

August 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

2,193

-5.5% Year-To-Date
-17.1% Month-Over-Month

Year-To-Date Contracts

2,410

-1.1% Year-To-Date
-13.9% Month-Over-Month

Single-Family
Average Sale Price

$895K

3.6% Year-To-Date
-1.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$499K

-1.1% Year-To-Date
-4.9% Month-Over-Month

Average Days On Market

30

7.1% Year-To-Date
22.6% Month-Over-Month

Active Listings

722

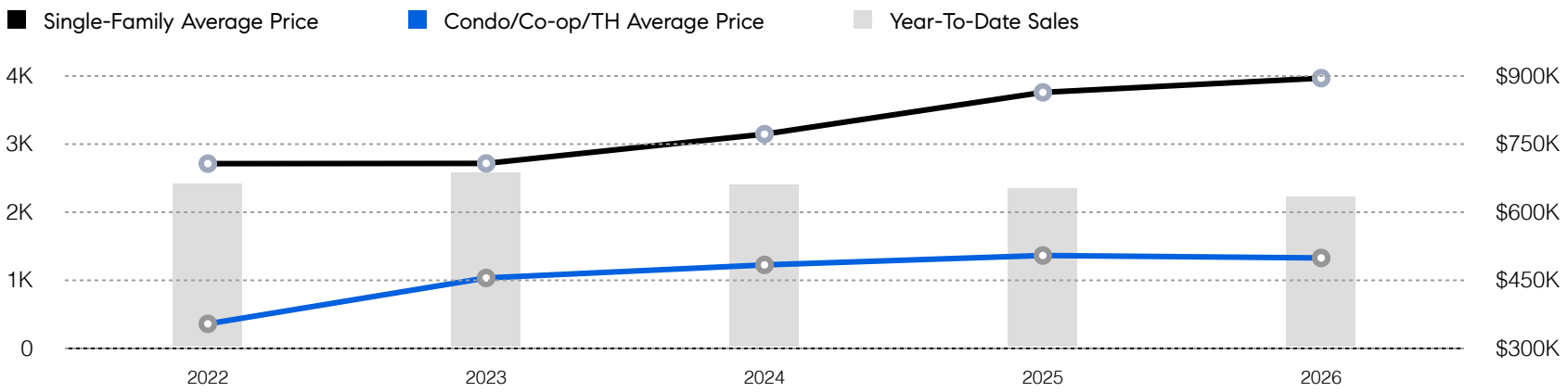
9.7% Year-Over-Year
-2.0% Month-Over-Month



Union County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2,149	2,125	-1.1%	250	260	4.0%
	ACTIVE LISTINGS	580	609	5.0%	580	609	5.0%
	# OF SALES	2,058	1,939	-5.8%	307	273	-11.1%
	SALES VOLUME	$1,777,917,793	$1,735,917,486	-2.4%	$279,460,466	$258,435,638	-7.5%
	MEDIAN PRICE	$670,000	$700,000	4.5%	$715,000	$750,000	4.9%
	AVERAGE PRICE	$863,906	$895,264	3.6%	$910,295	$946,651	4.0%
	AVERAGE DOM	29	29	0.0%	27	28	3.7%
	% OF ASKING PRICE	105.9%	105.2%	-0.7%	104.8%	105.0%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	289	285	-1.4%	48	37	-22.9%
	ACTIVE LISTINGS	78	113	44.9%	78	113	44.9%
	# OF SALES	262	254	-3.1%	46	27	-41.3%
	SALES VOLUME	$132,231,999	$126,827,159	-4.1%	$23,564,134	$13,692,379	-41.9%
	MEDIAN PRICE	$415,000	$401,000	-3.4%	$422,500	$399,000	-5.6%
	AVERAGE PRICE	$504,702	$499,320	-1.1%	$512,264	$507,125	-1.0%
	AVERAGE DOM	31	37	19.4%	28	31	10.7%
	% OF ASKING PRICE	103.2%	101.6%	-1.6%	102.9%	102.7%	-0.3%

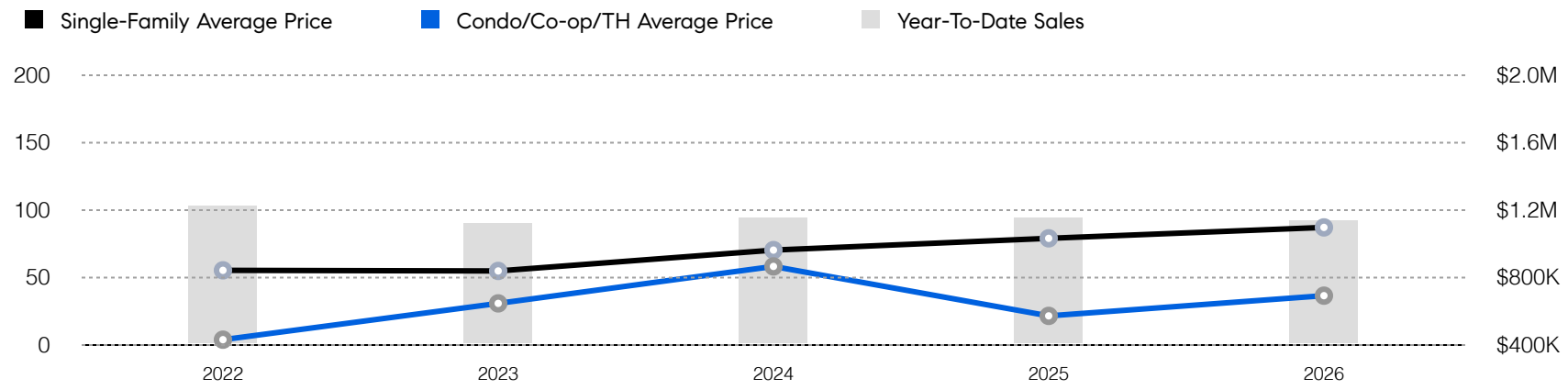
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	84	79	-6.0%	12	10	-16.7%
	ACTIVE LISTINGS	14	16	14.3%	14	16	14.3%
	# OF SALES	81	72	-11.1%	19	12	-36.8%
	SALES VOLUME	$83,656,838	$79,026,495	-5.5%	$20,681,000	$15,615,000	-24.5%
	MEDIAN PRICE	$950,000	$975,000	2.6%	$975,000	$1,290,500	32.4%
	AVERAGE PRICE	$1,032,800	$1,097,590	6.3%	$1,088,474	$1,301,250	19.5%
	AVERAGE DOM	16	22	37.5%	21	19	-9.5%
	% OF ASKING PRICE	109.1%	108.6%	-0.6%	106.9%	114.6%	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	17	21	23.5%	4	2	-50.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	12	19	58.3%	2	2	0.0%
	SALES VOLUME	$6,875,008	$13,162,500	91.5%	$1,068,000	$1,177,000	10.2%
	MEDIAN PRICE	$585,500	$641,000	9.5%	$534,000	$588,500	10.2%
	AVERAGE PRICE	$572,917	$692,763	20.9%	$534,000	$588,500	10.2%
	AVERAGE DOM	18	31	72.2%	17	32	88.2%
	% OF ASKING PRICE	103.3%	103.6%	0.2%	101.9%	101.3%	-0.7%

Historic Sales Trends

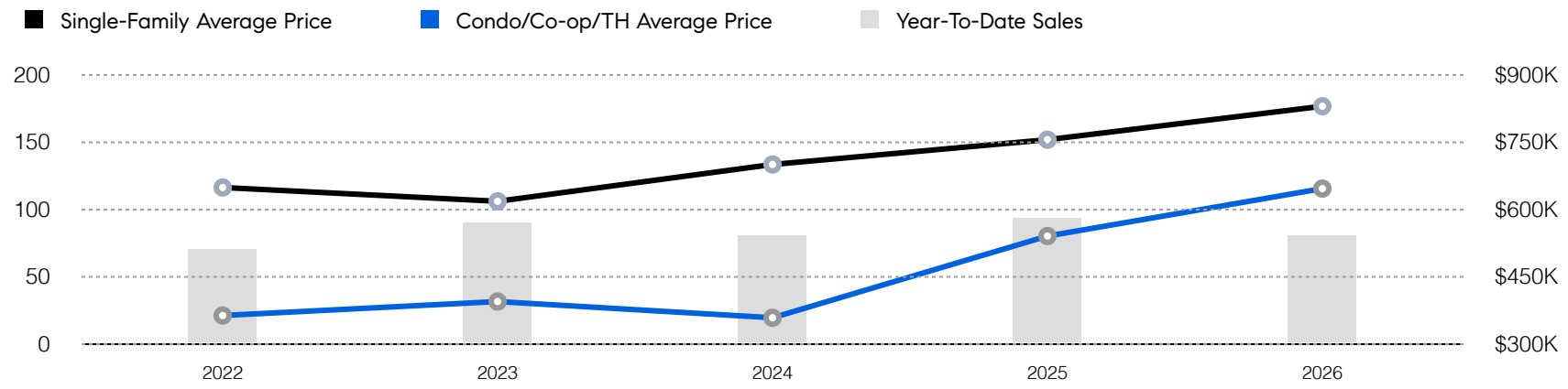


** Line graphs may be hidden due to limited sales data*

Clark

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	95	82	-13.7%	15	18	20.0%
	ACTIVE LISTINGS	17	27	58.8%	17	27	58.8%
	# OF SALES	88	70	-20.5%	17	6	-64.7%
	SALES VOLUME	$66,516,200	$58,134,334	-12.6%	$13,648,000	$5,999,849	-56.0%
	MEDIAN PRICE	$655,000	$788,500	20.4%	$760,000	$971,675	27.9%
	AVERAGE PRICE	$755,866	$830,490	9.9%	$802,824	$999,975	24.6%
	AVERAGE DOM	25	28	12.0%	17	21	23.5%
	% OF ASKING PRICE	102.1%	102.6%	0.5%	103.2%	102.3%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	8	33.3%	2	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	4	9	125.0%	1	2	100.0%
	SALES VOLUME	$2,164,000	$5,821,555	169.0%	$634,000	$1,258,555	98.5%
	MEDIAN PRICE	$542,000	$640,000	18.1%	$634,000	$629,278	-0.7%
	AVERAGE PRICE	$541,000	$646,839	19.6%	$634,000	$629,278	-0.7%
	AVERAGE DOM	17	16	-5.9%	16	22	37.5%
	% OF ASKING PRICE	103.5%	103.6%	0.0%	97.5%	105.0%	7.4%

Historic Sales Trends

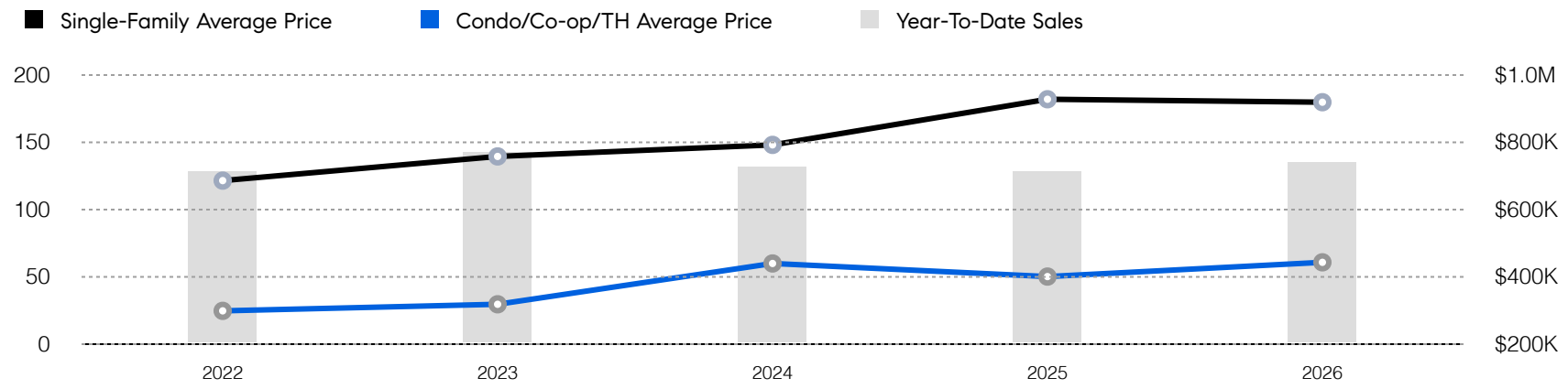


** Line graphs may be hidden due to limited sales data*

Cranford

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	110	128	16.4%	8	20	150.0%
	ACTIVE LISTINGS	15	21	40.0%	15	21	40.0%
	# OF SALES	113	120	6.2%	17	17	0.0%
	SALES VOLUME	$104,869,376	$110,313,027	5.2%	$14,340,000	$17,560,999	22.5%
	MEDIAN PRICE	$845,000	$865,950	2.5%	$800,000	$950,000	18.8%
	AVERAGE PRICE	$928,048	$919,275	-0.9%	$843,529	$1,033,000	22.5%
	AVERAGE DOM	23	20	-13.0%	30	23	-23.3%
	% OF ASKING PRICE	106.6%	107.8%	1.1%	104.9%	106.6%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	15	14	-6.7%	3	2	-33.3%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	14	14	0.0%	2	2	0.0%
	SALES VOLUME	$5,612,400	$6,205,824	10.6%	$732,000	$1,432,824	95.7%
	MEDIAN PRICE	$367,000	$371,000	1.1%	$366,000	$716,412	95.7%
	AVERAGE PRICE	$400,886	$443,273	10.6%	$366,000	$716,412	95.7%
	AVERAGE DOM	17	25	47.1%	17	21	23.5%
	% OF ASKING PRICE	103.6%	102.1%	-1.5%	106.3%	101.2%	-5.1%

Historic Sales Trends

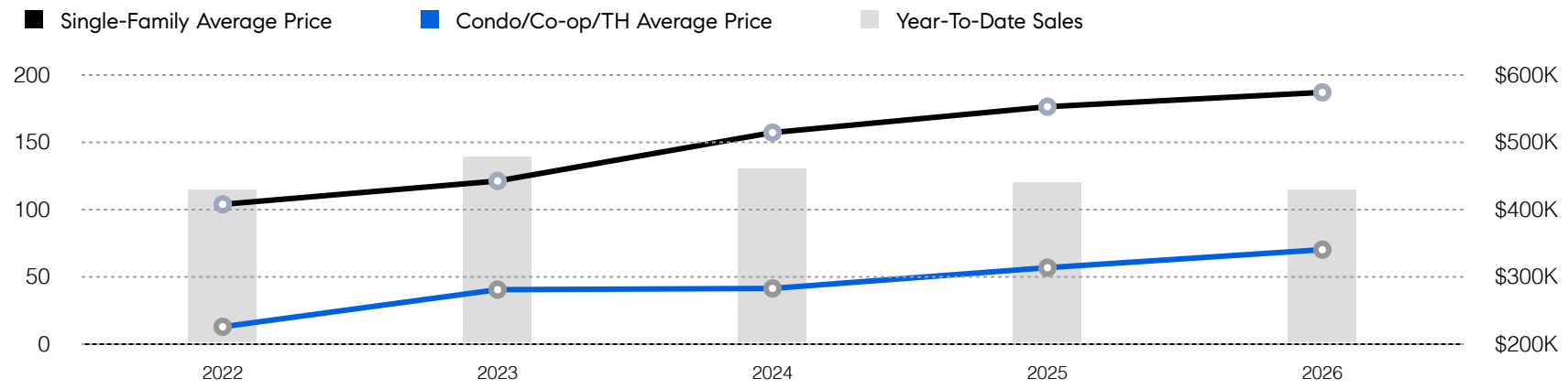


** Line graphs may be hidden due to limited sales data*

Elizabeth

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	92	102	10.9%	11	16	45.5%
	ACTIVE LISTINGS	31	47	51.6%	31	47	51.6%
	# OF SALES	90	87	-3.3%	12	8	-33.3%
	SALES VOLUME	$49,764,500	$49,959,764	0.4%	$6,630,000	$4,623,000	-30.3%
	MEDIAN PRICE	$550,000	$585,000	6.4%	$547,500	$607,500	11.0%
	AVERAGE PRICE	$552,939	$574,250	3.9%	$552,500	$577,875	4.6%
	AVERAGE DOM	49	40	-18.4%	29	24	-17.2%
	% OF ASKING PRICE	102.3%	102.8%	0.4%	100.8%	103.1%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	33	31	-6.1%	7	5	-28.6%
	ACTIVE LISTINGS	15	19	26.7%	15	19	26.7%
	# OF SALES	29	26	-10.3%	4	3	-25.0%
	SALES VOLUME	$9,096,310	$8,851,400	-2.7%	$1,171,000	$786,000	-32.9%
	MEDIAN PRICE	$320,000	$318,500	-0.5%	$310,500	$226,000	-27.2%
	AVERAGE PRICE	$313,666	$340,438	8.5%	$292,750	$262,000	-10.5%
	AVERAGE DOM	42	73	73.8%	39	67	71.8%
	% OF ASKING PRICE	99.3%	100.6%	1.3%	100.0%	102.7%	2.7%

Historic Sales Trends

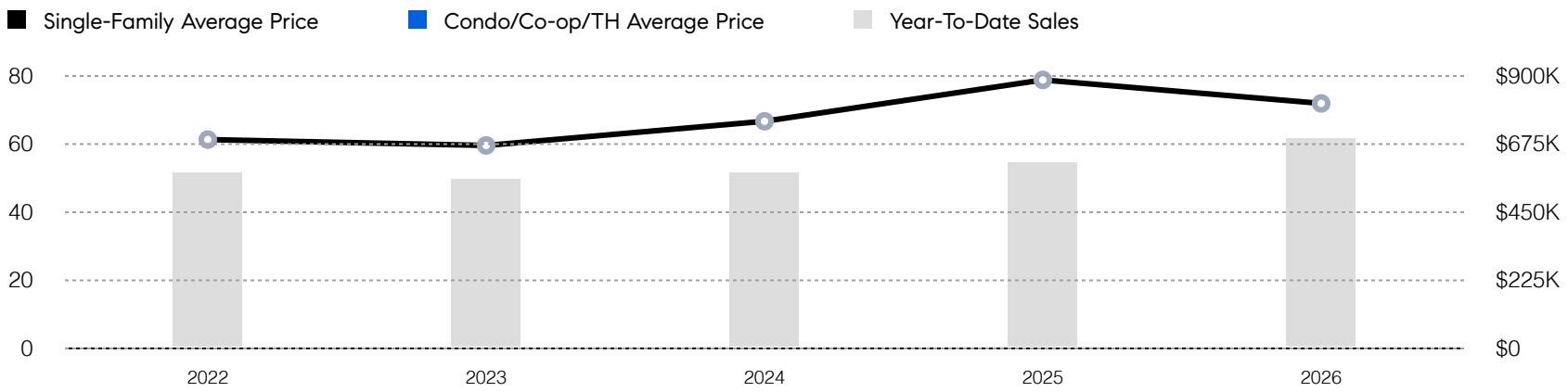


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Fanwood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	53	58	9.4%	3	2	-33.3%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	53	61	15.1%	10	10	0.0%
	SALES VOLUME	$47,008,775	$49,376,999	5.0%	$8,495,999	$8,520,499	0.3%
	MEDIAN PRICE	$805,000	$800,000	-0.6%	$830,500	$817,500	-1.6%
	AVERAGE PRICE	$886,958	$809,459	-8.7%	$849,600	$852,050	0.3%
	AVERAGE DOM	19	28	47.4%	17	26	52.9%
	% OF ASKING PRICE	108.8%	105.0%	-3.8%	107.1%	105.4%	-1.8%
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

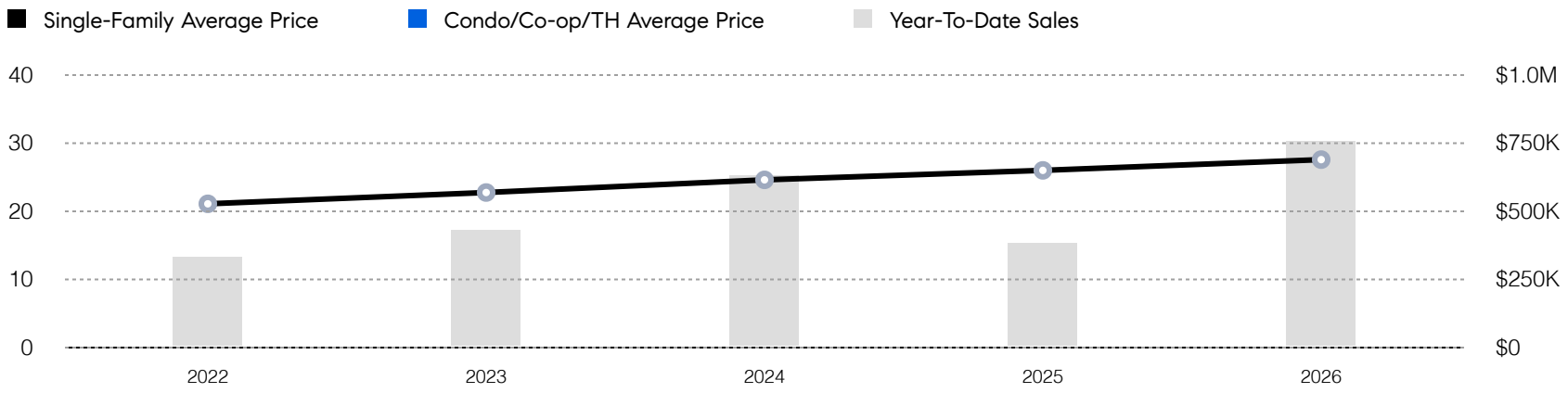


** Line graphs may be hidden due to limited sales data*

Garwood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	12	26	116.7%	1	1	0.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	11	27	145.5%	4	3	-25.0%
	SALES VOLUME	$7,153,500	$18,622,508	160.3%	$2,645,000	$2,180,000	-17.6%
	MEDIAN PRICE	$625,000	$686,000	9.8%	$645,000	$775,000	20.2%
	AVERAGE PRICE	$650,318	$689,723	6.1%	$661,250	$726,667	9.9%
	AVERAGE DOM	36	18	-50.0%	27	12	-55.6%
	% OF ASKING PRICE	103.9%	105.2%	1.3%	104.8%	108.0%	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	4	3	-25.0%	0	0	0.0%
	SALES VOLUME	$3,847,499	$2,779,888	-27.7%	-	-	-
	MEDIAN PRICE	$984,500	$798,888	-18.9%	-	-	-
	AVERAGE PRICE	$961,875	$926,629	-3.7%	-	-	-
	AVERAGE DOM	97	36	-62.9%	-	-	-
	% OF ASKING PRICE	107.2%	99.3%	-7.9%	-	-	-

Historic Sales Trends

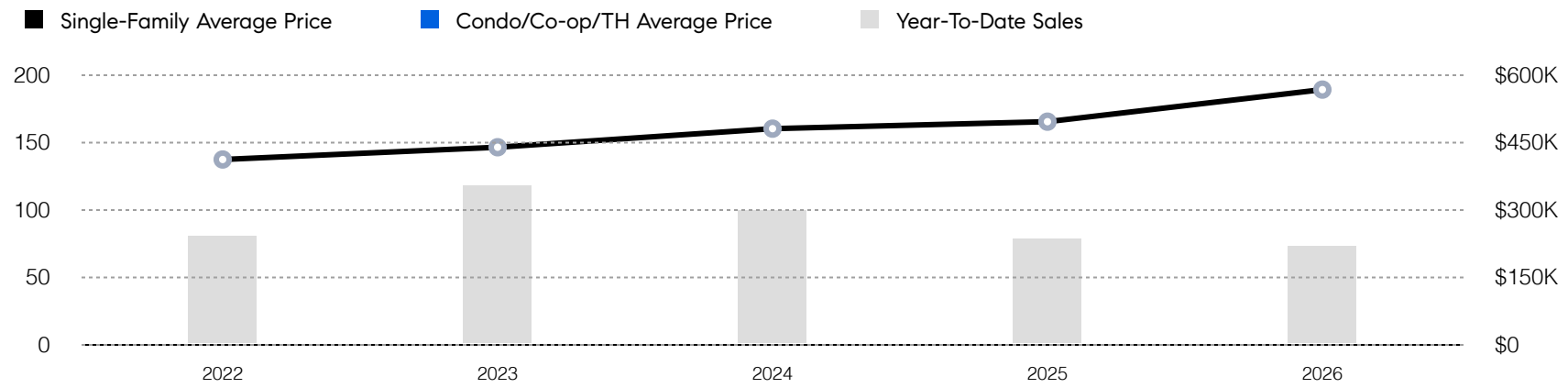


** Line graphs may be hidden due to limited sales data*

Hillside

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	82	80	-2.4%	12	9	-25.0%
	ACTIVE LISTINGS	27	33	22.2%	27	33	22.2%
	# OF SALES	74	71	-4.1%	8	13	62.5%
	SALES VOLUME	$36,749,900	$40,325,500	9.7%	$3,468,500	$7,686,000	121.6%
	MEDIAN PRICE	$500,000	$550,000	10.0%	$447,500	$595,000	33.0%
	AVERAGE PRICE	$496,620	$567,965	14.4%	$433,563	$591,231	36.4%
	AVERAGE DOM	40	42	5.0%	34	49	44.1%
	% OF ASKING PRICE	103.5%	103.2%	-0.3%	101.9%	101.4%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	0	1	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

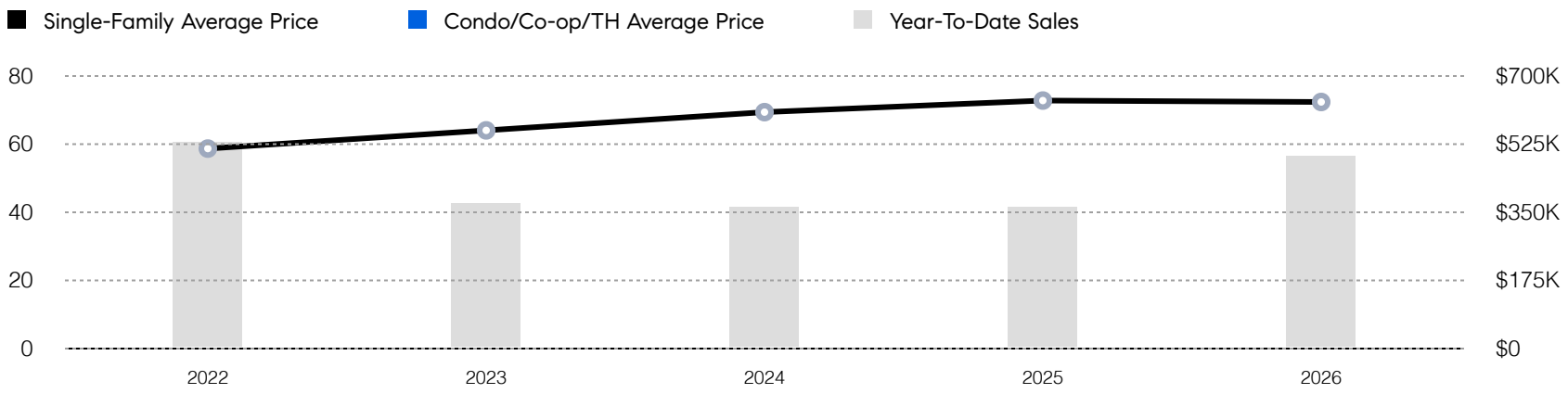


** Line graphs may be hidden due to limited sales data*

Kenilworth

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	44	56	27.3%	5	5	0.0%
	ACTIVE LISTINGS	17	21	23.5%	17	21	23.5%
	# OF SALES	41	56	36.6%	5	6	20.0%
	SALES VOLUME	$26,115,850	$35,466,708	35.8%	$2,697,850	$3,575,000	32.5%
	MEDIAN PRICE	$600,000	$607,500	1.3%	$550,000	$625,000	13.6%
	AVERAGE PRICE	$636,972	$633,334	-0.6%	$539,570	$595,833	10.4%
	AVERAGE DOM	39	33	-15.4%	56	25	-55.4%
	% OF ASKING PRICE	103.2%	101.8%	-1.5%	99.3%	104.1%	4.8%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

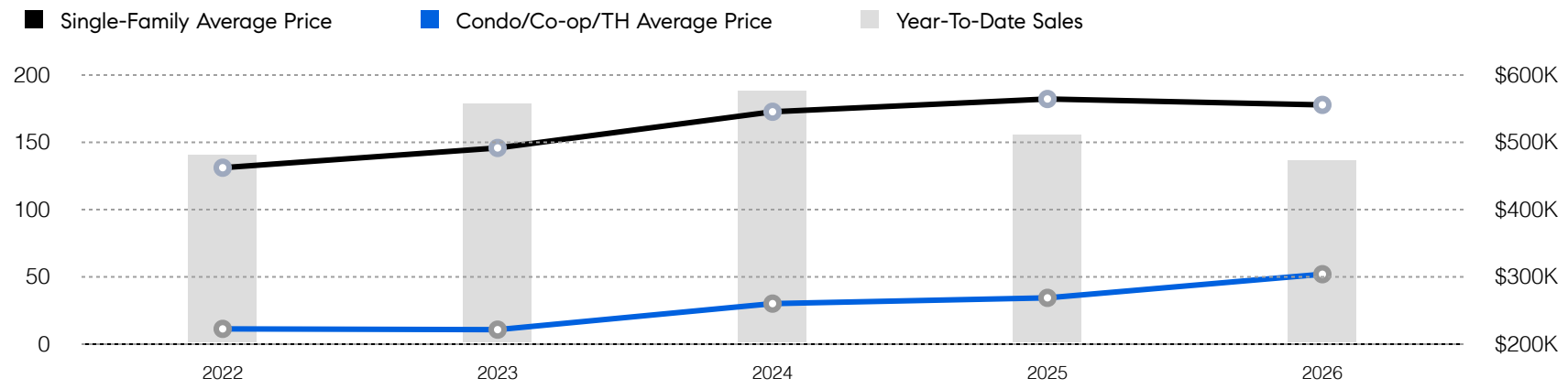


** Line graphs may be hidden due to limited sales data*

Linden

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	131	134	2.3%	17	22	29.4%
	ACTIVE LISTINGS	70	65	-7.1%	70	65	-7.1%
	# OF SALES	135	117	-13.3%	18	13	-27.8%
	SALES VOLUME	$76,195,000	$65,011,330	-14.7%	$10,403,000	$7,466,000	-28.2%
	MEDIAN PRICE	$550,000	$540,000	-1.8%	$550,000	$570,000	3.6%
	AVERAGE PRICE	$564,407	$555,652	-1.6%	$577,944	$574,308	-0.6%
	AVERAGE DOM	40	42	5.0%	35	30	-14.3%
	% OF ASKING PRICE	101.6%	102.1%	0.5%	102.0%	103.9%	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	24	16	-33.3%	4	3	-25.0%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	19	18	-5.3%	6	4	-33.3%
	SALES VOLUME	$5,107,555	$5,471,500	7.1%	$1,896,000	$1,232,000	-35.0%
	MEDIAN PRICE	$240,000	$265,000	10.4%	$319,000	$305,000	-4.4%
	AVERAGE PRICE	$268,819	$303,972	13.1%	$316,000	$308,000	-2.5%
	AVERAGE DOM	41	30	-26.8%	22	32	45.5%
	% OF ASKING PRICE	101.2%	99.6%	-1.6%	103.2%	101.9%	-1.3%

Historic Sales Trends

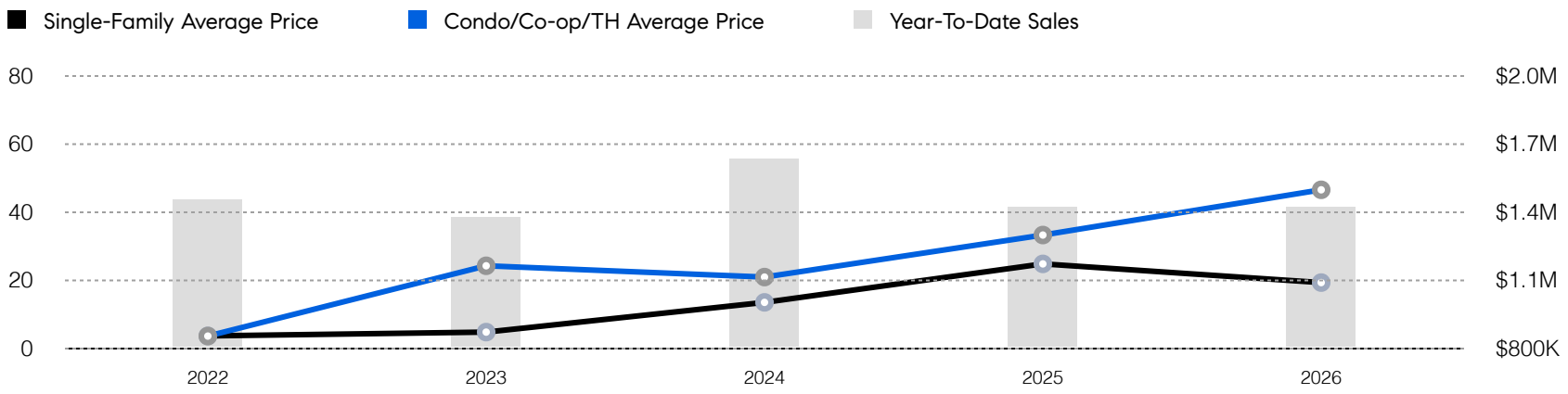


** Line graphs may be hidden due to limited sales data*

Mountainside

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	38	51	34.2%	6	11	83.3%
	ACTIVE LISTINGS	9	7	-22.2%	9	7	-22.2%
	# OF SALES	37	40	8.1%	6	6	0.0%
	SALES VOLUME	$43,396,158	$43,621,398	0.5%	$6,026,150	$7,037,000	16.8%
	MEDIAN PRICE	$1,125,000	$999,000	-11.2%	$847,500	$1,000,500	18.1%
	AVERAGE PRICE	$1,172,869	$1,090,535	-7.0%	$1,004,358	$1,172,833	16.8%
	AVERAGE DOM	18	27	50.0%	20	27	35.0%
	% OF ASKING PRICE	108.8%	104.2%	-4.6%	99.9%	97.0%	-2.9%
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

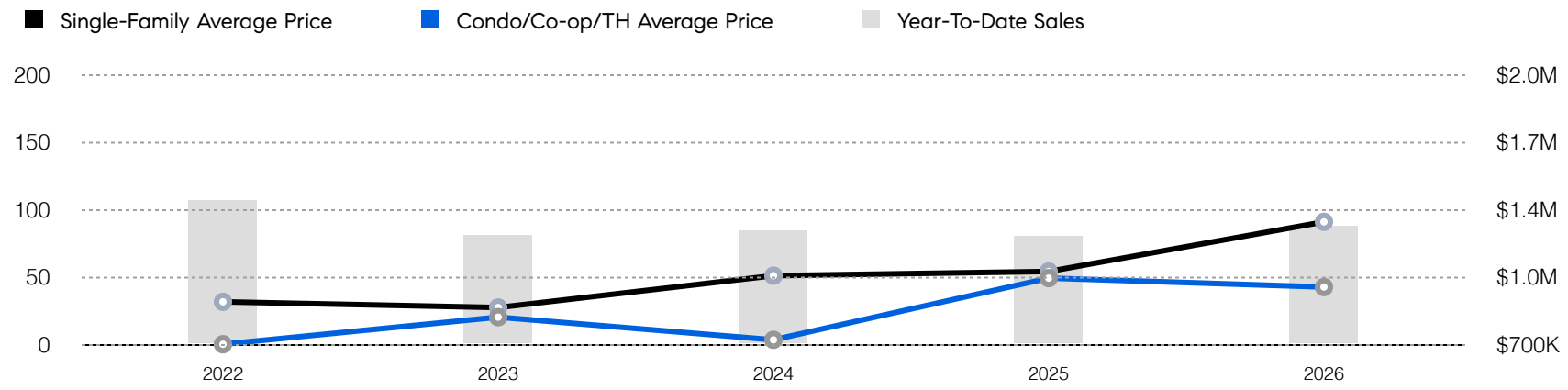


** Line graphs may be hidden due to limited sales data*

New Providence

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	71	80	12.7%	8	9	12.5%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	68	78	14.7%	11	10	-9.1%
	SALES VOLUME	$71,697,105	$100,895,452	40.7%	$12,768,999	$11,459,899	-10.3%
	MEDIAN PRICE	$925,000	$1,274,000	37.7%	$1,100,000	$1,104,000	0.4%
	AVERAGE PRICE	$1,054,369	$1,293,531	22.7%	$1,160,818	$1,145,990	-1.3%
	AVERAGE DOM	19	18	-5.3%	10	14	40.0%
	% OF ASKING PRICE	109.7%	111.9%	2.2%	113.5%	111.5%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	9	9	0.0%	0	1	0.0%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	11	9	-18.2%	2	2	0.0%
	SALES VOLUME	$11,247,000	$8,815,000	-21.6%	$2,005,000	$2,265,000	13.0%
	MEDIAN PRICE	$815,000	$915,000	12.3%	$1,002,500	$1,132,500	13.0%
	AVERAGE PRICE	$1,022,455	$979,444	-4.2%	$1,002,500	$1,132,500	13.0%
	AVERAGE DOM	23	24	4.3%	15	25	66.7%
	% OF ASKING PRICE	104.4%	104.4%	0.0%	106.6%	103.1%	-3.5%

Historic Sales Trends

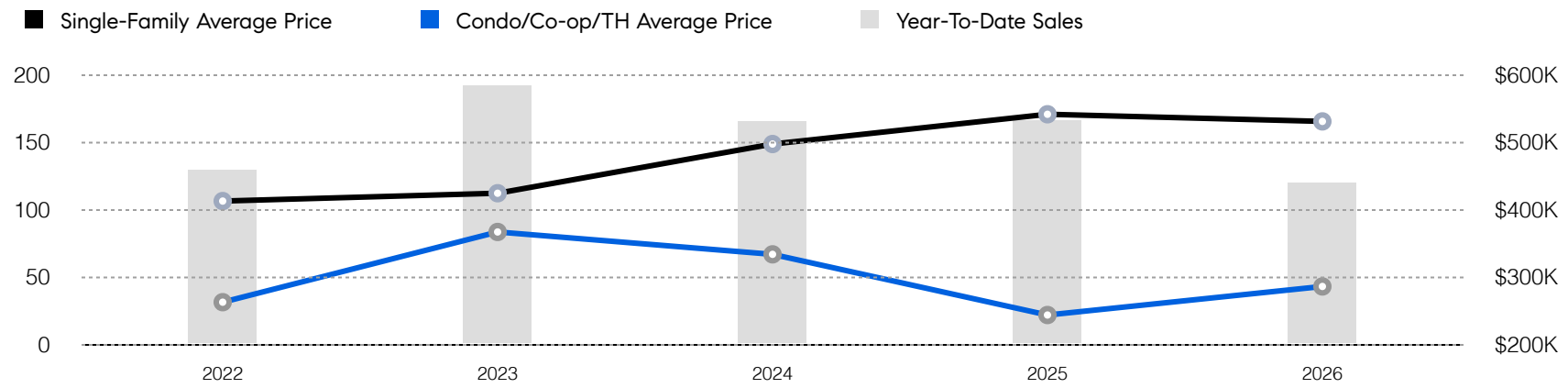


** Line graphs may be hidden due to limited sales data*

Plainfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	170	135	-20.6%	25	21	-16.0%
	ACTIVE LISTINGS	54	83	53.7%	54	83	53.7%
	# OF SALES	162	116	-28.4%	22	12	-45.5%
	SALES VOLUME	$87,816,700	$61,652,850	-29.8%	$12,683,000	$6,212,000	-51.0%
	MEDIAN PRICE	$510,000	$499,775	-2.0%	$547,500	$510,000	-6.8%
	AVERAGE PRICE	$542,078	$531,490	-2.0%	$576,500	$517,667	-10.2%
	AVERAGE DOM	40	47	17.5%	43	40	-7.0%
	% OF ASKING PRICE	102.8%	102.9%	0.1%	99.5%	101.3%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	3	0.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	3	3	0.0%	0	0	0.0%
	SALES VOLUME	$732,900	$860,000	17.3%	-	-	-
	MEDIAN PRICE	$268,000	$285,000	6.3%	-	-	-
	AVERAGE PRICE	$244,300	$286,667	17.3%	-	-	-
	AVERAGE DOM	115	29	-74.8%	-	-	-
	% OF ASKING PRICE	96.8%	99.9%	3.1%	-	-	-

Historic Sales Trends

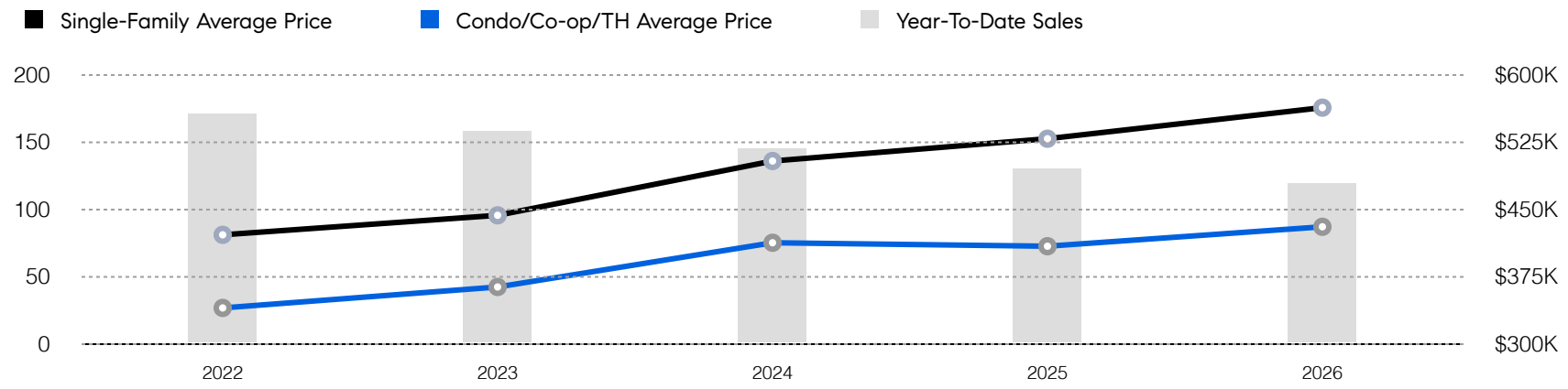


** Line graphs may be hidden due to limited sales data*

Rahway

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	128	124	-3.1%	13	12	-7.7%
	ACTIVE LISTINGS	42	39	-7.1%	42	39	-7.1%
	# OF SALES	118	103	-12.7%	16	20	25.0%
	SALES VOLUME	$62,425,155	$58,058,330	-7.0%	$8,643,000	$11,978,000	38.6%
	MEDIAN PRICE	$512,500	$560,000	9.3%	$535,000	$560,000	4.7%
	AVERAGE PRICE	$529,027	$563,673	6.5%	$540,188	$598,900	10.9%
	AVERAGE DOM	32	39	21.9%	36	37	2.8%
	% OF ASKING PRICE	103.6%	101.4%	-2.3%	105.3%	102.9%	-2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	18	19	5.6%	5	3	-40.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	11	15	36.4%	3	1	-66.7%
	SALES VOLUME	$4,501,000	$6,462,500	43.6%	$1,145,000	$395,000	-65.5%
	MEDIAN PRICE	$415,000	$425,000	2.4%	$350,000	$395,000	12.9%
	AVERAGE PRICE	$409,182	$430,833	5.3%	$381,667	$395,000	3.5%
	AVERAGE DOM	47	29	-38.3%	53	16	-69.8%
	% OF ASKING PRICE	99.5%	100.1%	0.6%	98.6%	101.5%	3.0%

Historic Sales Trends

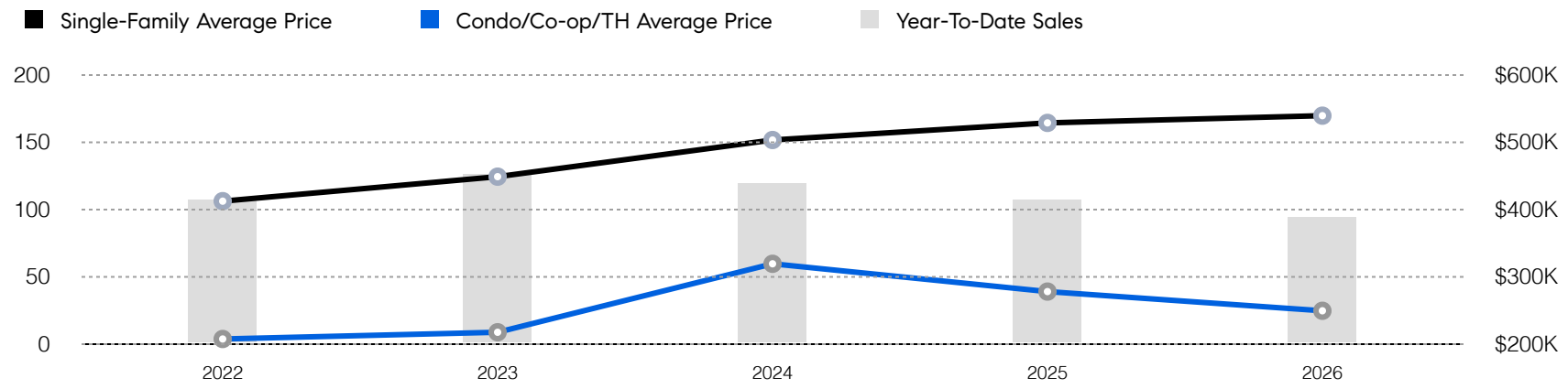


** Line graphs may be hidden due to limited sales data*

Roselle

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	97	92	-5.2%	17	8	-52.9%
	ACTIVE LISTINGS	47	50	6.4%	47	50	6.4%
	# OF SALES	91	83	-8.8%	8	5	-37.5%
	SALES VOLUME	$48,128,900	$44,788,100	-6.9%	$4,812,000	$2,418,000	-49.8%
	MEDIAN PRICE	$516,000	$545,000	5.6%	$583,500	$490,000	-16.0%
	AVERAGE PRICE	$528,889	$539,616	2.0%	$601,500	$483,600	-19.6%
	AVERAGE DOM	40	42	5.0%	33	44	33.3%
	% OF ASKING PRICE	106.0%	103.1%	-2.9%	106.4%	102.3%	-4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	13	13	0.0%	0	2	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	15	10	-33.3%	2	0	0.0%
	SALES VOLUME	$4,172,000	$2,496,000	-40.2%	$615,000	-	-
	MEDIAN PRICE	$207,000	$217,500	5.1%	$307,500	-	-
	AVERAGE PRICE	$278,133	$249,600	-10.3%	$307,500	-	-
	AVERAGE DOM	34	45	32.4%	15	-	-
	% OF ASKING PRICE	103.0%	99.4%	-3.6%	100.7%	-	-

Historic Sales Trends

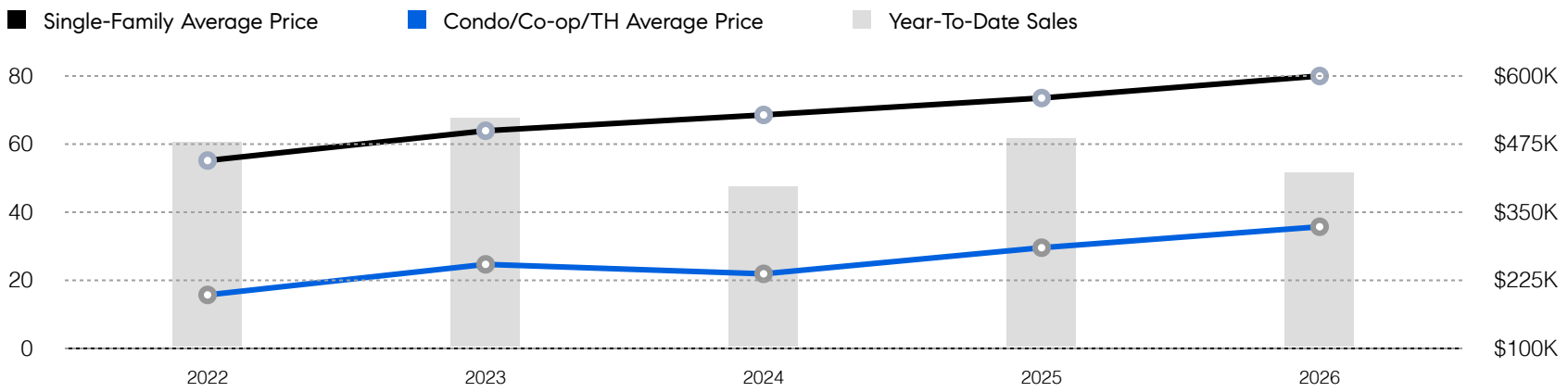


** Line graphs may be hidden due to limited sales data*

Roselle Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	62	48	-22.6%	9	6	-33.3%
	ACTIVE LISTINGS	15	16	6.7%	15	16	6.7%
	# OF SALES	53	48	-9.4%	9	10	11.1%
	SALES VOLUME	$29,655,700	$28,799,000	-2.9%	$5,025,000	$5,851,000	16.4%
	MEDIAN PRICE	$563,000	$580,000	3.0%	$565,000	$582,500	3.1%
	AVERAGE PRICE	$559,542	$599,979	7.2%	$558,333	$585,100	4.8%
	AVERAGE DOM	30	34	13.3%	38	37	-2.6%
	% OF ASKING PRICE	104.9%	103.4%	-1.5%	103.8%	103.5%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	1	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	8	3	-62.5%	0	0	0.0%
	SALES VOLUME	$2,279,000	$970,000	-57.4%	-	-	-
	MEDIAN PRICE	$290,500	$325,000	11.9%	-	-	-
	AVERAGE PRICE	$284,875	$323,333	13.5%	-	-	-
	AVERAGE DOM	19	77	305.3%	-	-	-
	% OF ASKING PRICE	103.8%	102.8%	-1.0%	-	-	-

Historic Sales Trends

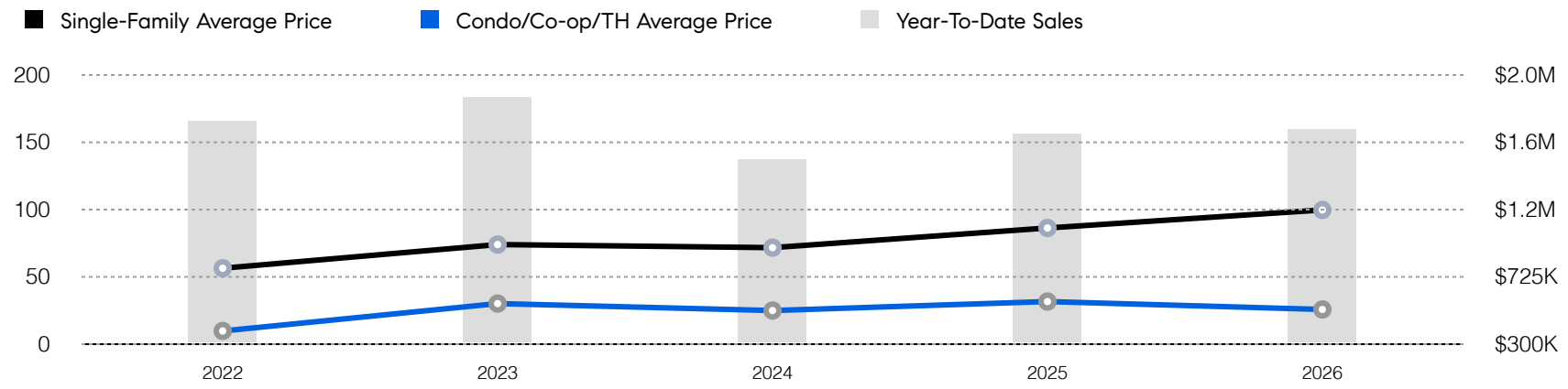


** Line graphs may be hidden due to limited sales data*

Scotch Plains

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	146	150	2.7%	11	16	45.5%
	ACTIVE LISTINGS	31	23	-25.8%	31	23	-25.8%
	# OF SALES	143	141	-1.4%	22	29	31.8%
	SALES VOLUME	$147,834,593	$161,830,428	9.5%	$22,399,600	$32,407,674	44.7%
	MEDIAN PRICE	$950,888	$959,000	0.9%	$1,124,550	$900,000	-20.0%
	AVERAGE PRICE	$1,033,808	$1,147,734	11.0%	$1,018,164	$1,117,506	9.8%
	AVERAGE DOM	25	28	12.0%	18	31	72.2%
	% OF ASKING PRICE	108.2%	105.7%	-2.5%	108.6%	105.0%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	13	21	61.5%	2	3	50.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	12	17	41.7%	2	2	0.0%
	SALES VOLUME	$6,829,000	$8,824,999	29.2%	$1,090,000	$1,085,000	-0.5%
	MEDIAN PRICE	$577,500	$539,000	-6.7%	$545,000	$542,500	-0.5%
	AVERAGE PRICE	$569,083	$519,118	-8.8%	$545,000	$542,500	-0.5%
	AVERAGE DOM	17	28	64.7%	29	42	44.8%
	% OF ASKING PRICE	105.8%	101.2%	-4.6%	101.3%	100.2%	-1.1%

Historic Sales Trends

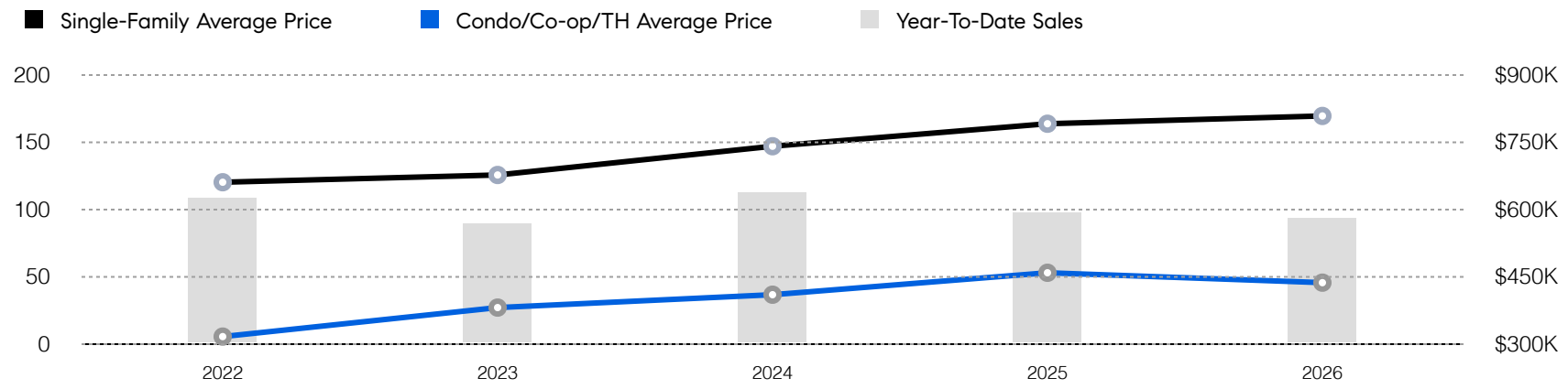


** Line graphs may be hidden due to limited sales data*

Springfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	80	76	-5.0%	9	9	0.0%
	ACTIVE LISTINGS	17	15	-11.8%	17	15	-11.8%
	# OF SALES	74	66	-10.8%	14	14	0.0%
	SALES VOLUME	$58,567,439	$53,382,148	-8.9%	$9,964,800	$12,119,249	21.6%
	MEDIAN PRICE	$718,500	$765,000	6.5%	$677,500	$800,000	18.1%
	AVERAGE PRICE	$791,452	$808,820	2.2%	$711,771	$865,661	21.6%
	AVERAGE DOM	23	30	30.4%	43	22	-48.8%
	% OF ASKING PRICE	106.6%	103.5%	-3.1%	102.0%	105.4%	3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	27	30	11.1%	8	5	-37.5%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	22	26	18.2%	4	2	-50.0%
	SALES VOLUME	$10,101,434	$11,365,000	12.5%	$1,758,134	$1,005,000	-42.8%
	MEDIAN PRICE	$438,500	$378,500	-13.7%	$394,067	$502,500	27.5%
	AVERAGE PRICE	$459,156	$437,115	-4.8%	$439,534	$502,500	14.3%
	AVERAGE DOM	19	33	73.7%	26	9	-65.4%
	% OF ASKING PRICE	105.9%	101.3%	-4.6%	102.9%	104.7%	1.8%

Historic Sales Trends

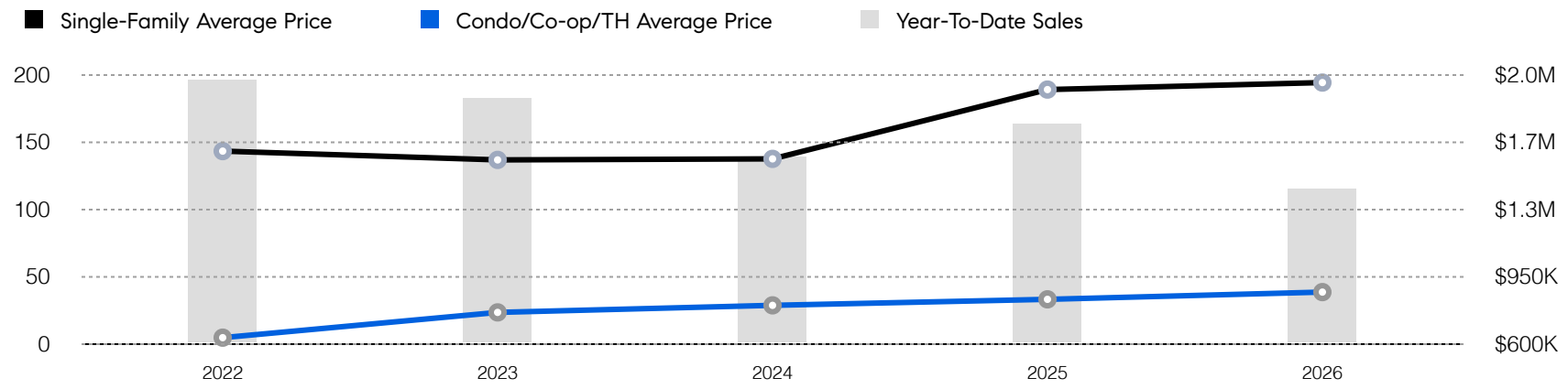


** Line graphs may be hidden due to limited sales data*

Summit

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	141	101	-28.4%	13	7	-46.2%
	ACTIVE LISTINGS	15	13	-13.3%	15	13	-13.3%
	# OF SALES	133	97	-27.1%	23	13	-43.5%
	SALES VOLUME	$255,950,415	$190,207,523	-25.7%	$47,400,251	$29,362,760	-38.1%
	MEDIAN PRICE	$1,700,216	$1,810,000	6.5%	$1,775,000	$2,125,000	19.7%
	AVERAGE PRICE	$1,924,439	$1,960,902	1.9%	$2,060,880	$2,258,674	9.6%
	AVERAGE DOM	18	18	0.0%	22	17	-22.7%
	% OF ASKING PRICE	110.8%	112.2%	1.4%	108.0%	112.8%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	32	18	-43.7%	1	2	100.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	29	17	-41.4%	6	2	-66.7%
	SALES VOLUME	$24,160,499	$14,803,999	-38.7%	$5,170,000	$1,310,000	-74.7%
	MEDIAN PRICE	$740,000	$695,000	-6.1%	$795,000	$655,000	-17.6%
	AVERAGE PRICE	$833,121	$870,823	4.5%	$861,667	$655,000	-24.0%
	AVERAGE DOM	19	30	57.9%	33	7	-78.8%
	% OF ASKING PRICE	106.6%	102.3%	-4.4%	104.2%	100.0%	-4.2%

Historic Sales Trends

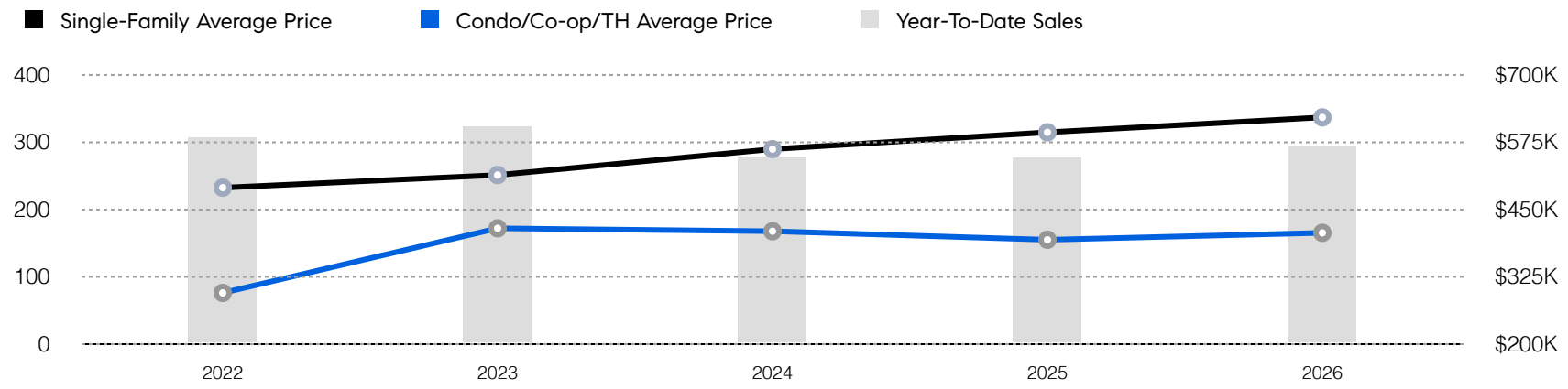


** Line graphs may be hidden due to limited sales data*

Union

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	245	279	13.9%	33	33	0.0%
	ACTIVE LISTINGS	87	75	-13.8%	87	75	-13.8%
	# OF SALES	240	253	5.4%	31	34	9.7%
	SALES VOLUME	$142,459,390	$157,194,198	10.3%	$18,356,000	$19,346,550	5.4%
	MEDIAN PRICE	$587,500	$610,000	3.8%	$580,000	$552,500	-4.7%
	AVERAGE PRICE	$593,581	$621,321	4.7%	$592,129	$569,016	-3.9%
	AVERAGE DOM	26	24	-7.7%	23	22	-4.3%
	% OF ASKING PRICE	105.0%	104.4%	-0.7%	104.1%	103.9%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	37	44	18.9%	6	3	-50.0%
	ACTIVE LISTINGS	10	22	120.0%	10	22	120.0%
	# OF SALES	34	38	11.8%	7	1	-85.7%
	SALES VOLUME	$13,394,000	$15,457,494	15.4%	$3,060,000	$245,000	-92.0%
	MEDIAN PRICE	$380,000	$388,750	2.3%	$415,000	$245,000	-41.0%
	AVERAGE PRICE	$393,941	$406,776	3.3%	$437,143	$245,000	-44.0%
	AVERAGE DOM	36	44	22.2%	25	44	76.0%
	% OF ASKING PRICE	102.1%	100.7%	-1.5%	103.7%	98.0%	-5.7%

Historic Sales Trends

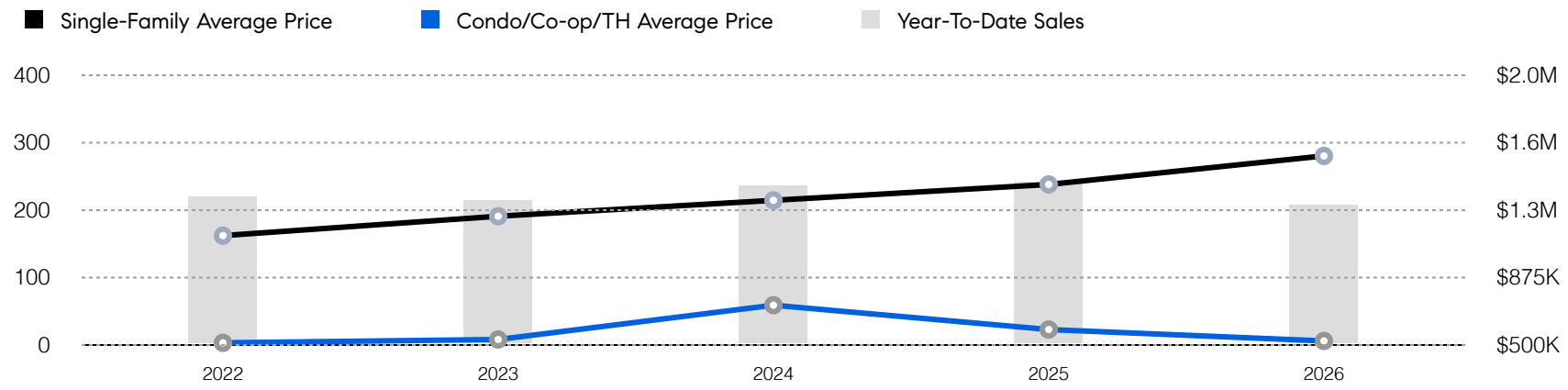


** Line graphs may be hidden due to limited sales data*

Westfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	228	198	-13.2%	17	20	17.6%
	ACTIVE LISTINGS	31	25	-19.4%	31	25	-19.4%
	# OF SALES	219	188	-14.2%	30	24	-20.0%
	SALES VOLUME	$305,018,299	$291,689,130	-4.4%	$43,833,317	$39,984,159	-8.8%
	MEDIAN PRICE	$1,277,000	$1,450,000	13.5%	$1,225,000	$1,697,500	38.6%
	AVERAGE PRICE	$1,392,778	$1,551,538	11.4%	$1,461,111	$1,666,007	14.0%
	AVERAGE DOM	20	19	-5.0%	16	32	100.0%
	% OF ASKING PRICE	109.1%	108.3%	-0.8%	105.6%	105.6%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	22	21	-4.5%	3	2	-33.3%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	20	17	-15.0%	1	2	100.0%
	SALES VOLUME	$11,723,000	$8,885,000	-24.2%	$280,000	$985,000	251.8%
	MEDIAN PRICE	$594,000	$345,000	-41.9%	$280,000	$492,500	75.9%
	AVERAGE PRICE	$586,150	$522,647	-10.8%	$280,000	$492,500	75.9%
	AVERAGE DOM	16	29	81.3%	9	28	211.1%
	% OF ASKING PRICE	103.5%	106.6%	3.1%	96.6%	110.3%	13.7%

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 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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