

Q3 2026

Union County Market Report

COMPASS

Union County Overview

Year-To-Date Sales

2,495

-5.0% Year-To-Date
4.7% Quarter-Over-Quarter

Year-To-Date Contracts

2,663

-2.5% Year-To-Date
-18.0% Quarter-Over-Quarter

Single-Family
Average Sale Price

$890K

3.3% Year-To-Date
-0.6% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

$489K

-2.9% Year-To-Date
-8.3% Quarter-Over-Quarter

Average Days On Market

30

7.1% Year-To-Date
25.9% Quarter-Over-Quarter

Active Listings

833

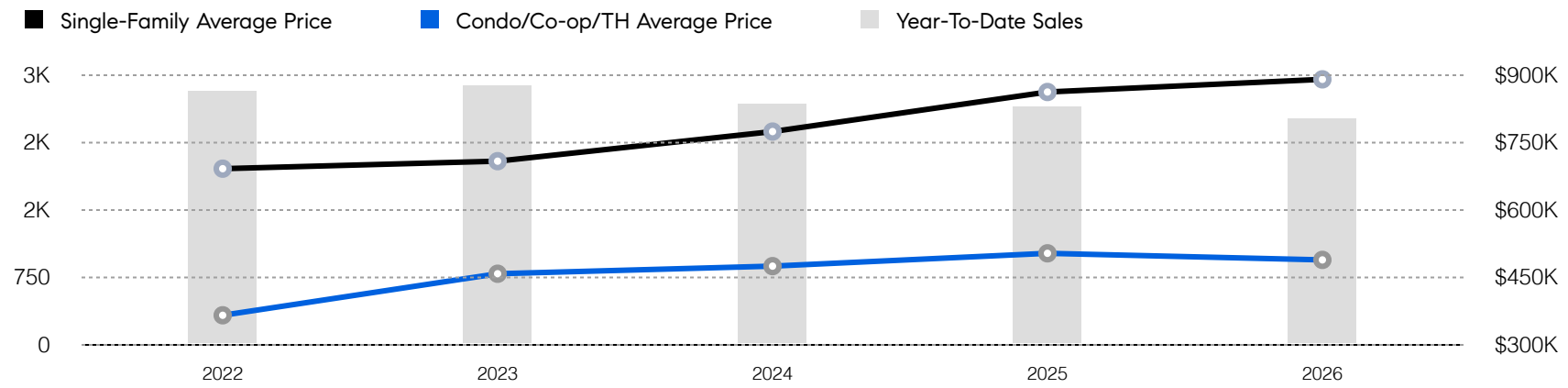
19.2% Year-Over-Year
9.5% Quarter-Over-Quarter



Union County Overview

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	2,402	2,361	-1.7%	783	791	1.0%
	ACTIVE LISTINGS	614	708	15.3%	614	708	15.3%
	# OF SALES	2,325	2,200	-5.4%	906	853	-5.8%
	SALES VOLUME	$2,005,676,868	$1,959,790,287	-2.3%	$811,818,753	$788,594,090	-2.9%
	MEDIAN PRICE	$665,000	$700,000	5.3%	$692,500	$730,000	5.4%
	AVERAGE PRICE	$862,657	$890,814	3.3%	$896,047	$924,495	3.2%
	AVERAGE DOM	29	29	0.0%	27	27	0.0%
	% OF ASKING PRICE	105.7%	105.0%	-0.7%	105.3%	105.0%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	329	302	-8.2%	124	100	-19.4%
	ACTIVE LISTINGS	85	125	47.1%	85	125	47.1%
	# OF SALES	301	295	-2.0%	137	108	-21.2%
	SALES VOLUME	$151,623,118	$144,280,659	-4.8%	$67,671,407	$52,477,778	-22.5%
	MEDIAN PRICE	$425,000	$400,000	-5.9%	$415,000	$421,250	1.5%
	AVERAGE PRICE	$503,731	$489,087	-2.9%	$493,952	$485,905	-1.6%
	AVERAGE DOM	30	38	26.7%	32	40	25.0%
	% OF ASKING PRICE	103.4%	101.4%	-2.0%	103.4%	101.1%	-2.3%

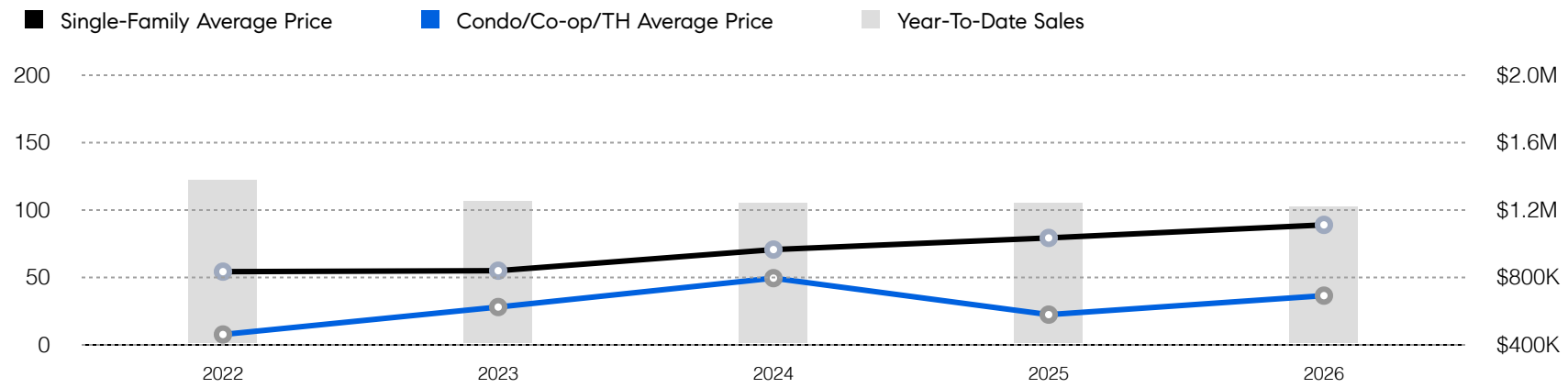
Historic Sales Trends



Berkeley Heights

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	100	85	-15.0%	38	27	-28.9%
	ACTIVE LISTINGS	12	18	50.0%	12	18	50.0%
	# OF SALES	90	79	-12.2%	41	32	-22.0%
	SALES VOLUME	$93,118,351	$87,851,494	-5.7%	$43,799,013	$38,208,999	-12.8%
	MEDIAN PRICE	$944,500	$1,030,000	9.1%	$975,000	$1,250,000	28.2%
	AVERAGE PRICE	$1,034,648	$1,112,044	7.5%	$1,068,269	$1,194,031	11.8%
	AVERAGE DOM	16	22	37.5%	19	19	0.0%
	% OF ASKING PRICE	108.9%	108.4%	-0.5%	107.0%	111.0%	4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	20	23	15.0%	9	7	-22.2%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	14	22	57.1%	6	7	16.7%
	SALES VOLUME	$8,113,008	$15,227,500	87.7%	$3,330,900	$5,487,000	64.7%
	MEDIAN PRICE	$595,500	$643,000	8.0%	$599,000	$720,000	20.2%
	AVERAGE PRICE	$579,501	$692,159	19.4%	$555,150	$783,857	41.2%
	AVERAGE DOM	18	29	61.1%	15	21	40.0%
	% OF ASKING PRICE	103.5%	103.3%	-0.1%	103.4%	102.2%	-1.2%

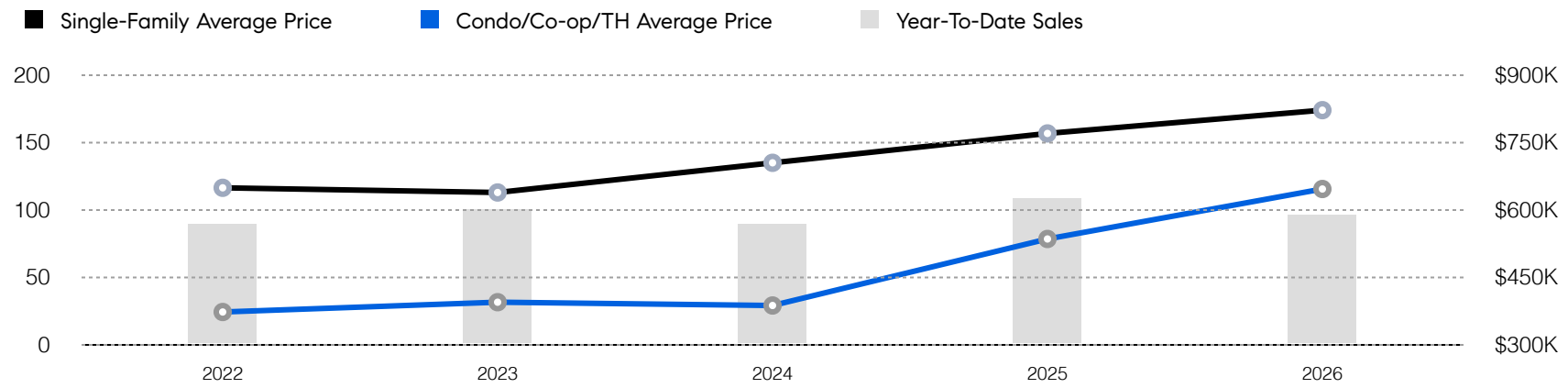
Historic Sales Trends



Clark

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	103	95	-7.8%	39	44	12.8%
	ACTIVE LISTINGS	16	18	12.5%	16	18	12.5%
	# OF SALES	101	86	-14.9%	41	32	-22.0%
	SALES VOLUME	$77,814,200	$70,713,334	-9.1%	$34,290,500	$27,338,249	-20.3%
	MEDIAN PRICE	$685,000	$779,500	13.8%	$771,000	$820,000	6.4%
	AVERAGE PRICE	$770,438	$822,248	6.7%	$836,354	$854,320	2.1%
	AVERAGE DOM	27	27	0.0%	26	23	-11.5%
	% OF ASKING PRICE	102.1%	102.3%	0.2%	103.9%	101.0%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	5	4	-20.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	6	9	50.0%	6	4	-33.3%
	SALES VOLUME	$3,214,000	$5,821,555	81.1%	$3,214,000	$2,786,555	-13.3%
	MEDIAN PRICE	$537,500	$640,000	19.1%	$537,500	$684,000	27.3%
	AVERAGE PRICE	$535,667	$646,839	20.8%	$535,667	$696,639	30.1%
	AVERAGE DOM	14	16	14.3%	14	17	21.4%
	% OF ASKING PRICE	103.0%	103.6%	0.5%	103.0%	106.0%	2.9%

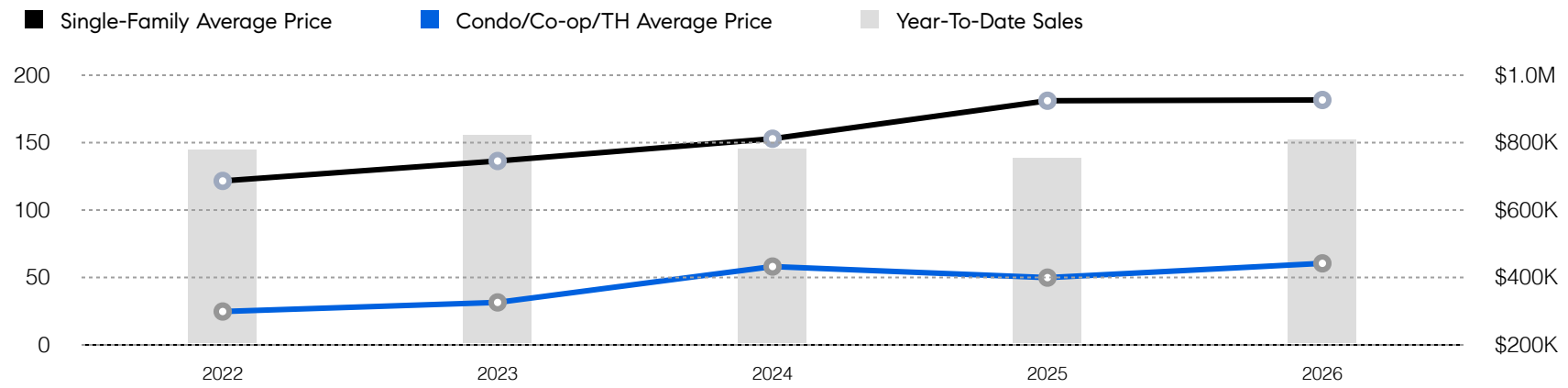
Historic Sales Trends



Cranford

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	125	149	19.2%	36	54	50.0%
	ACTIVE LISTINGS	14	22	57.1%	14	22	57.1%
	# OF SALES	121	136	12.4%	45	54	20.0%
	SALES VOLUME	$111,838,375	$126,007,684	12.7%	$41,070,419	$53,457,785	30.2%
	MEDIAN PRICE	$845,000	$875,500	3.6%	$870,000	$950,000	9.2%
	AVERAGE PRICE	$924,284	$926,527	0.2%	$912,676	$989,959	8.5%
	AVERAGE DOM	24	19	-20.8%	23	20	-13.0%
	% OF ASKING PRICE	106.3%	107.4%	1.0%	105.3%	105.7%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	18	15	-16.7%	9	5	-44.4%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	16	15	-6.2%	8	4	-50.0%
	SALES VOLUME	$6,392,400	$6,628,324	3.7%	$3,002,500	$2,230,324	-25.7%
	MEDIAN PRICE	$367,000	$375,000	2.2%	$355,000	$427,663	20.5%
	AVERAGE PRICE	$399,525	$441,888	10.6%	$375,313	$557,581	48.6%
	AVERAGE DOM	16	28	75.0%	23	33	43.5%
	% OF ASKING PRICE	104.1%	101.6%	-2.5%	104.4%	100.2%	-4.2%

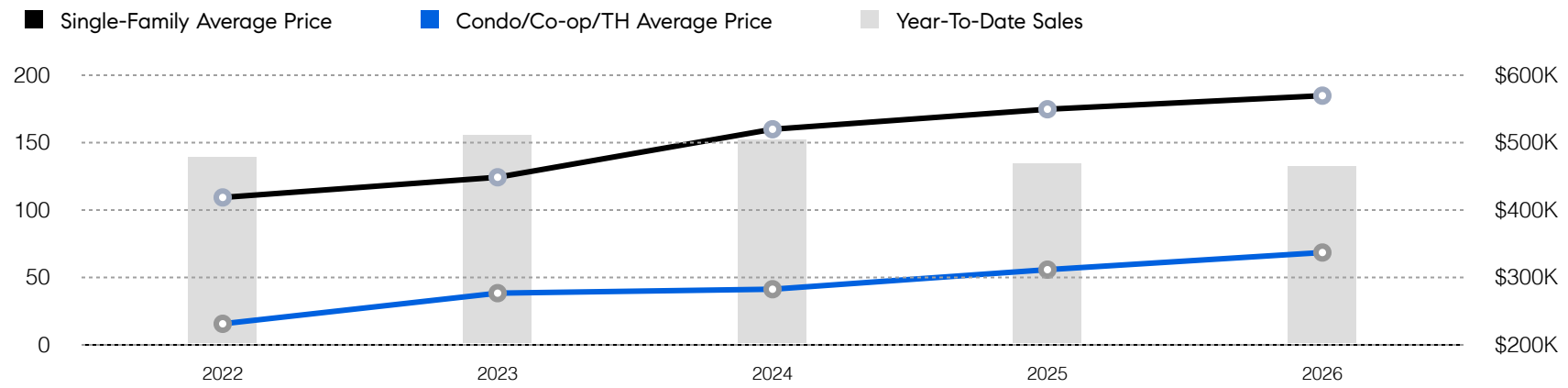
Historic Sales Trends



Elizabeth

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	103	112	8.7%	33	41	24.2%
	ACTIVE LISTINGS	34	48	41.2%	34	48	41.2%
	# OF SALES	101	102	1.0%	30	39	30.0%
	SALES VOLUME	$55,501,500	$58,104,764	4.7%	$16,833,000	$22,808,000	35.5%
	MEDIAN PRICE	$550,000	$585,000	6.4%	$552,500	$585,000	5.9%
	AVERAGE PRICE	$549,520	$569,655	3.7%	$561,100	$584,821	4.2%
	AVERAGE DOM	47	40	-14.9%	34	39	14.7%
	% OF ASKING PRICE	102.2%	102.5%	0.3%	100.8%	103.1%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	35	30	-14.3%	12	8	-33.3%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	32	29	-9.4%	9	10	11.1%
	SALES VOLUME	$9,970,810	$9,773,400	-2.0%	$2,646,500	$2,710,400	2.4%
	MEDIAN PRICE	$311,750	$320,000	2.6%	$303,500	$284,950	-6.1%
	AVERAGE PRICE	$311,588	$337,014	8.2%	$294,056	$271,040	-7.8%
	AVERAGE DOM	40	72	80.0%	33	116	251.5%
	% OF ASKING PRICE	99.4%	100.0%	0.6%	101.1%	98.1%	-3.0%

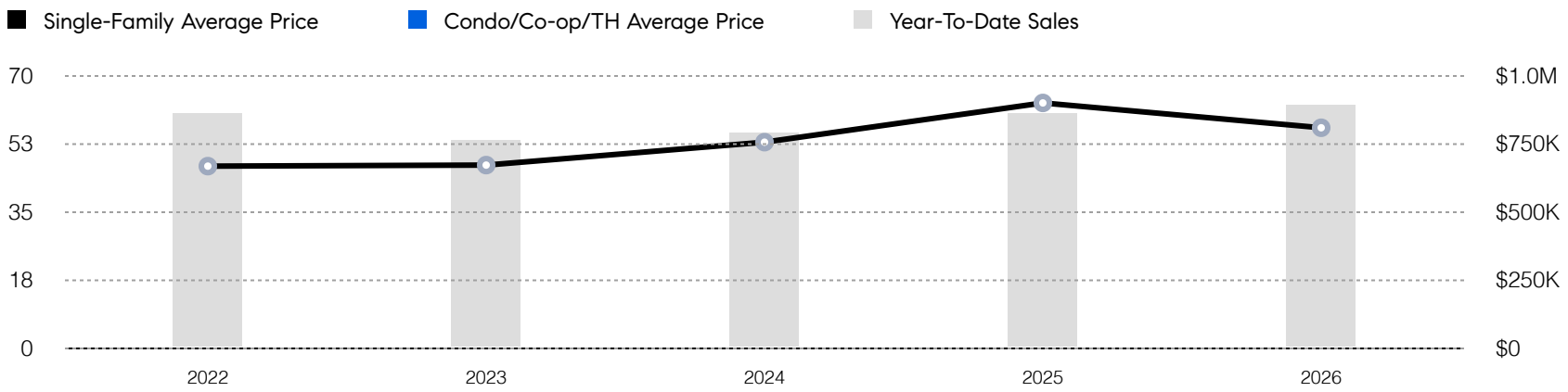
Historic Sales Trends



Fanwood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	61	60	-1.6%	16	15	-6.2%
	ACTIVE LISTINGS	4	14	250.0%	4	14	250.0%
	# OF SALES	59	62	5.1%	25	23	-8.0%
	SALES VOLUME	$53,165,275	$50,216,999	-5.5%	$22,392,199	$20,020,499	-10.6%
	MEDIAN PRICE	$826,000	$800,000	-3.1%	$858,000	$825,000	-3.8%
	AVERAGE PRICE	$901,106	$809,952	-10.1%	$895,688	$870,456	-2.8%
	AVERAGE DOM	20	28	40.0%	18	19	5.6%
	% OF ASKING PRICE	108.8%	105.0%	-3.8%	108.4%	105.2%	-3.3%
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%	-	-	-	-	-

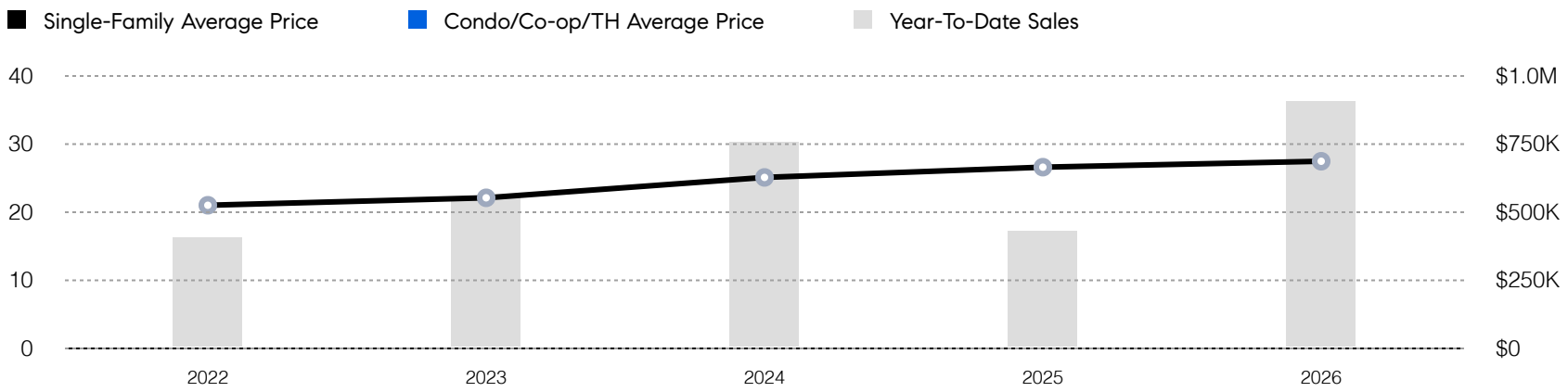
Historic Sales Trends



Garwood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	15	28	86.7%	8	10	25.0%
	ACTIVE LISTINGS	4	12	200.0%	4	12	200.0%
	# OF SALES	12	33	175.0%	6	11	83.3%
	SALES VOLUME	$7,983,500	$22,671,675	184.0%	$4,020,500	$7,707,167	91.7%
	MEDIAN PRICE	$645,000	$675,000	4.7%	$645,000	$675,000	4.7%
	AVERAGE PRICE	$665,292	$687,020	3.3%	$670,083	$700,652	4.6%
	AVERAGE DOM	34	19	-44.1%	24	18	-25.0%
	% OF ASKING PRICE	103.9%	104.9%	0.9%	104.5%	106.0%	1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	5	3	-40.0%	3	0	0.0%
	SALES VOLUME	$4,676,999	$2,779,888	-40.6%	$2,848,500	-	-
	MEDIAN PRICE	$969,000	$798,888	-17.6%	$969,000	-	-
	AVERAGE PRICE	$935,400	$926,629	-0.9%	$949,500	-	-
	AVERAGE DOM	85	36	-57.6%	136	-	-
	% OF ASKING PRICE	105.9%	99.3%	-6.6%	101.5%	-	-

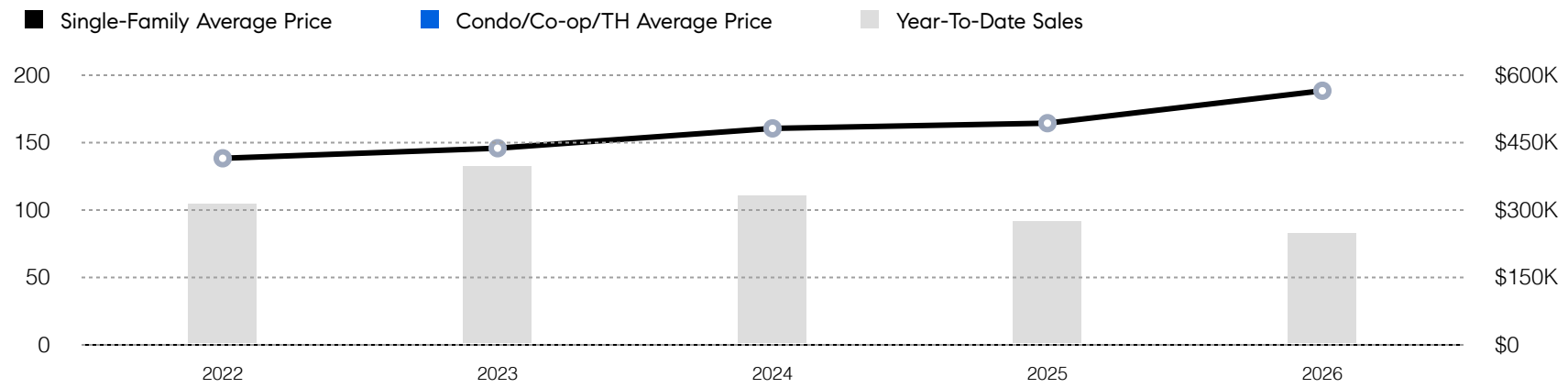
Historic Sales Trends



Hillside

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	89	93	4.5%	28	33	17.9%
	ACTIVE LISTINGS	25	32	28.0%	25	32	28.0%
	# OF SALES	87	80	-8.0%	30	32	6.7%
	SALES VOLUME	$42,915,900	$45,235,300	5.4%	$14,121,000	$18,732,800	32.7%
	MEDIAN PRICE	$500,000	$540,000	8.0%	$472,500	$560,000	18.5%
	AVERAGE PRICE	$493,286	$565,441	14.6%	$470,700	$585,400	24.4%
	AVERAGE DOM	39	41	5.1%	29	39	34.5%
	% OF ASKING PRICE	103.3%	103.2%	-0.1%	102.9%	103.2%	0.3%
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%	2	0	0.0%
	SALES VOLUME	$870,000	$355,500	-59.1%	$540,000	-	-
	MEDIAN PRICE	$325,000	$355,500	9.4%	$270,000	-	-
	AVERAGE PRICE	$290,000	$355,500	22.6%	$270,000	-	-
	AVERAGE DOM	51	9	-82.4%	52	-	-
	% OF ASKING PRICE	95.4%	98.8%	3.3%	92.4%	-	-

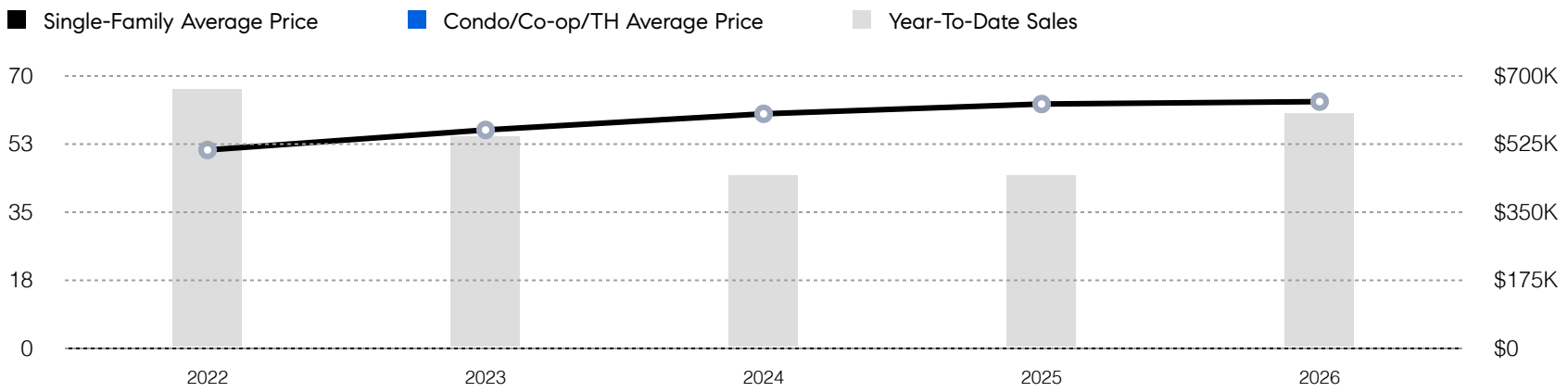
Historic Sales Trends



Kenilworth

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	49	58	18.4%	17	13	-23.5%
	ACTIVE LISTINGS	19	26	36.8%	19	26	36.8%
	# OF SALES	44	60	36.4%	16	20	25.0%
	SALES VOLUME	$27,630,850	$38,047,708	37.7%	$10,164,850	$12,276,000	20.8%
	MEDIAN PRICE	$600,000	$595,000	-0.8%	$628,925	$575,500	-8.5%
	AVERAGE PRICE	$627,974	$634,128	1.0%	$635,303	$613,800	-3.4%
	AVERAGE DOM	40	32	-20.0%	42	30	-28.6%
	% OF ASKING PRICE	102.8%	101.8%	-1.0%	100.3%	103.2%	2.9%
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	-	-	-	-	-	-

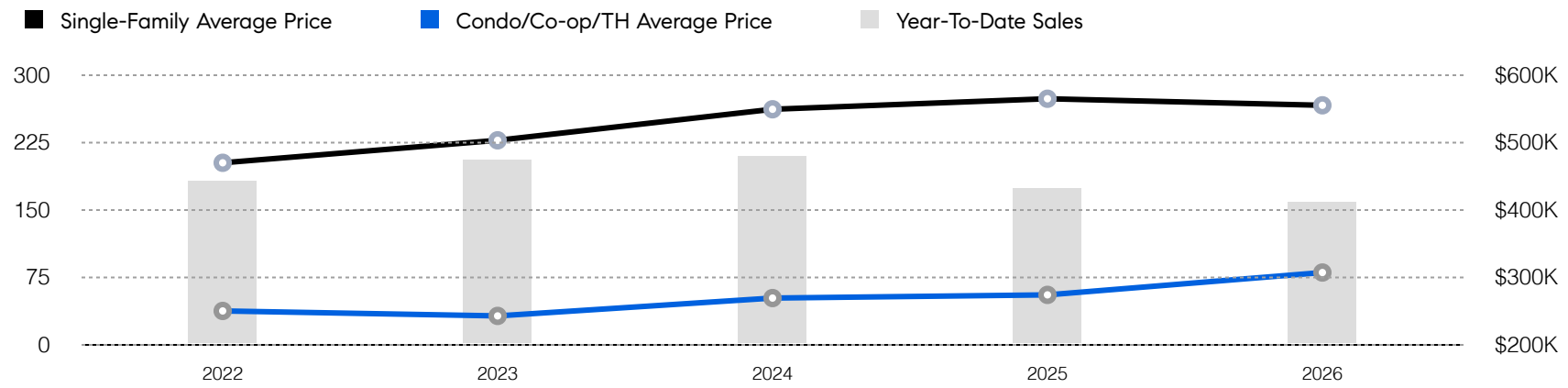
Historic Sales Trends



Linden

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	151	155	2.6%	46	62	34.8%
	ACTIVE LISTINGS	69	72	4.3%	69	72	4.3%
	# OF SALES	151	137	-9.3%	54	55	1.9%
	SALES VOLUME	$85,329,000	$76,086,430	-10.8%	$30,116,000	$30,600,000	1.6%
	MEDIAN PRICE	$550,000	$545,000	-0.9%	$550,000	$550,000	-
	AVERAGE PRICE	$565,093	$555,375	-1.7%	$557,704	$556,364	-0.2%
	AVERAGE DOM	40	41	2.5%	36	39	8.3%
	% OF ASKING PRICE	101.4%	102.0%	0.6%	101.2%	102.8%	1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	25	16	-36.0%	8	7	-12.5%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	21	20	-4.8%	14	7	-50.0%
	SALES VOLUME	$5,757,555	$6,146,500	6.8%	$4,130,555	$2,232,000	-46.0%
	MEDIAN PRICE	$240,000	$265,000	10.4%	$260,500	$310,000	19.0%
	AVERAGE PRICE	$274,169	$307,325	12.1%	$295,040	$318,857	8.1%
	AVERAGE DOM	39	33	-15.4%	47	38	-19.1%
	% OF ASKING PRICE	101.1%	99.6%	-1.5%	102.2%	100.4%	-1.8%

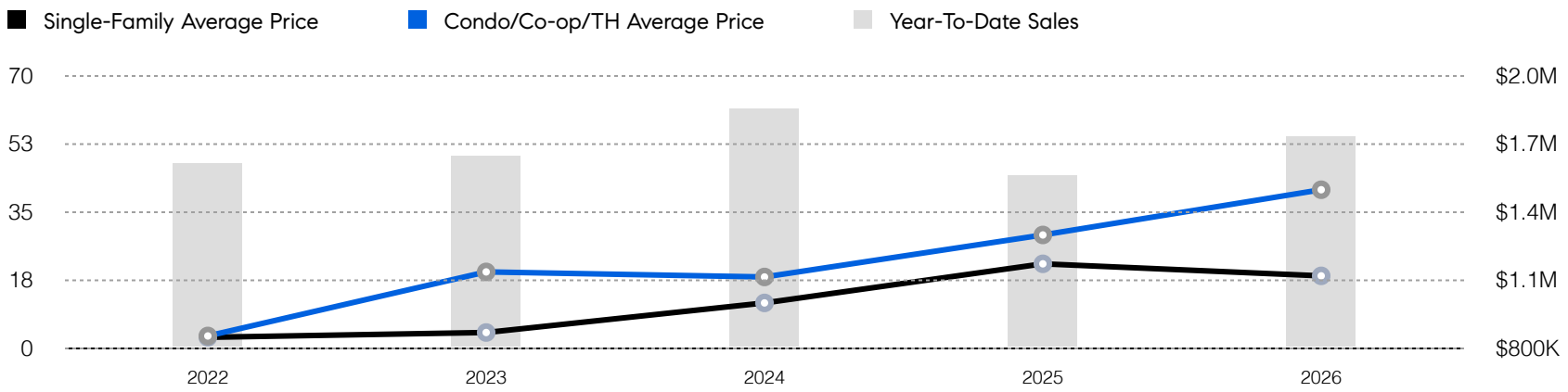
Historic Sales Trends



Mountainside

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	40	60	50.0%	13	30	130.8%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	40	53	32.5%	13	26	100.0%
	SALES VOLUME	$46,908,158	$59,342,897	26.5%	$14,865,150	$29,884,498	101.0%
	MEDIAN PRICE	$1,137,500	$999,999	-12.1%	$1,150,000	$1,032,500	-10.2%
	AVERAGE PRICE	$1,172,704	$1,119,677	-4.5%	$1,143,473	$1,149,404	0.5%
	AVERAGE DOM	18	28	55.6%	17	30	76.5%
	% OF ASKING PRICE	109.0%	102.8%	-6.2%	105.9%	99.0%	-6.9%
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%	-	-	-

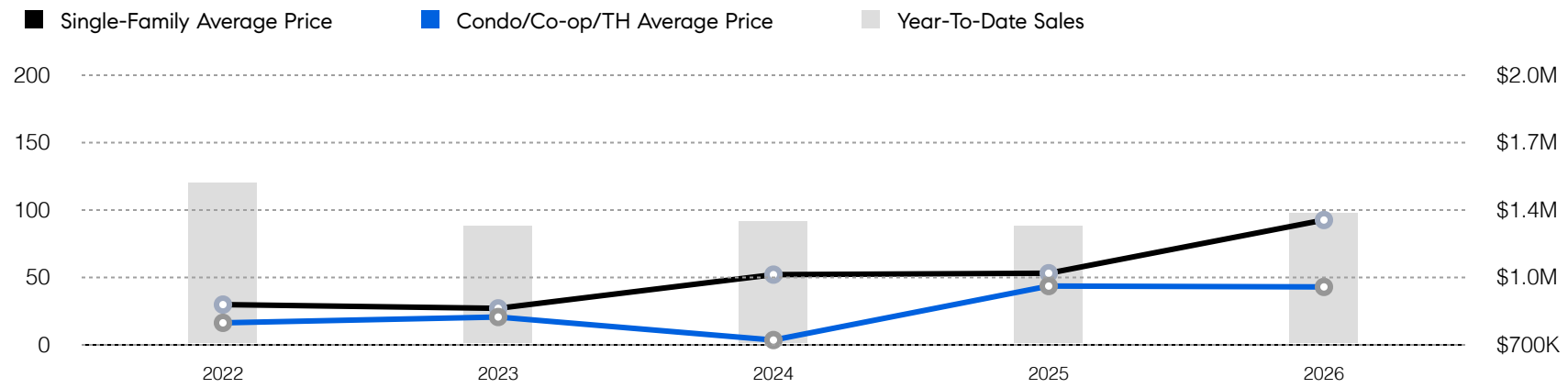
Historic Sales Trends



New Providence

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	77	92	19.5%	23	28	21.7%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	75	87	16.0%	27	28	3.7%
	SALES VOLUME	$78,408,104	$113,273,352	44.5%	$29,033,604	$37,140,799	27.9%
	MEDIAN PRICE	$920,000	$1,263,000	37.3%	$999,999	$1,104,000	10.4%
	AVERAGE PRICE	$1,045,441	$1,301,993	24.5%	$1,075,319	$1,326,457	23.4%
	AVERAGE DOM	25	18	-28.0%	31	14	-54.8%
	% OF ASKING PRICE	109.1%	111.4%	2.4%	108.2%	111.5%	3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	1	1	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	12	9	-25.0%	5	5	0.0%
	SALES VOLUME	$11,804,000	$8,815,000	-25.3%	$4,712,000	$4,495,000	-4.6%
	MEDIAN PRICE	$807,000	$915,000	13.4%	$557,000	$875,000	57.1%
	AVERAGE PRICE	$983,667	$979,444	-0.4%	$942,400	$899,000	-4.6%
	AVERAGE DOM	22	24	9.1%	20	21	5.0%
	% OF ASKING PRICE	105.0%	104.4%	-0.6%	108.7%	105.0%	-3.7%

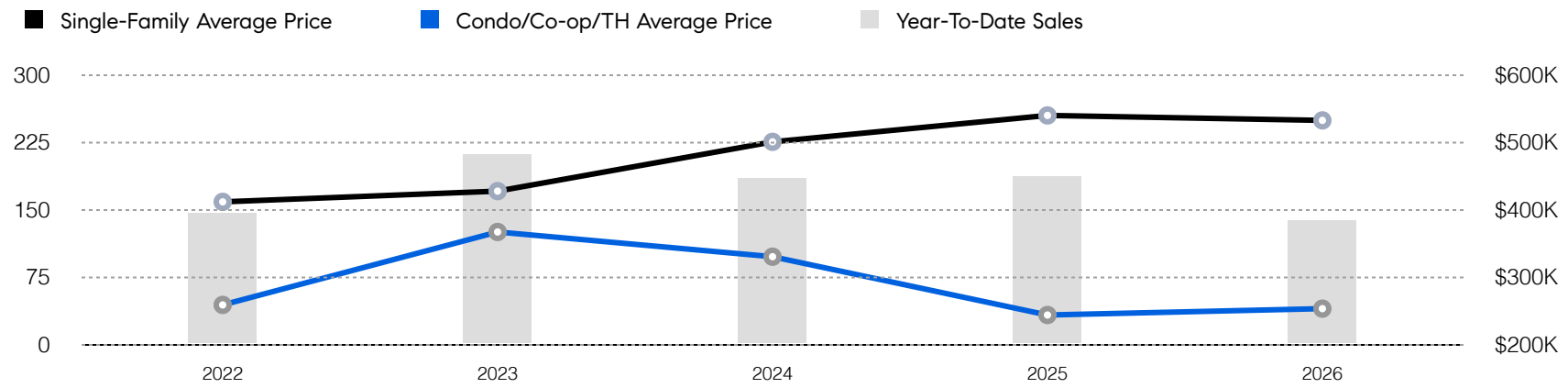
Historic Sales Trends



Plainfield

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	181	156	-13.8%	59	59	0.0%
	ACTIVE LISTINGS	70	77	10.0%	70	77	10.0%
	# OF SALES	182	132	-27.5%	66	44	-33.3%
	SALES VOLUME	$98,342,700	$70,354,950	-28.5%	$35,560,000	$22,795,500	-35.9%
	MEDIAN PRICE	$510,000	$499,775	-2.0%	$515,000	$492,500	-4.4%
	AVERAGE PRICE	$540,345	$532,992	-1.4%	$538,788	$518,080	-3.8%
	AVERAGE DOM	41	45	9.8%	42	30	-28.6%
	% OF ASKING PRICE	102.7%	102.7%	0.0%	102.2%	104.0%	1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	2	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	3	4	33.3%	2	1	-50.0%
	SALES VOLUME	$732,900	$1,015,000	38.5%	$464,900	$155,000	-66.7%
	MEDIAN PRICE	$268,000	$227,500	-15.1%	$232,450	$155,000	-33.3%
	AVERAGE PRICE	$244,300	$253,750	3.9%	$232,450	$155,000	-33.3%
	AVERAGE DOM	115	27	-76.5%	134	23	-82.8%
	% OF ASKING PRICE	96.8%	99.1%	2.4%	98.3%	96.9%	-1.4%

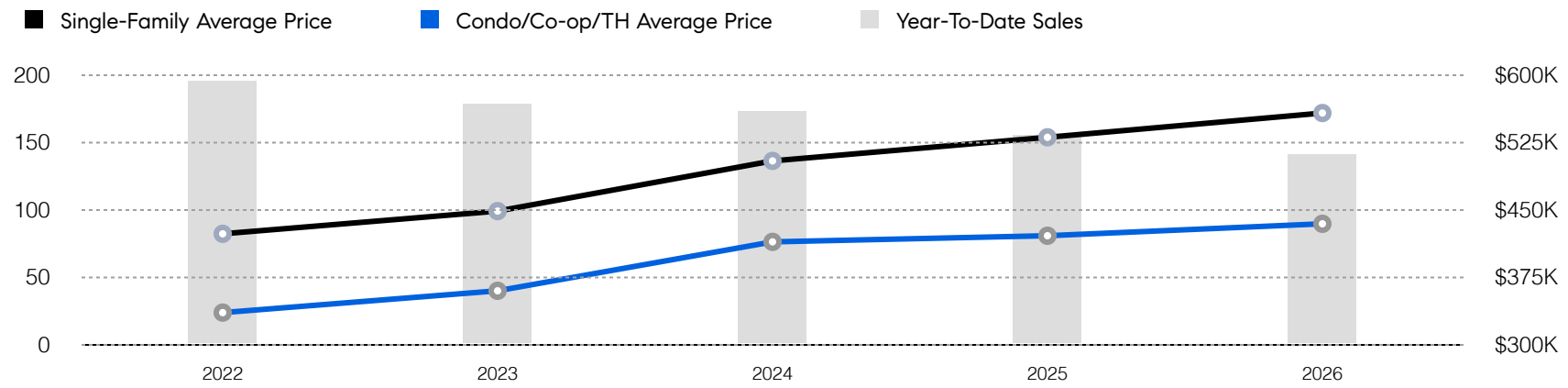
Historic Sales Trends



Rahway

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	138	138	0.0%	50	46	-8.0%
	ACTIVE LISTINGS	50	49	-2.0%	50	49	-2.0%
	# OF SALES	138	121	-12.3%	58	53	-8.6%
	SALES VOLUME	$73,268,155	$67,509,330	-7.9%	$31,828,055	$29,419,730	-7.6%
	MEDIAN PRICE	$515,000	$550,000	6.8%	$527,500	$535,000	1.4%
	AVERAGE PRICE	$530,929	$557,928	5.1%	$548,760	$555,089	1.2%
	AVERAGE DOM	32	40	25.0%	31	37	19.4%
	% OF ASKING PRICE	103.7%	101.4%	-2.3%	104.1%	99.9%	-4.2%
Condo/Co-op/TH	CONTRACTS SIGNED	24	21	-12.5%	15	8	-46.7%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	16	19	18.8%	9	6	-33.3%
	SALES VOLUME	$6,743,000	$8,259,500	22.5%	$3,776,000	$2,719,500	-28.0%
	MEDIAN PRICE	$452,000	$427,000	-5.5%	$459,000	$438,500	-4.5%
	AVERAGE PRICE	$421,438	$434,711	3.1%	$419,556	$453,250	8.0%
	AVERAGE DOM	39	29	-25.6%	37	26	-29.7%
	% OF ASKING PRICE	101.0%	100.1%	-1.0%	102.2%	100.5%	-1.8%

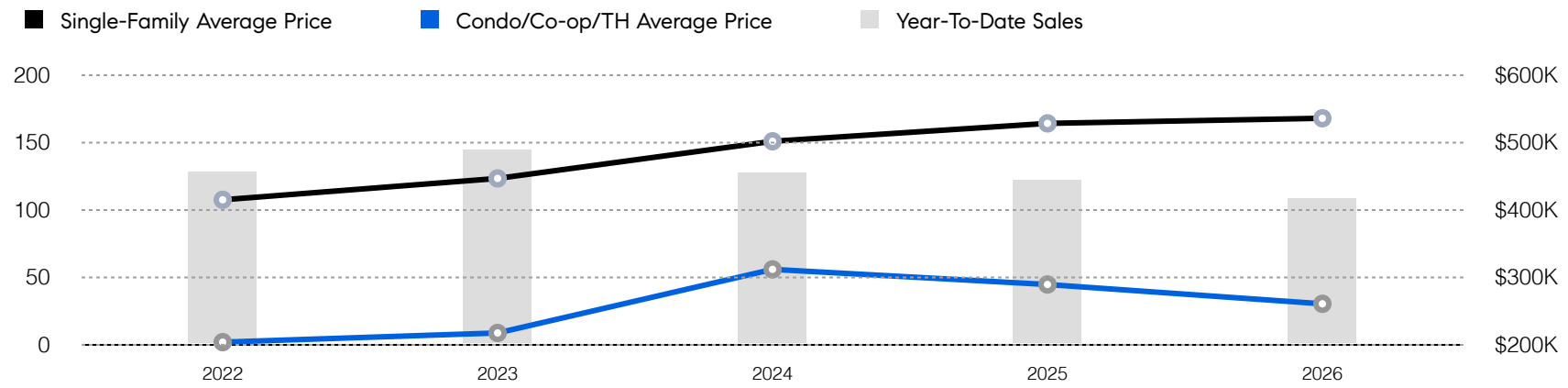
Historic Sales Trends



Roselle

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	109	99	-9.2%	41	28	-31.7%
	ACTIVE LISTINGS	46	51	10.9%	46	51	10.9%
	# OF SALES	105	95	-9.5%	33	26	-21.2%
	SALES VOLUME	$55,497,500	$50,933,100	-8.2%	$17,961,600	$13,568,000	-24.5%
	MEDIAN PRICE	$518,000	$545,000	5.2%	$530,000	$539,000	1.7%
	AVERAGE PRICE	$528,548	$536,138	1.4%	$544,291	$521,846	-4.1%
	AVERAGE DOM	39	39	0.0%	32	32	0.0%
	% OF ASKING PRICE	105.8%	103.5%	-2.3%	105.2%	104.8%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	16	12	-25.0%	4	3	-25.0%
	ACTIVE LISTINGS	0	7	0.0%	0	7	0.0%
	# OF SALES	16	12	-25.0%	5	5	0.0%
	SALES VOLUME	$4,633,000	$3,131,000	-32.4%	$1,452,000	$1,480,000	1.9%
	MEDIAN PRICE	$212,500	$217,500	2.4%	$207,000	$230,000	11.1%
	AVERAGE PRICE	$289,563	$260,917	-9.9%	$290,400	$296,000	1.9%
	AVERAGE DOM	33	62	87.9%	28	90	221.4%
	% OF ASKING PRICE	102.8%	100.2%	-2.6%	101.3%	100.6%	-0.6%

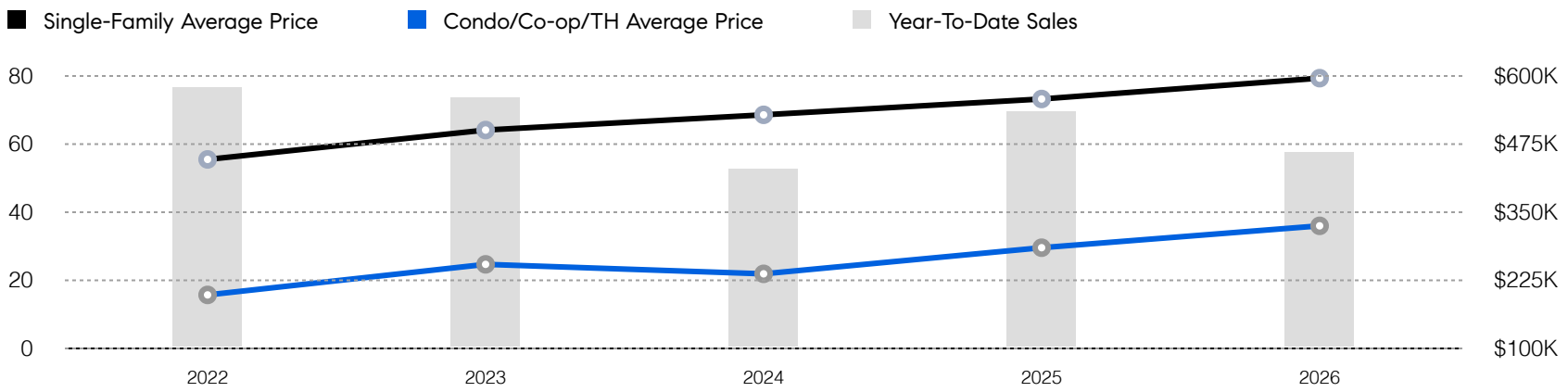
Historic Sales Trends



Roselle Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	68	53	-22.1%	23	18	-21.7%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	61	53	-13.1%	28	21	-25.0%
	SALES VOLUME	$34,024,200	$31,589,000	-7.2%	$15,975,800	$12,555,000	-21.4%
	MEDIAN PRICE	$560,000	$580,000	3.6%	$565,000	$590,000	4.4%
	AVERAGE PRICE	$557,774	$596,019	6.9%	$570,564	$597,857	4.8%
	AVERAGE DOM	30	34	13.3%	31	34	9.7%
	% OF ASKING PRICE	105.3%	103.4%	-1.9%	105.8%	102.8%	-3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	3	2	-33.3%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	8	4	-50.0%	2	1	-50.0%
	SALES VOLUME	$2,279,000	$1,300,000	-43.0%	$558,000	$330,000	-40.9%
	MEDIAN PRICE	$290,500	$325,000	11.9%	$279,000	$330,000	18.3%
	AVERAGE PRICE	$284,875	$325,000	14.1%	$279,000	$330,000	18.3%
	AVERAGE DOM	19	60	215.8%	18	8	-55.6%
	% OF ASKING PRICE	103.8%	103.7%	-0.1%	101.6%	106.5%	4.9%

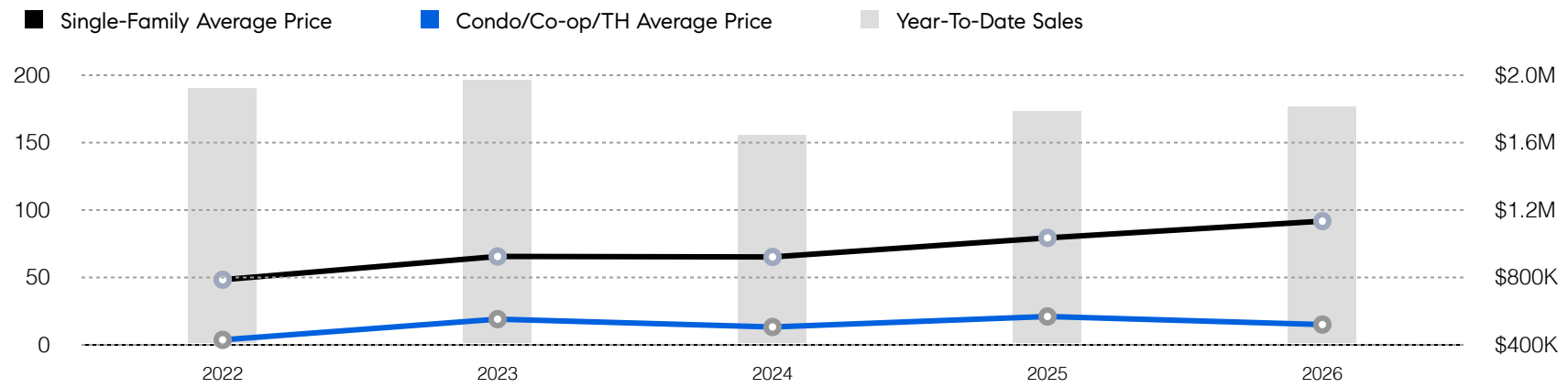
Historic Sales Trends



Scotch Plains

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	160	157	-1.9%	45	47	4.4%
	ACTIVE LISTINGS	34	36	5.9%	34	36	5.9%
	# OF SALES	158	154	-2.5%	60	65	8.3%
	SALES VOLUME	$163,503,814	$174,658,428	6.8%	$62,189,321	$71,757,173	15.4%
	MEDIAN PRICE	$943,944	$958,250	1.5%	$990,000	$930,000	-6.1%
	AVERAGE PRICE	$1,034,834	$1,134,146	9.6%	$1,036,489	$1,103,957	6.5%
	AVERAGE DOM	26	27	3.8%	20	23	15.0%
	% OF ASKING PRICE	108.2%	105.9%	-2.3%	109.0%	106.8%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	13	26	100.0%	3	13	333.3%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	14	21	50.0%	4	9	125.0%
	SALES VOLUME	$7,959,000	$10,930,999	37.3%	$2,220,000	$4,750,000	114.0%
	MEDIAN PRICE	$575,000	$540,000	-6.1%	$565,000	$530,000	-6.2%
	AVERAGE PRICE	$568,500	$520,524	-8.4%	$555,000	$527,778	-4.9%
	AVERAGE DOM	22	31	40.9%	41	35	-14.6%
	% OF ASKING PRICE	104.8%	101.4%	-3.4%	99.8%	101.0%	1.2%

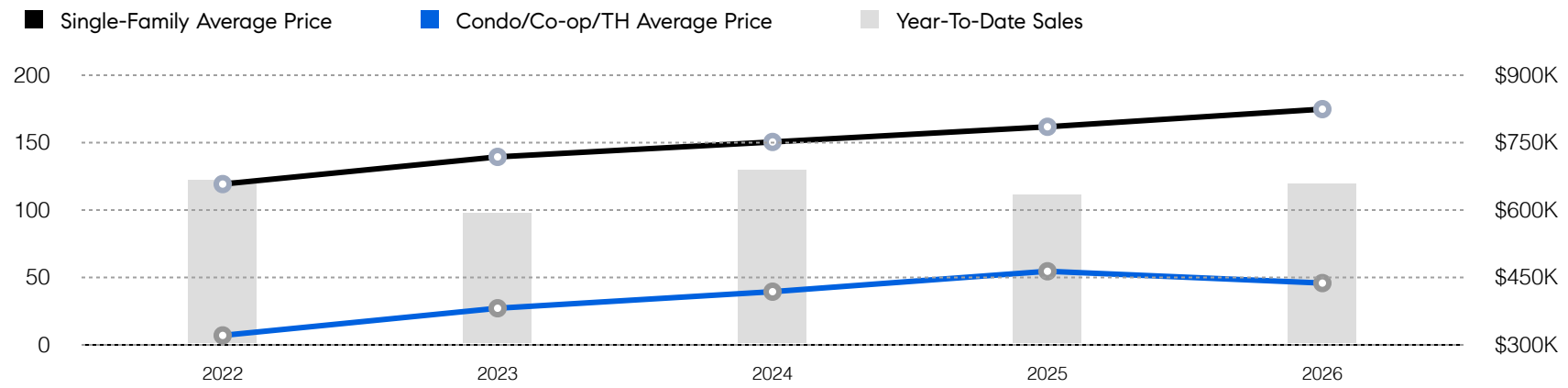
Historic Sales Trends



Springfield

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	93	86	-7.5%	30	37	23.3%
	ACTIVE LISTINGS	20	18	-10.0%	20	18	-10.0%
	# OF SALES	83	85	2.4%	32	46	43.8%
	SALES VOLUME	$65,176,479	$70,085,148	7.5%	$23,890,340	$40,428,249	69.2%
	MEDIAN PRICE	$710,000	$765,000	7.7%	$677,500	$801,000	18.2%
	AVERAGE PRICE	$785,259	$824,531	5.0%	$746,573	$878,875	17.7%
	AVERAGE DOM	23	29	26.1%	29	23	-20.7%
	% OF ASKING PRICE	106.6%	103.7%	-2.9%	104.6%	104.8%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	28	30	7.1%	11	7	-36.4%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	27	33	22.2%	14	14	0.0%
	SALES VOLUME	$12,522,334	$14,438,000	15.3%	$6,564,334	$6,598,000	0.5%
	MEDIAN PRICE	$449,500	$361,000	-19.7%	$408,500	$378,000	-7.5%
	AVERAGE PRICE	$463,790	$437,515	-5.7%	$468,881	$471,286	0.5%
	AVERAGE DOM	19	31	63.2%	20	23	15.0%
	% OF ASKING PRICE	107.6%	101.3%	-6.3%	110.1%	101.8%	-8.3%

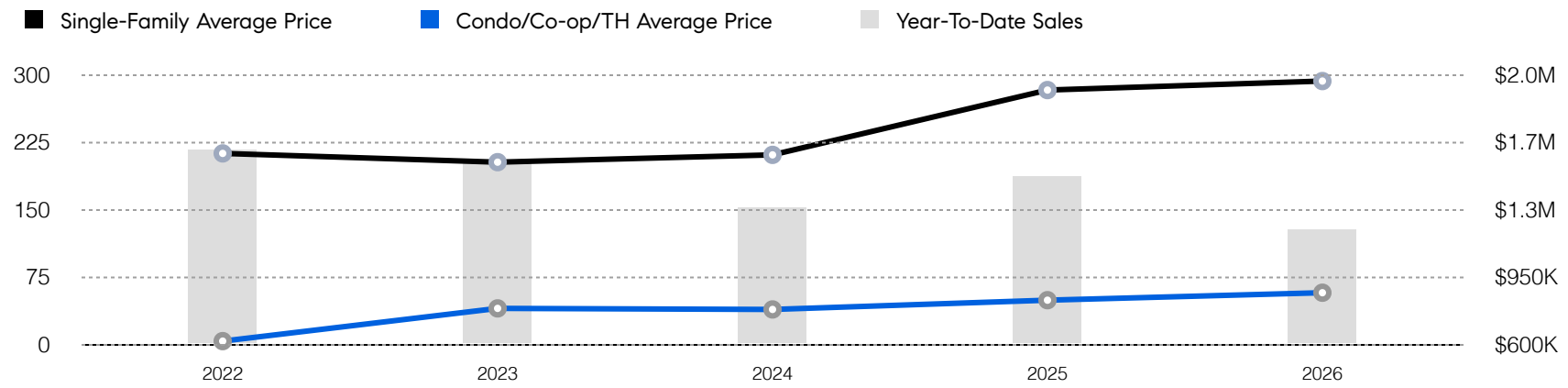
Historic Sales Trends



Summit

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	157	115	-26.8%	49	35	-28.6%
	ACTIVE LISTINGS	21	23	9.5%	21	23	9.5%
	# OF SALES	152	109	-28.3%	65	46	-29.2%
	SALES VOLUME	$292,285,415	$214,690,523	-26.5%	$126,784,249	$95,554,958	-24.6%
	MEDIAN PRICE	$1,702,608	$1,825,000	7.2%	$1,765,000	$1,850,000	4.8%
	AVERAGE PRICE	$1,922,930	$1,969,638	2.4%	$1,950,527	$2,077,282	6.5%
	AVERAGE DOM	18	17	-5.6%	18	15	-16.7%
	% OF ASKING PRICE	110.5%	112.0%	1.5%	110.5%	112.8%	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	39	20	-48.7%	15	7	-53.3%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	33	17	-48.5%	16	5	-68.7%
	SALES VOLUME	$27,458,499	$14,803,999	-46.1%	$13,807,999	$3,011,000	-78.2%
	MEDIAN PRICE	$740,000	$695,000	-6.1%	$795,000	$650,000	-18.2%
	AVERAGE PRICE	$832,076	$870,823	4.7%	$863,000	$602,200	-30.2%
	AVERAGE DOM	18	30	66.7%	24	31	29.2%
	% OF ASKING PRICE	105.8%	102.3%	-3.5%	102.5%	102.0%	-0.6%

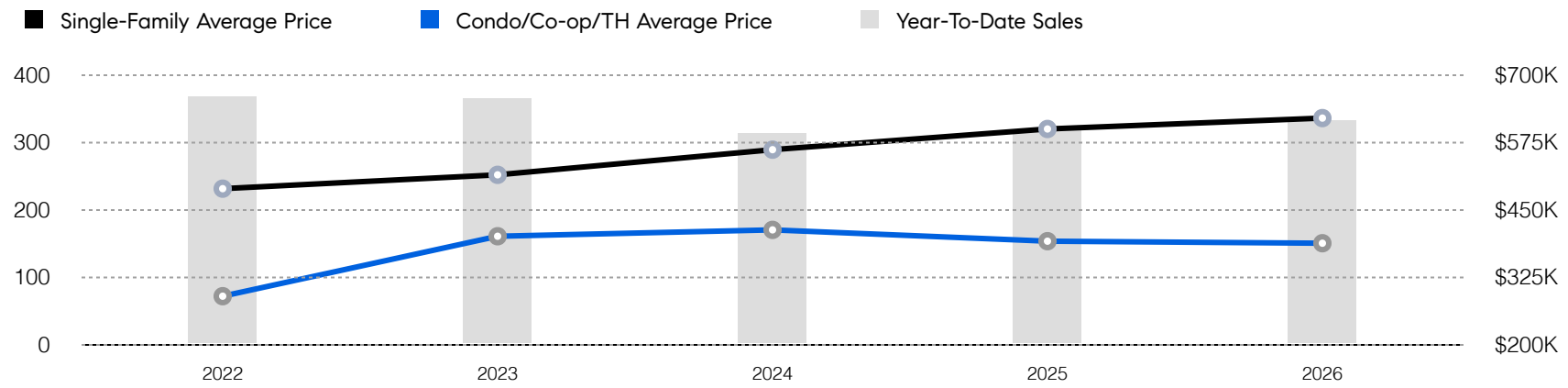
Historic Sales Trends



Union

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	286	306	7.0%	108	100	-7.4%
	ACTIVE LISTINGS	88	87	-1.1%	88	87	-1.1%
	# OF SALES	277	285	2.9%	109	108	-0.9%
	SALES VOLUME	$166,289,050	$176,843,898	6.3%	$66,491,335	$67,006,550	0.8%
	MEDIAN PRICE	$600,000	$610,000	1.7%	$600,000	$613,500	2.3%
	AVERAGE PRICE	$600,321	$620,505	3.4%	$610,012	$620,431	1.7%
	AVERAGE DOM	27	25	-7.4%	29	26	-10.3%
	% OF ASKING PRICE	104.8%	104.1%	-0.7%	104.3%	104.4%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	42	48	14.3%	16	15	-6.2%
	ACTIVE LISTINGS	13	27	107.7%	13	27	107.7%
	# OF SALES	40	45	12.5%	22	13	-40.9%
	SALES VOLUME	$15,691,219	$17,482,494	11.4%	$8,515,219	$4,577,999	-46.2%
	MEDIAN PRICE	$377,500	$365,000	-3.3%	$385,000	$329,999	-14.3%
	AVERAGE PRICE	$392,280	$388,500	-1.0%	$387,055	$352,154	-9.0%
	AVERAGE DOM	36	40	11.1%	28	28	0.0%
	% OF ASKING PRICE	102.4%	100.5%	-2.0%	103.7%	99.2%	-4.5%

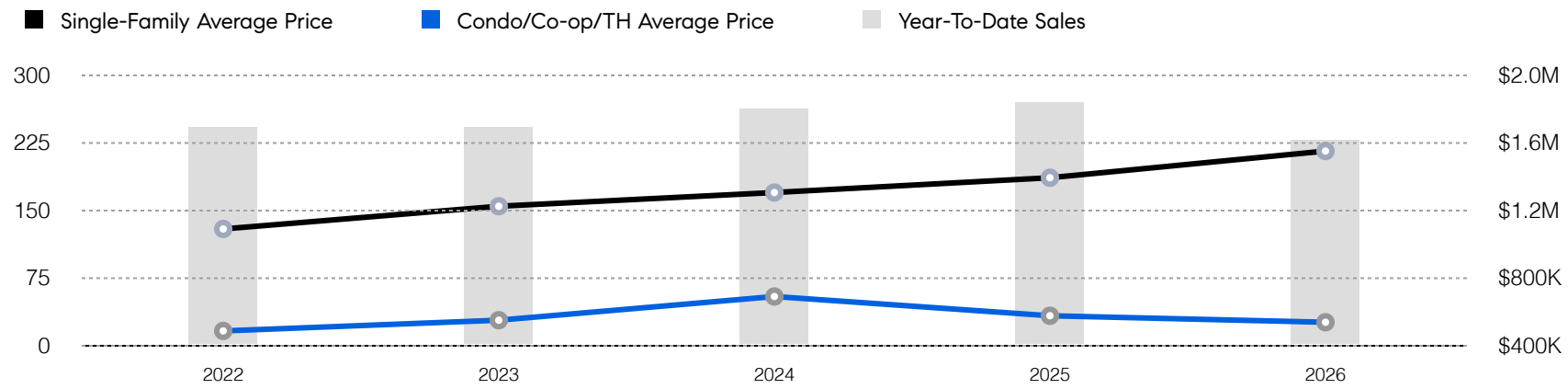
Historic Sales Trends



Westfield

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	251	214	-14.7%	65	53	-18.5%
	ACTIVE LISTINGS	31	48	54.8%	31	48	54.8%
	# OF SALES	245	204	-16.7%	110	78	-29.1%
	SALES VOLUME	$341,634,342	$316,682,009	-7.3%	$154,228,818	$125,510,134	-18.6%
	MEDIAN PRICE	$1,300,000	$1,450,500	11.6%	$1,300,000	$1,553,875	19.5%
	AVERAGE PRICE	$1,394,426	$1,552,363	11.3%	$1,402,080	$1,609,104	14.8%
	AVERAGE DOM	20	19	-5.0%	18	23	27.8%
	% OF ASKING PRICE	108.6%	108.1%	-0.5%	106.8%	106.4%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	24	22	-8.3%	7	9	28.6%
	ACTIVE LISTINGS	1	9	800.0%	1	9	800.0%
	# OF SALES	23	22	-4.3%	5	12	140.0%
	SALES VOLUME	$13,286,000	$11,863,000	-10.7%	$2,588,000	$7,045,000	172.2%
	MEDIAN PRICE	$593,000	$405,000	-31.7%	$593,000	$594,500	0.3%
	AVERAGE PRICE	$577,652	$539,227	-6.7%	$517,600	$587,083	13.4%
	AVERAGE DOM	15	40	166.7%	15	44	193.3%
	% OF ASKING PRICE	103.3%	104.6%	1.3%	100.9%	102.6%	1.7%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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