,000	\$1,325,000	170.4%	\$490,000	\$1,325,000	170.4%
	AVERAGE PRICE	\$573,000	\$1,325,000	131.2%	\$573,000	\$1,325,000	131.2%
	AVERAGE DOM	13	80	515.4%	13	80	515.4%

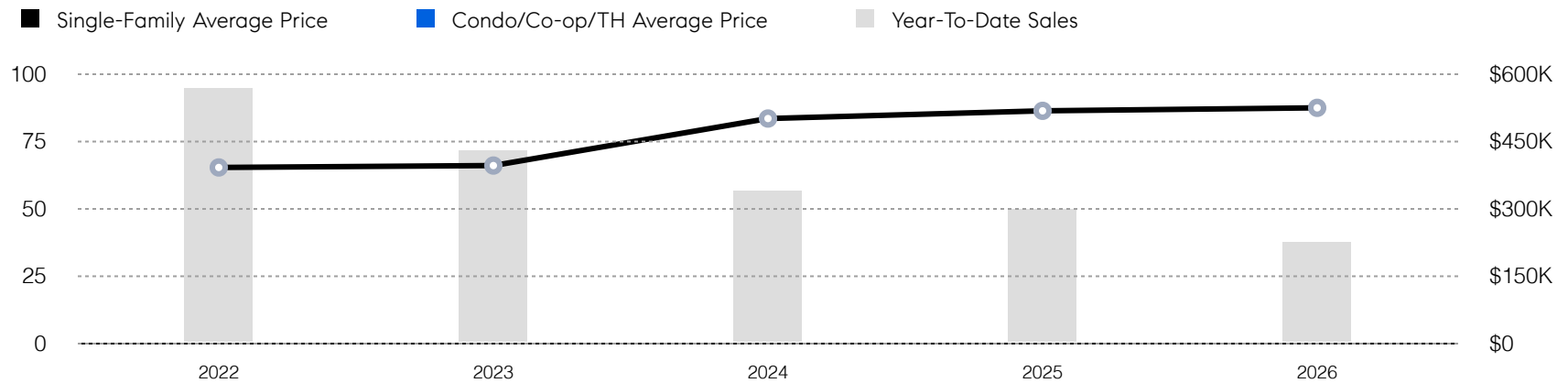
Historic Sales Trends



Plainfield

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	59	47	-20.3%	59	47	-20.3%
	ACTIVE LISTINGS	52	48	-7.7%	52	48	-7.7%
	# OF SALES	49	35	-28.6%	49	35	-28.6%
	SALES VOLUME	\$25,404,800	\$18,379,550	-27.7%	\$25,404,800	\$18,379,550	-27.7%
	MEDIAN PRICE	\$500,000	\$500,000	-	\$500,000	\$500,000	-
	AVERAGE PRICE	\$518,465	\$525,130	1.3%	\$518,465	\$525,130	1.3%
	AVERAGE DOM	51	57	11.8%	51	57	11.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$575,000	-	-	\$575,000	-
	MEDIAN PRICE	-	\$287,500	-	-	\$287,500	-
	AVERAGE PRICE	-	\$287,500	-	-	\$287,500	-
	AVERAGE DOM	-	28	-	-	28	-

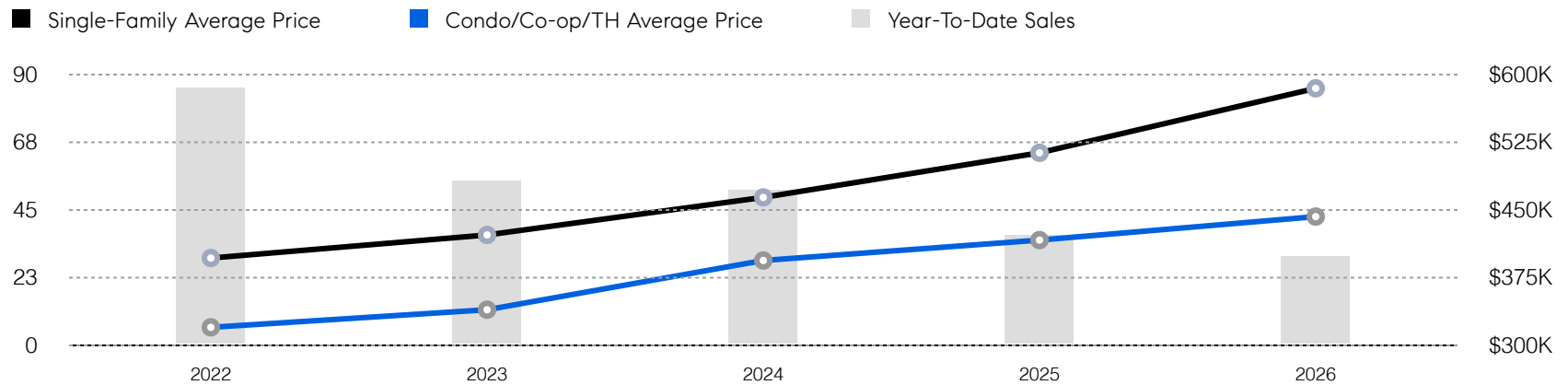
Historic Sales Trends



Rahway

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	42	34	-19.0%	42	34	-19.0%
	ACTIVE LISTINGS	32	39	21.9%	32	39	21.9%
	# OF SALES	33	26	-21.2%	33	26	-21.2%
	SALES VOLUME	\$16,941,000	\$15,204,400	-10.3%	\$16,941,000	\$15,204,400	-10.3%
	MEDIAN PRICE	\$500,000	\$577,450	15.5%	\$500,000	\$577,450	15.5%
	AVERAGE PRICE	\$513,364	\$584,785	13.9%	\$513,364	\$584,785	13.9%
	AVERAGE DOM	33	46	39.4%	33	46	39.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	4	4	0.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	3	3	0.0%	3	3	0.0%
	SALES VOLUME	\$1,250,000	\$1,328,000	6.2%	\$1,250,000	\$1,328,000	6.2%
	MEDIAN PRICE	\$415,000	\$425,000	2.4%	\$415,000	\$425,000	2.4%
	AVERAGE PRICE	\$416,667	\$442,667	6.2%	\$416,667	\$442,667	6.2%
	AVERAGE DOM	54	25	-53.7%	54	25	-53.7%

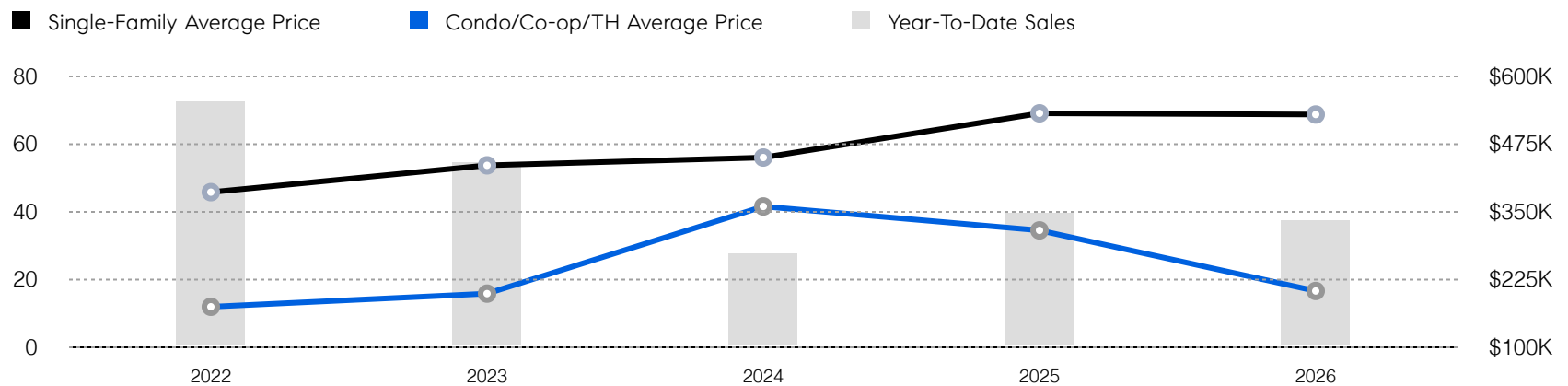
Historic Sales Trends



Roselle

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	32	41	28.1%	32	41	28.1%
	ACTIVE LISTINGS	44	26	-40.9%	44	26	-40.9%
	# OF SALES	33	33	0.0%	33	33	0.0%
	SALES VOLUME	\$17,554,400	\$17,482,000	-0.4%	\$17,554,400	\$17,482,000	-0.4%
	MEDIAN PRICE	\$507,000	\$545,000	7.5%	\$507,000	\$545,000	7.5%
	AVERAGE PRICE	\$531,952	\$529,758	-0.4%	\$531,952	\$529,758	-0.4%
	AVERAGE DOM	49	48	-2.0%	49	48	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	7	3	-57.1%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	6	4	-33.3%	6	4	-33.3%
	SALES VOLUME	\$1,895,000	\$816,000	-56.9%	\$1,895,000	\$816,000	-56.9%
	MEDIAN PRICE	\$307,500	\$203,000	-34.0%	\$307,500	\$203,000	-34.0%
	AVERAGE PRICE	\$315,833	\$204,000	-35.4%	\$315,833	\$204,000	-35.4%
	AVERAGE DOM	39	41	5.1%	39	41	5.1%

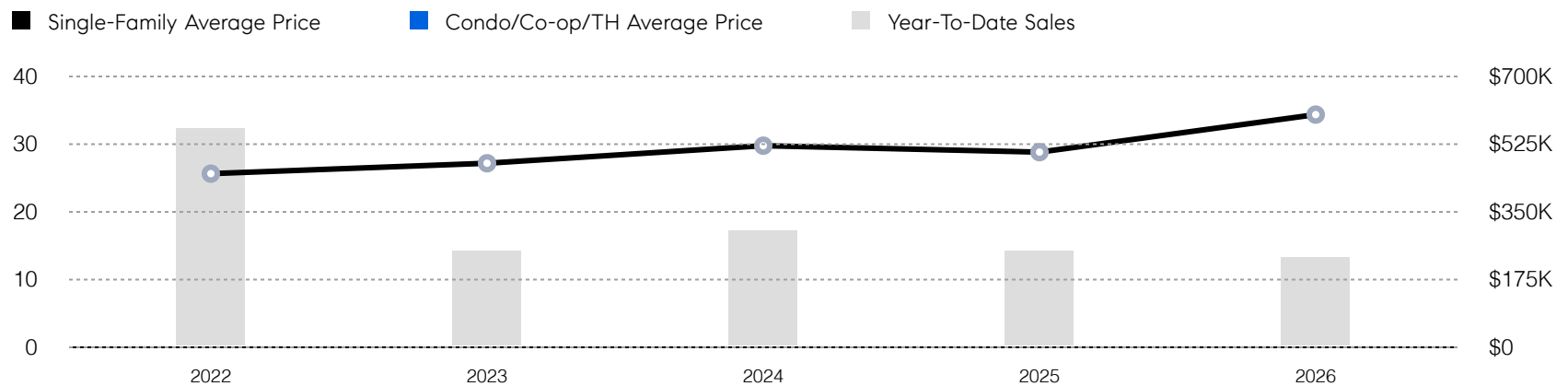
Historic Sales Trends



Roselle Park

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	18	13	-27.8%
	ACTIVE LISTINGS	10	4	-60.0%	10	4	-60.0%
	# OF SALES	9	12	33.3%	9	12	33.3%
	SALES VOLUME	\$4,540,000	\$7,217,000	59.0%	\$4,540,000	\$7,217,000	59.0%
	MEDIAN PRICE	\$525,000	\$580,000	10.5%	\$525,000	\$580,000	10.5%
	AVERAGE PRICE	\$504,444	\$601,417	19.2%	\$504,444	\$601,417	19.2%
	AVERAGE DOM	41	33	-19.5%	41	33	-19.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	5	1	-80.0%	5	1	-80.0%
	SALES VOLUME	\$1,406,000	\$325,000	-76.9%	\$1,406,000	\$325,000	-76.9%
	MEDIAN PRICE	\$280,000	\$325,000	16.1%	\$280,000	\$325,000	16.1%
	AVERAGE PRICE	\$281,200	\$325,000	15.6%	\$281,200	\$325,000	15.6%
	AVERAGE DOM	20	83	315.0%	20	83	315.0%

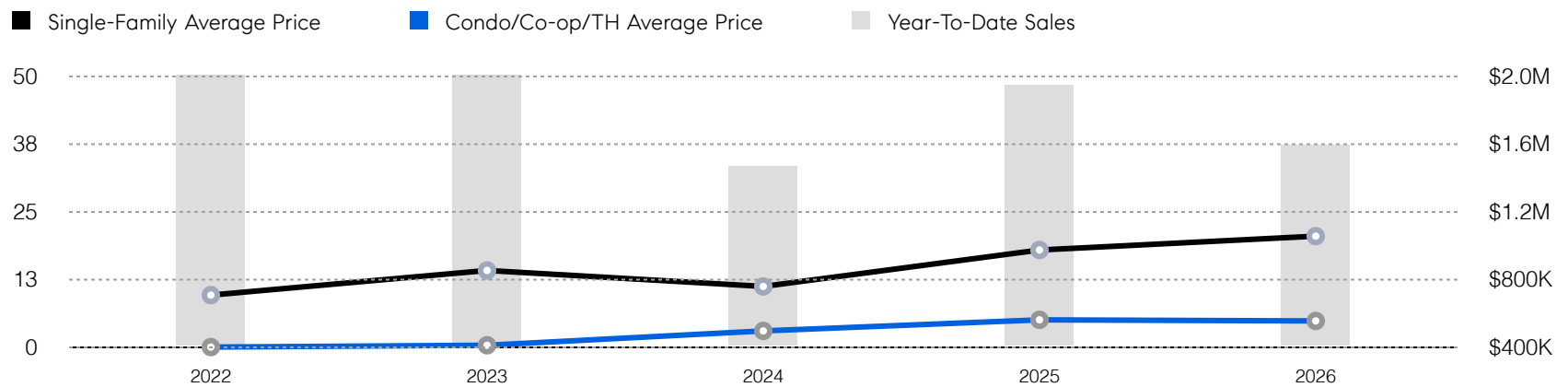
Historic Sales Trends



Scotch Plains

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	57	37	-35.1%	57	37	-35.1%
	ACTIVE LISTINGS	24	26	8.3%	24	26	8.3%
	# OF SALES	43	31	-27.9%	43	31	-27.9%
	SALES VOLUME	\$41,928,316	\$32,761,998	-21.9%	\$41,928,316	\$32,761,998	-21.9%
	MEDIAN PRICE	\$848,000	\$940,000	10.8%	\$848,000	\$940,000	10.8%
	AVERAGE PRICE	\$975,077	\$1,056,839	8.4%	\$975,077	\$1,056,839	8.4%
	AVERAGE DOM	40	27	-32.5%	40	27	-32.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	3	5	66.7%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	5	6	20.0%	5	6	20.0%
	SALES VOLUME	\$2,813,000	\$3,337,000	18.6%	\$2,813,000	\$3,337,000	18.6%
	MEDIAN PRICE	\$570,000	\$554,500	-2.7%	\$570,000	\$554,500	-2.7%
	AVERAGE PRICE	\$562,600	\$556,167	-1.1%	\$562,600	\$556,167	-1.1%
	AVERAGE DOM	12	37	208.3%	12	37	208.3%

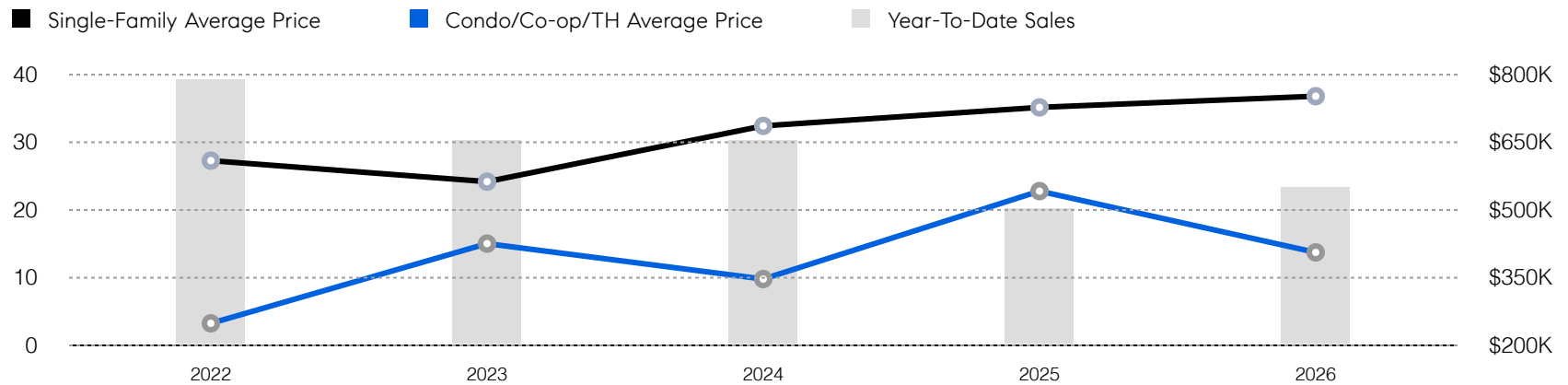
Historic Sales Trends



Springfield

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	20	13	-35.0%	20	13	-35.0%
	ACTIVE LISTINGS	12	12	0.0%	12	12	0.0%
	# OF SALES	16	15	-6.2%	16	15	-6.2%
	SALES VOLUME	\$11,638,650	\$11,281,900	-3.1%	\$11,638,650	\$11,281,900	-3.1%
	MEDIAN PRICE	\$705,000	\$710,000	0.7%	\$705,000	\$710,000	0.7%
	AVERAGE PRICE	\$727,416	\$752,127	3.4%	\$727,416	\$752,127	3.4%
	AVERAGE DOM	25	56	124.0%	25	56	124.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	10	100.0%	5	10	100.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	4	8	100.0%	4	8	100.0%
	SALES VOLUME	\$2,167,500	\$3,248,000	49.9%	\$2,167,500	\$3,248,000	49.9%
	MEDIAN PRICE	\$540,000	\$326,000	-39.6%	\$540,000	\$326,000	-39.6%
	AVERAGE PRICE	\$541,875	\$406,000	-25.1%	\$541,875	\$406,000	-25.1%
	AVERAGE DOM	19	33	73.7%	19	33	73.7%

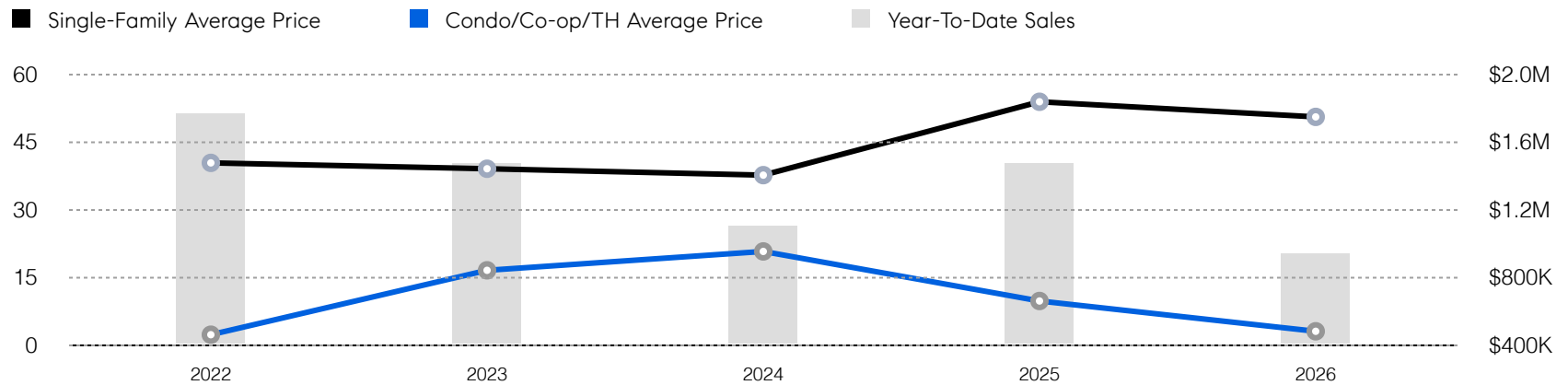
Historic Sales Trends



Summit

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	35	27	-22.9%	35	27	-22.9%
	ACTIVE LISTINGS	19	14	-26.3%	19	14	-26.3%
	# OF SALES	34	17	-50.0%	34	17	-50.0%
	SALES VOLUME	\$62,541,941	\$29,752,554	-52.4%	\$62,541,941	\$29,752,554	-52.4%
	MEDIAN PRICE	\$1,612,500	\$1,575,000	-2.3%	\$1,612,500	\$1,575,000	-2.3%
	AVERAGE PRICE	\$1,839,469	\$1,750,150	-4.9%	\$1,839,469	\$1,750,150	-4.9%
	AVERAGE DOM	29	21	-27.6%	29	21	-27.6%
Condo/Co-op/TH	CONTRACTS SIGNED	10	5	-50.0%	10	5	-50.0%
	ACTIVE LISTINGS	10	3	-70.0%	10	3	-70.0%
	# OF SALES	6	3	-50.0%	6	3	-50.0%
	SALES VOLUME	\$3,974,000	\$1,450,000	-63.5%	\$3,974,000	\$1,450,000	-63.5%
	MEDIAN PRICE	\$592,000	\$355,000	-40.0%	\$592,000	\$355,000	-40.0%
	AVERAGE PRICE	\$662,333	\$483,333	-27.0%	\$662,333	\$483,333	-27.0%
	AVERAGE DOM	12	19	58.3%	12	19	58.3%

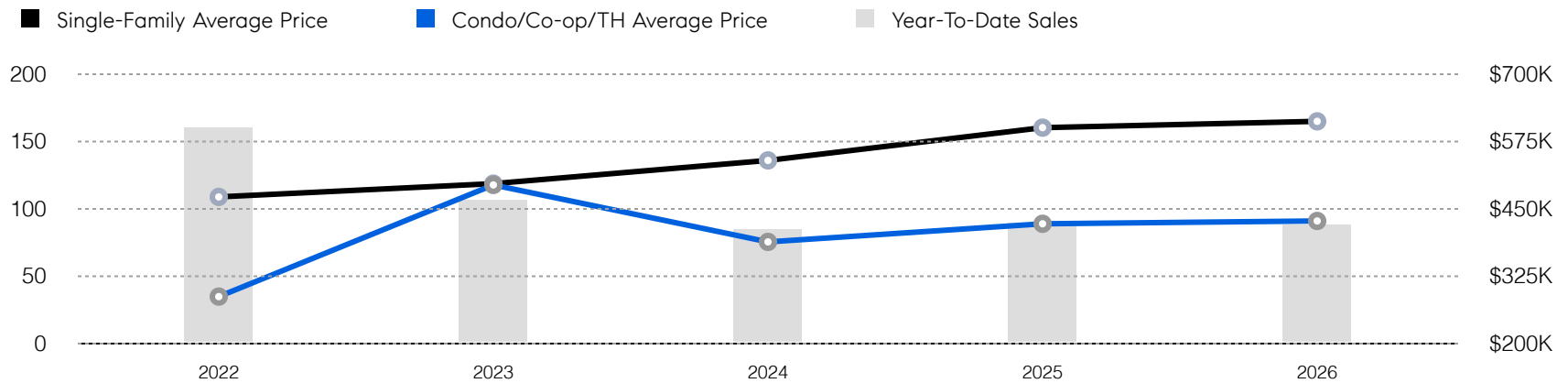
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	76	89	17.1%	76	89	17.1%
	ACTIVE LISTINGS	60	44	-26.7%	60	44	-26.7%
	# OF SALES	80	75	-6.2%	80	75	-6.2%
	SALES VOLUME	\$48,064,174	\$45,940,172	-4.4%	\$48,064,174	\$45,940,172	-4.4%
	MEDIAN PRICE	\$600,000	\$599,000	-0.2%	\$600,000	\$599,000	-0.2%
	AVERAGE PRICE	\$600,802	\$612,536	2.0%	\$600,802	\$612,536	2.0%
	AVERAGE DOM	32	29	-9.4%	32	29	-9.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	15	114.3%	7	15	114.3%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	8	12	50.0%	8	12	50.0%
	SALES VOLUME	\$3,379,000	\$5,131,500	51.9%	\$3,379,000	\$5,131,500	51.9%
	MEDIAN PRICE	\$372,500	\$411,250	10.4%	\$372,500	\$411,250	10.4%
	AVERAGE PRICE	\$422,375	\$427,625	1.2%	\$422,375	\$427,625	1.2%
	AVERAGE DOM	60	38	-36.7%	60	38	-36.7%

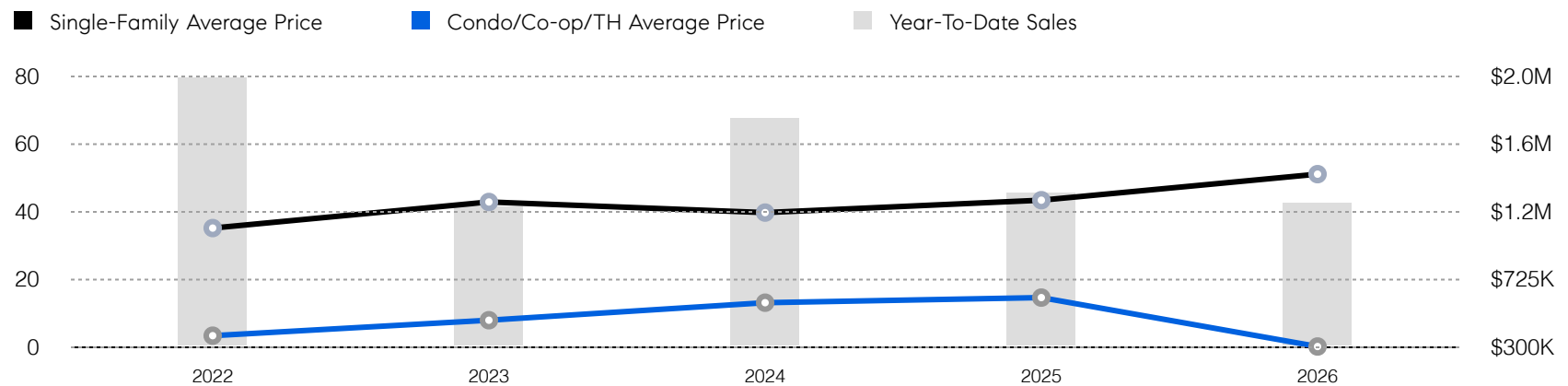
Historic Sales Trends



Westfield

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	68	59	-13.2%	68	59	-13.2%
	ACTIVE LISTINGS	32	27	-15.6%	32	27	-15.6%
	# OF SALES	40	38	-5.0%	40	38	-5.0%
	SALES VOLUME	\$48,935,047	\$52,699,499	7.7%	\$48,935,047	\$52,699,499	7.7%
	MEDIAN PRICE	\$1,082,944	\$1,342,500	24.0%	\$1,082,944	\$1,342,500	24.0%
	AVERAGE PRICE	\$1,223,376	\$1,386,829	13.4%	\$1,223,376	\$1,386,829	13.4%
	AVERAGE DOM	39	14	-64.1%	39	14	-64.1%
Condo/Co-op/TH	CONTRACTS SIGNED	9	5	-44.4%	9	5	-44.4%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	5	4	-20.0%	5	4	-20.0%
	SALES VOLUME	\$3,060,000	\$1,220,000	-60.1%	\$3,060,000	\$1,220,000	-60.1%
	MEDIAN PRICE	\$700,000	\$295,000	-57.9%	\$700,000	\$295,000	-57.9%
	AVERAGE PRICE	\$612,000	\$305,000	-50.2%	\$612,000	\$305,000	-50.2%
	AVERAGE DOM	11	21	90.9%	11	21	90.9%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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