



COMPASS

May 2023

Union Market Insights

Table of Contents

MAY 2023

SUBMARKET NAME	PAGE
B	3
C	5
E	9
F	11
G	13
H	15
K	17
L	19
M	21
N	23
P	25
R	27
S	33
U	39
W	41

Berkeley Heights

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$727K
Average
Price

\$699K
Median
Price

-24%
Decrease From
May 2022

0%
Change From
May 2022

-
Change From
May 2022

UNITS SOLD

13
Total
Properties

\$741K
Average
Price

\$740K
Median
Price

0%
Change From
May 2022

-10%
Decrease From
May 2022

8%
Increase From
May 2022

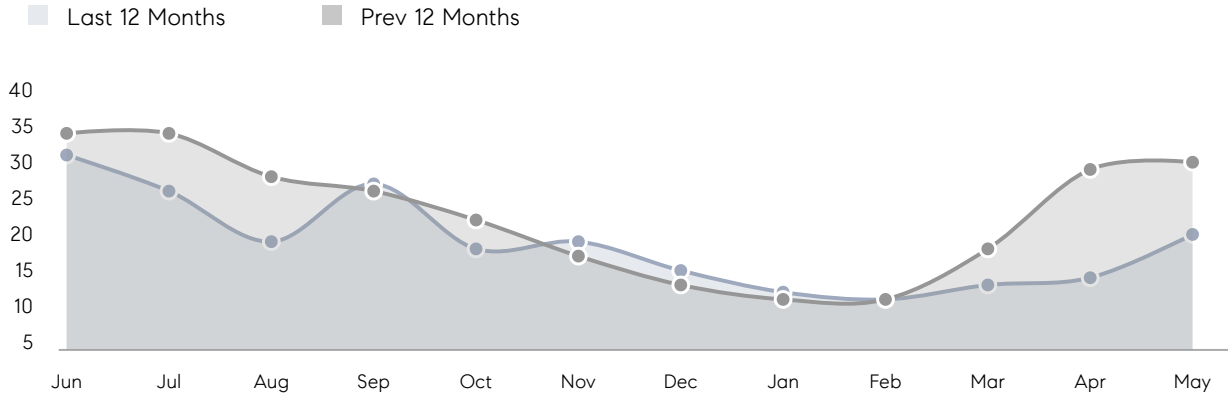
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	16	0%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$741,462	\$821,539	-9.7%
	# OF CONTRACTS	19	25	-24.0%
	NEW LISTINGS	29	33	-12%
Houses	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$779,364	\$845,000	-8%
	# OF CONTRACTS	16	21	-24%
	NEW LISTINGS	22	28	-21%
Condo/Co-op/TH	AVERAGE DOM	12	6	100%
	% OF ASKING PRICE	110%	113%	
	AVERAGE SOLD PRICE	\$533,000	\$540,000	-1%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	7	5	40%

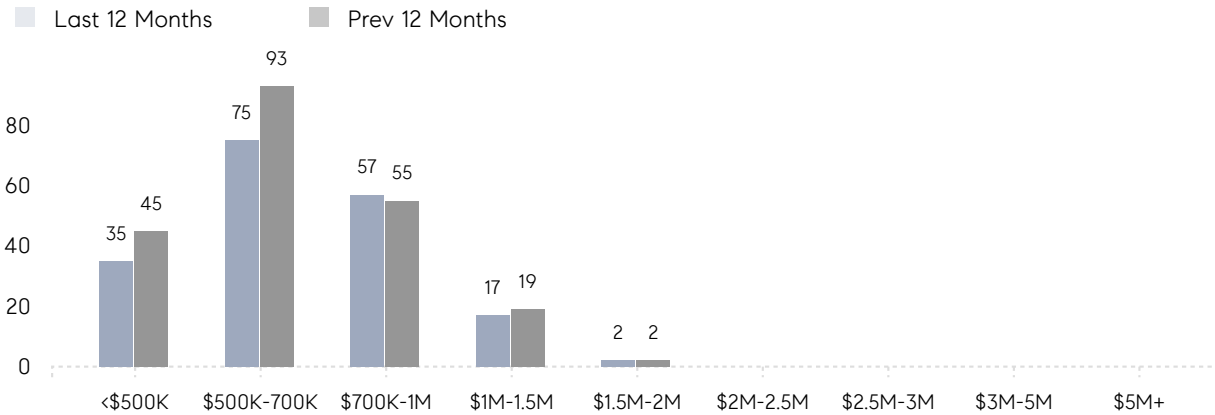
Berkeley Heights

MAY 2023

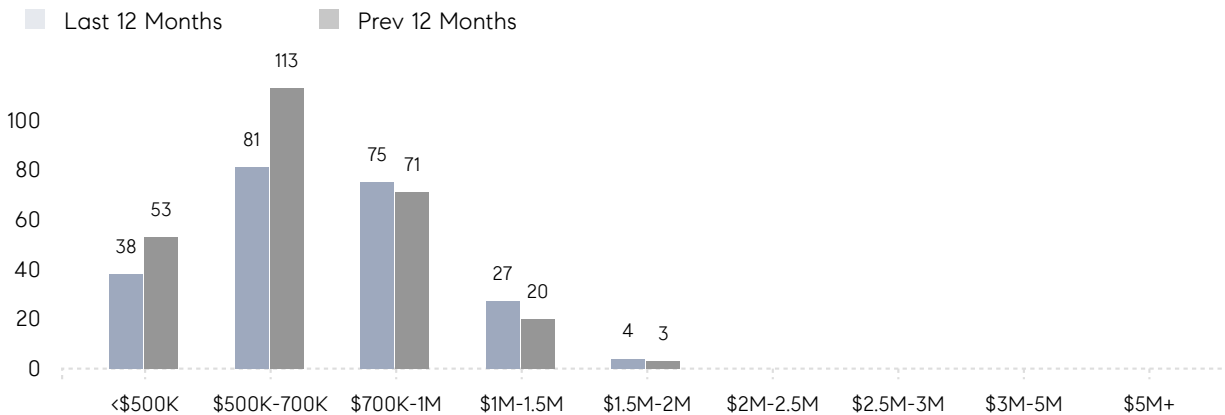
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Clark

MAY 2023

UNDER CONTRACT

10	\$573K	\$549K
Total Properties	Average Price	Median Price
-17%	-8%	-18%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

12	\$586K	\$599K
Total Properties	Average Price	Median Price
0%	9%	22%
Change From May 2022	Increase From May 2022	Increase From May 2022

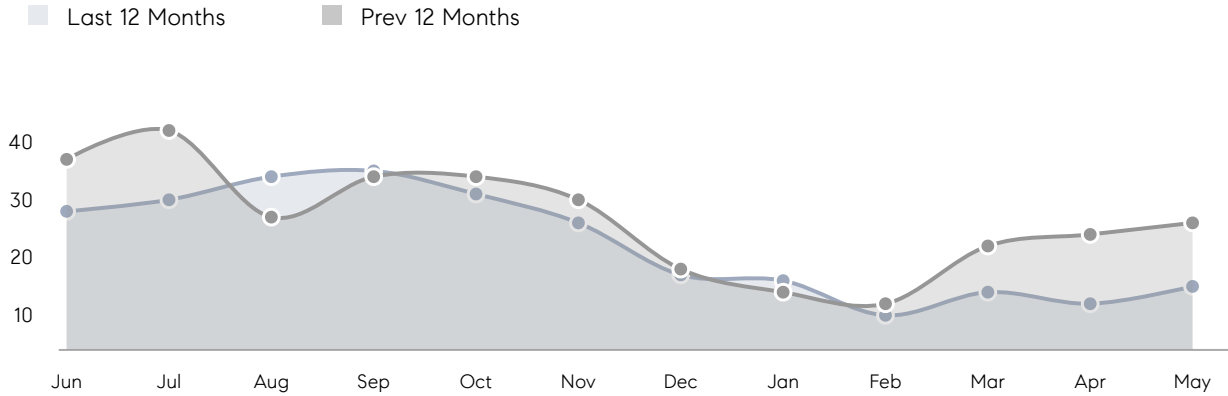
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	40	21	90%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$586,000	\$537,550	9.0%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	14	17	-18%
Houses	AVERAGE DOM	50	10	400%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$634,333	\$596,110	6%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	10	72	-86%
	% OF ASKING PRICE	108%	98%	
	AVERAGE SOLD PRICE	\$441,000	\$244,750	80%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

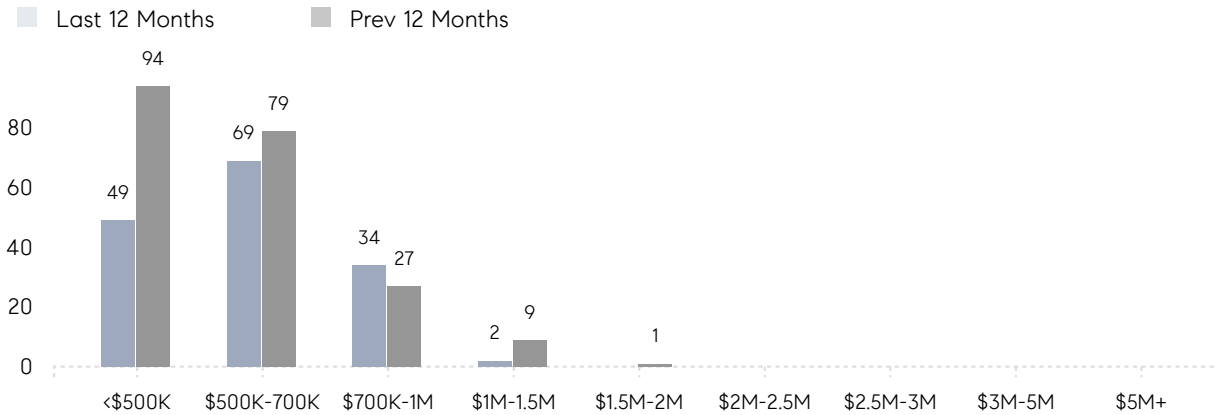
Clark

MAY 2023

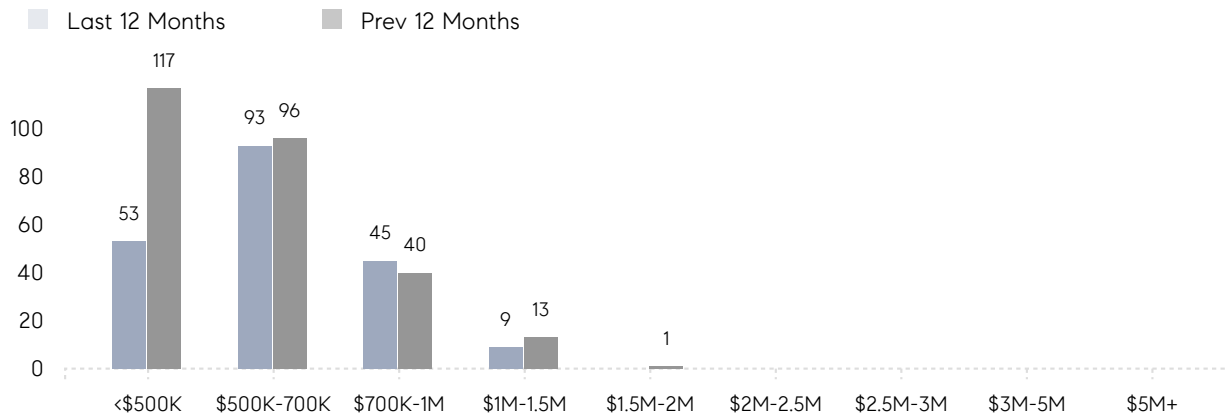
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cranford

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$648K
Average
Price

\$629K
Median
Price

-27%
Decrease From
May 2022

16%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

18
Total
Properties

\$669K
Average
Price

\$676K
Median
Price

20%
Increase From
May 2022

1%
Change From
May 2022

18%
Increase From
May 2022

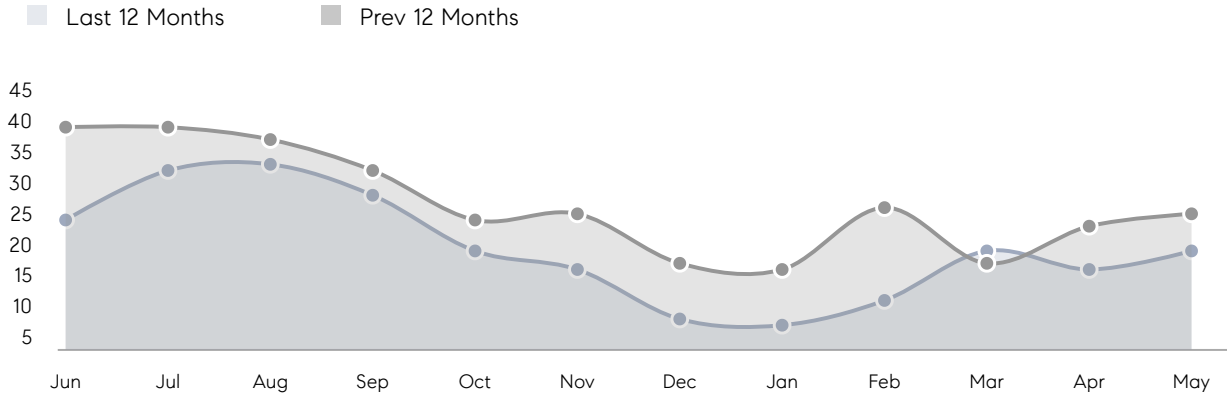
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$669,333	\$665,071	0.6%
	# OF CONTRACTS	19	26	-26.9%
	NEW LISTINGS	25	35	-29%
Houses	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	110%	109%	
	AVERAGE SOLD PRICE	\$783,786	\$713,928	10%
	# OF CONTRACTS	14	22	-36%
	NEW LISTINGS	23	29	-21%
Condo/Co-op/TH	AVERAGE DOM	19	11	73%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$268,750	\$347,500	-23%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	2	6	-67%

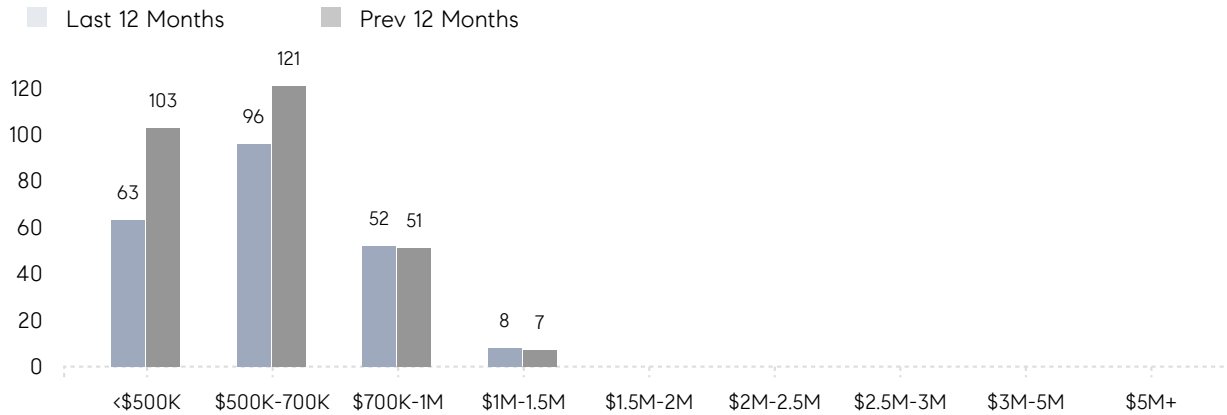
Cranford

MAY 2023

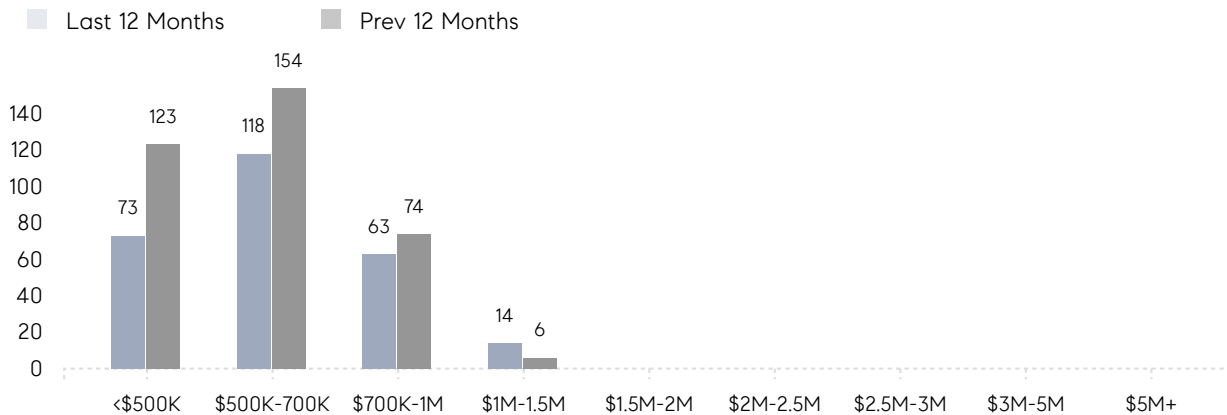
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elizabeth

MAY 2023

UNDER CONTRACT

29
Total
Properties

\$396K
Average
Price

\$399K
Median
Price

21%
Increase From
May 2022

9%
Increase From
May 2022

4%
Increase From
May 2022

UNITS SOLD

20
Total
Properties

\$329K
Average
Price

\$315K
Median
Price

-29%
Decrease From
May 2022

-14%
Decrease From
May 2022

-19%
Decrease From
May 2022

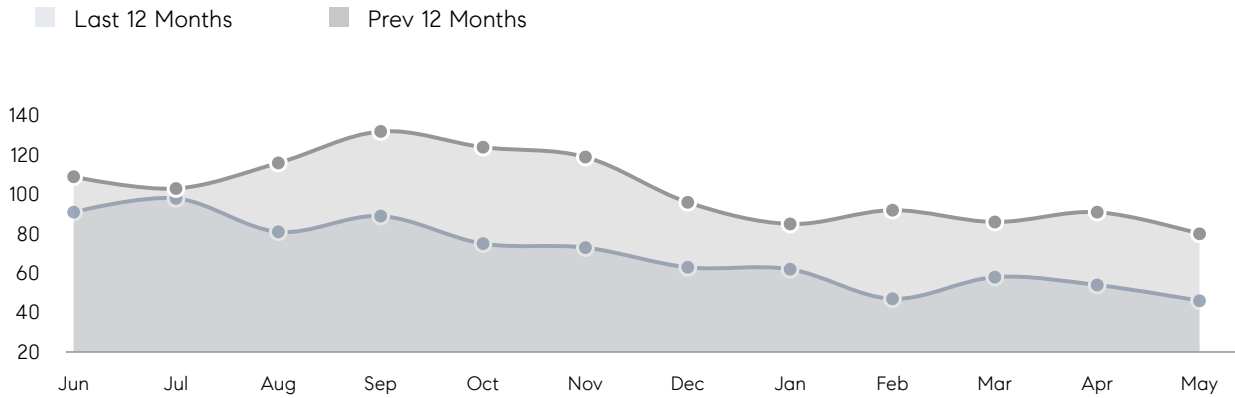
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	34	38	-11%
	% OF ASKING PRICE	102%	109%	
	AVERAGE SOLD PRICE	\$329,490	\$384,968	-14.4%
	# OF CONTRACTS	29	24	20.8%
	NEW LISTINGS	28	24	17%
Houses	AVERAGE DOM	23	42	-45%
	% OF ASKING PRICE	103%	108%	
	AVERAGE SOLD PRICE	\$419,250	\$418,782	0%
	# OF CONTRACTS	21	18	17%
	NEW LISTINGS	17	20	-15%
Condo/Co-op/TH	AVERAGE DOM	42	23	83%
	% OF ASKING PRICE	101%	116%	
	AVERAGE SOLD PRICE	\$269,650	\$260,983	3%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	11	4	175%

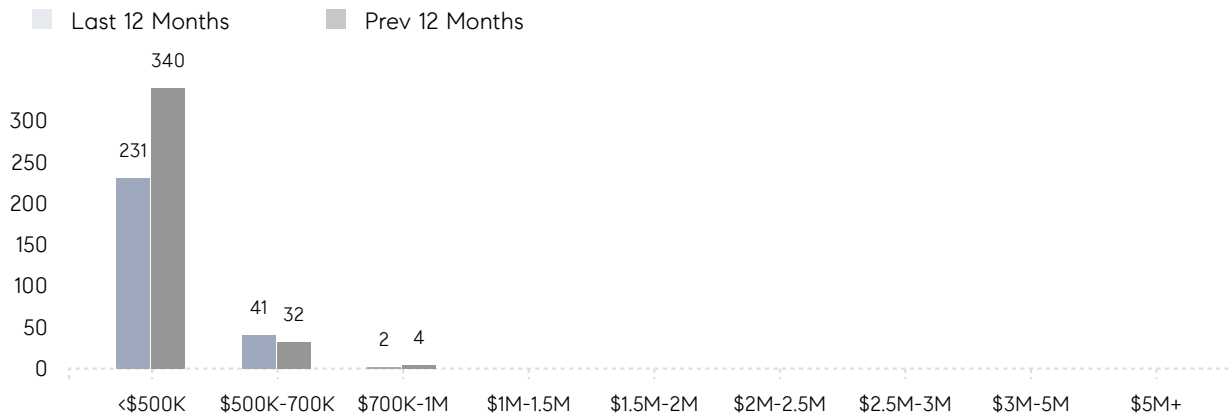
Elizabeth

MAY 2023

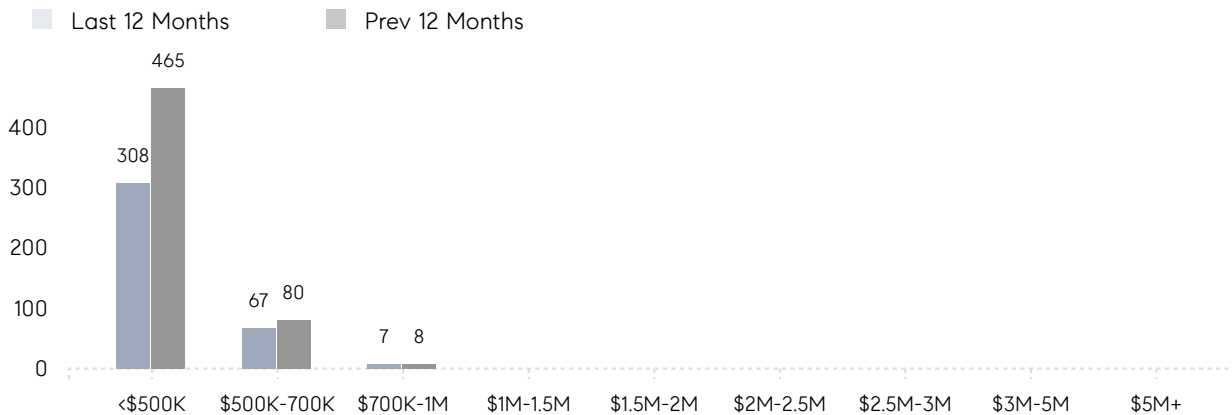
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fanwood

MAY 2023

UNDER CONTRACT

9	\$623K	\$600K
Total Properties	Average Price	Median Price
-36%	5%	5%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

11	\$671K	\$660K
Total Properties	Average Price	Median Price
57%	7%	6%
Increase From May 2022	Increase From May 2022	Increase From May 2022

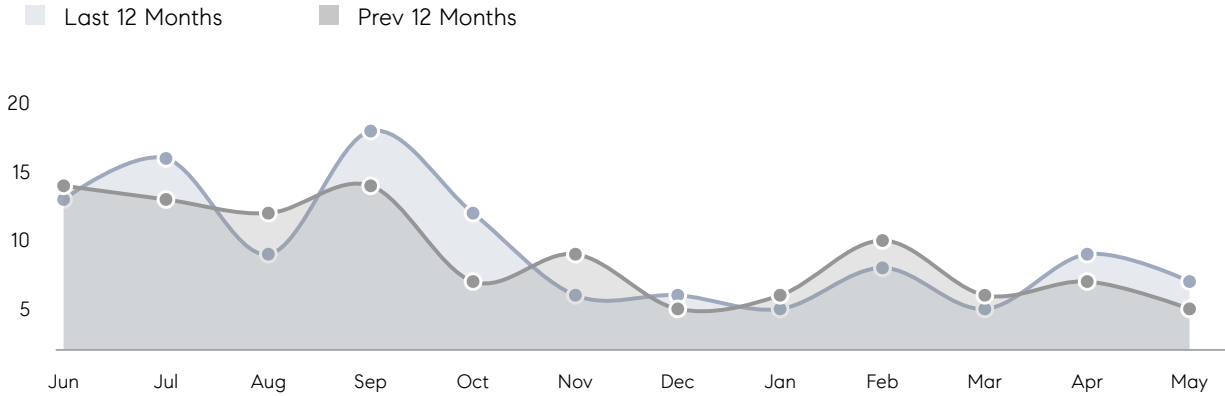
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	21	-5%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$671,383	\$630,000	6.6%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	20	21	-5%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$671,383	\$630,000	7%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	7	13	-46%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

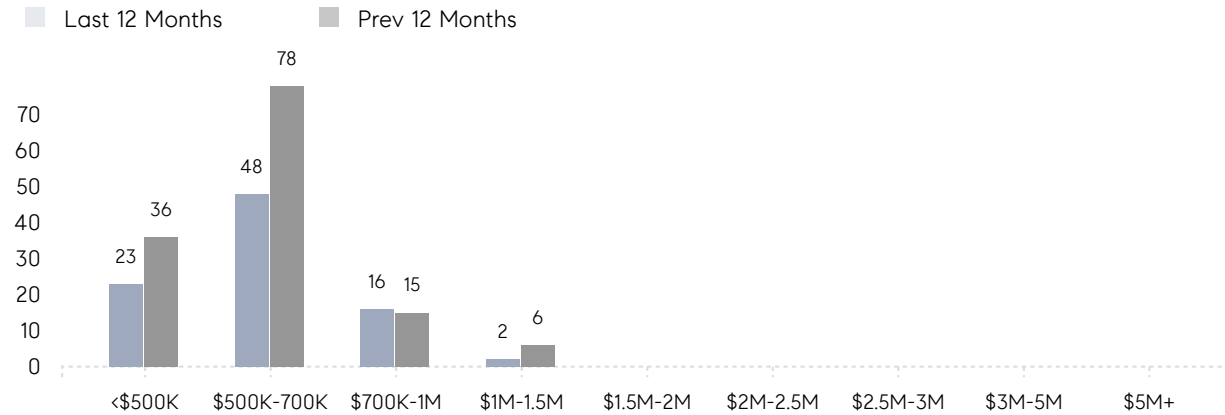
Fanwood

MAY 2023

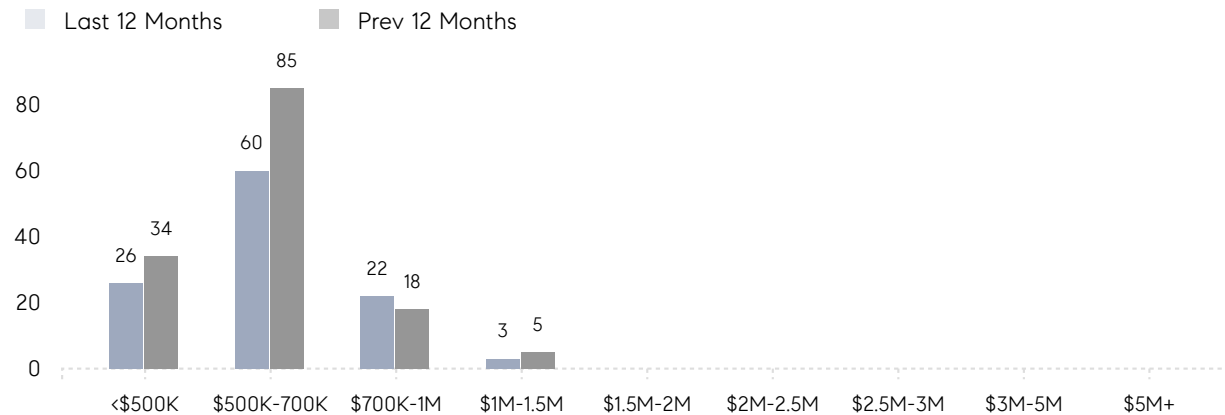
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garwood

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$560K
Average
Price

\$529K
Median
Price

67%
Increase From
May 2022

14%
Increase From
May 2022

11%
Increase From
May 2022

UNITS SOLD

2
Total
Properties

\$544K
Average
Price

\$544K
Median
Price

-50%
Decrease From
May 2022

-7%
Decrease From
May 2022

-6%
Decrease From
May 2022

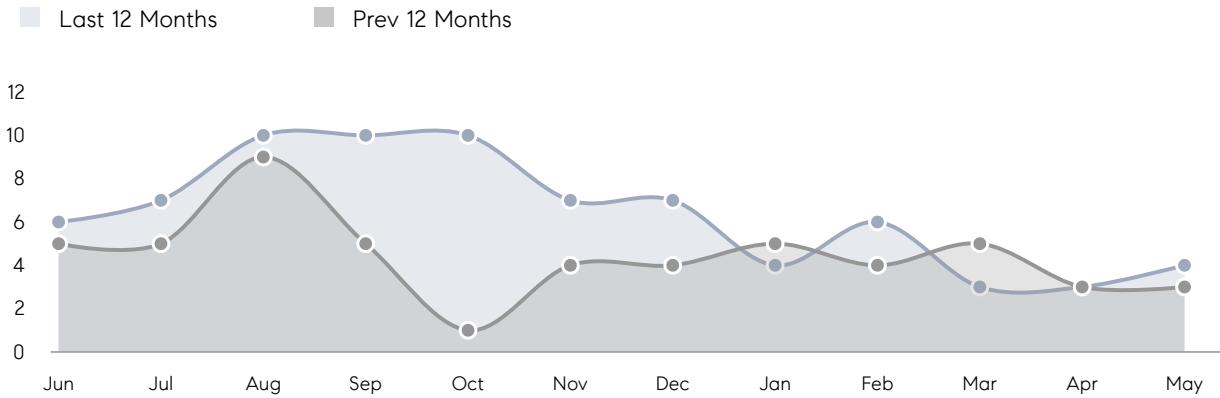
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	11	31	-65%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$544,500	\$582,875	-6.6%
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	11	31	-65%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$544,500	\$582,875	-7%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

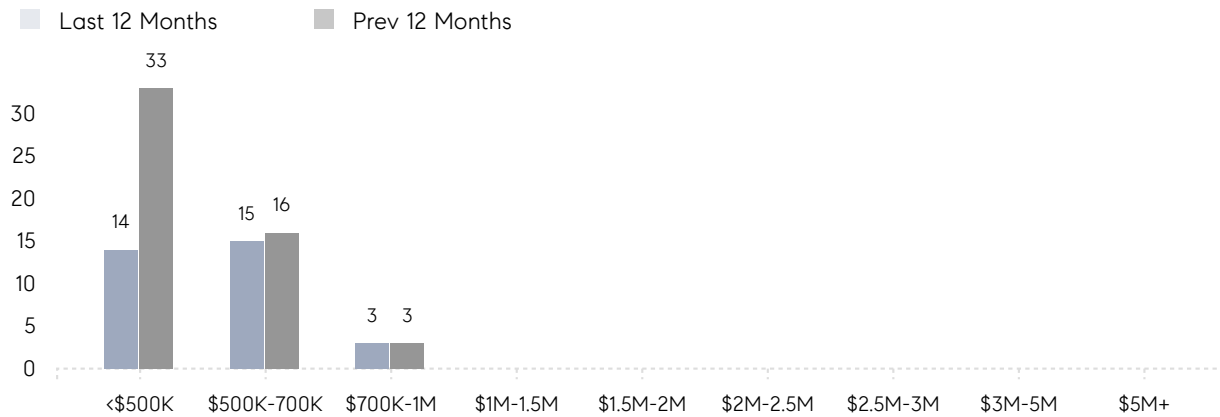
Garwood

MAY 2023

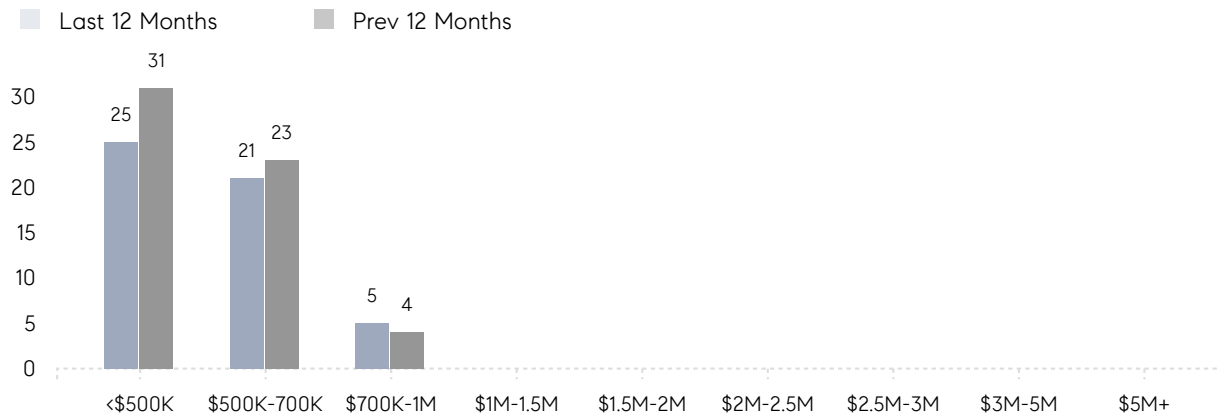
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillside

MAY 2023

UNDER CONTRACT

15
Total
Properties

\$417K
Average
Price

\$425K
Median
Price

15%
Increase From
May 2022

-2%
Decrease From
May 2022

-7%
Decrease From
May 2022

UNITS SOLD

13
Total
Properties

\$424K
Average
Price

\$400K
Median
Price

18%
Increase From
May 2022

16%
Increase From
May 2022

10%
Increase From
May 2022

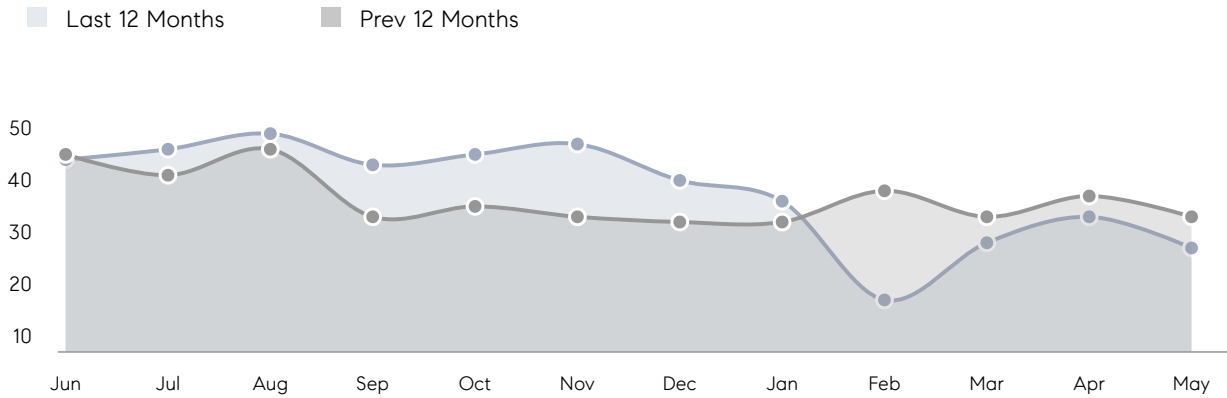
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	69	32	116%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$424,385	\$366,682	15.7%
	# OF CONTRACTS	15	13	15.4%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	69	35	97%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$424,385	\$372,850	14%
	# OF CONTRACTS	15	13	15%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	118%	
	AVERAGE SOLD PRICE	-	\$305,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

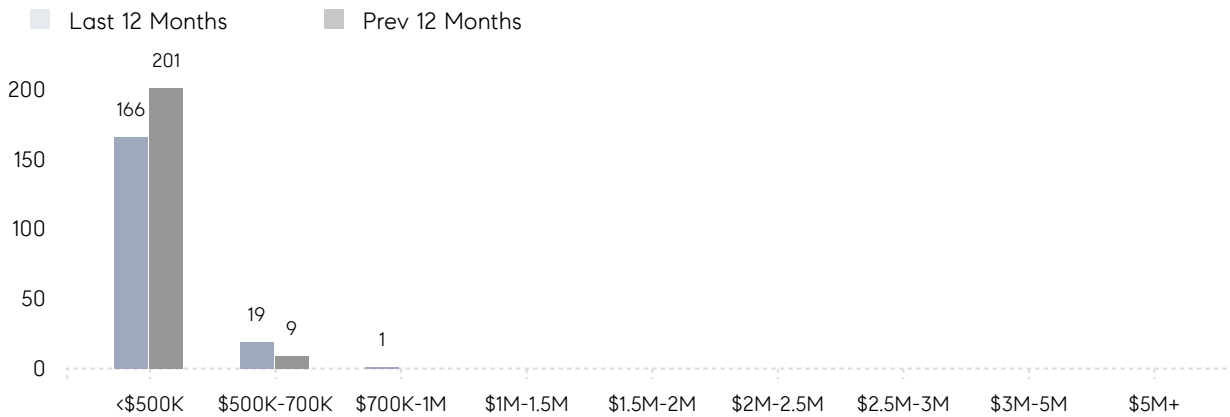
Hillside

MAY 2023

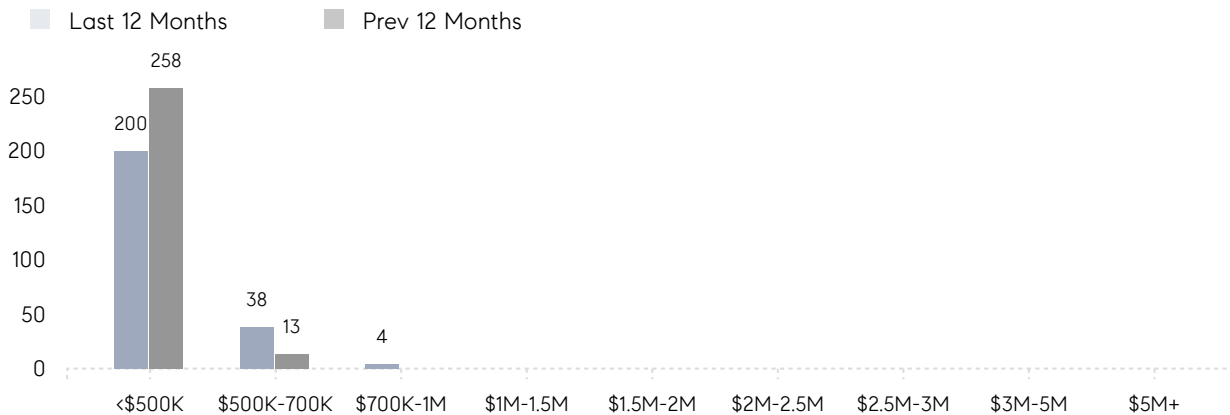
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kenilworth

MAY 2023

UNDER CONTRACT

6	\$546K	\$512K
Total Properties	Average Price	Median Price
-40%	16%	10%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

7	\$696K	\$740K
Total Properties	Average Price	Median Price
-22%	28%	44%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

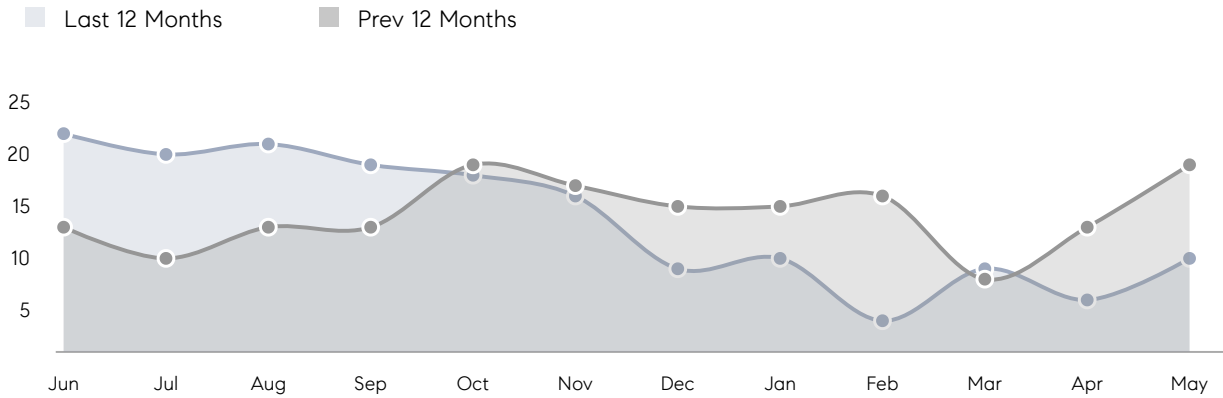
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	54	16	238%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$696,000	\$542,722	28.2%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	11	17	-35%
Houses	AVERAGE DOM	54	16	238%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$696,000	\$542,722	28%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

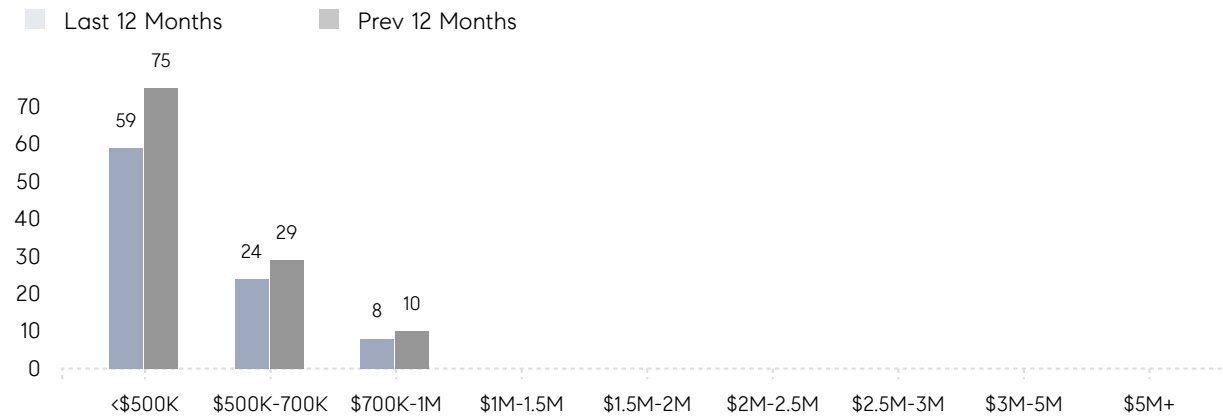
Kenilworth

MAY 2023

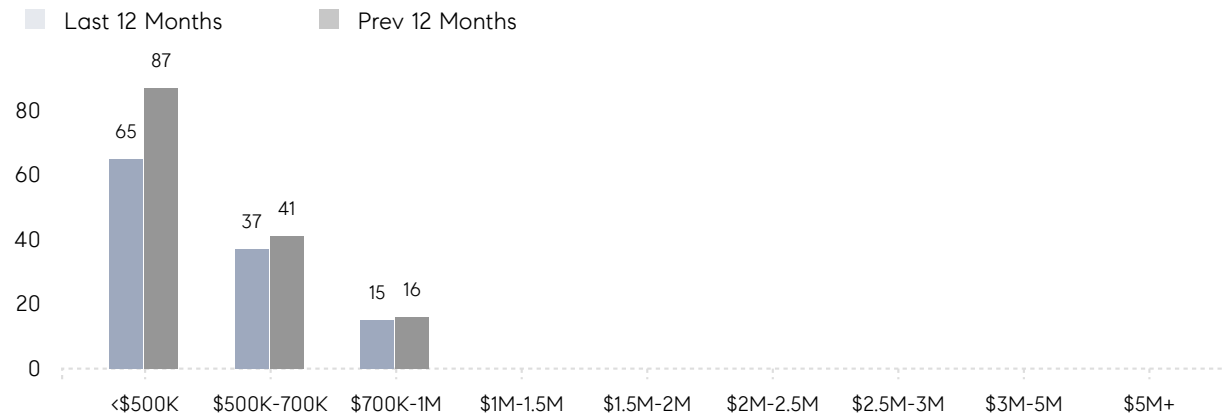
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Linden

MAY 2023

UNDER CONTRACT

25
Total
Properties

\$459K
Average
Price

\$439K
Median
Price

4%
Increase From
May 2022

3%
Increase From
May 2022

-1%
Change From
May 2022

UNITS SOLD

21
Total
Properties

\$399K
Average
Price

\$425K
Median
Price

-38%
Decrease From
May 2022

-7%
Decrease From
May 2022

0%
Change From
May 2022

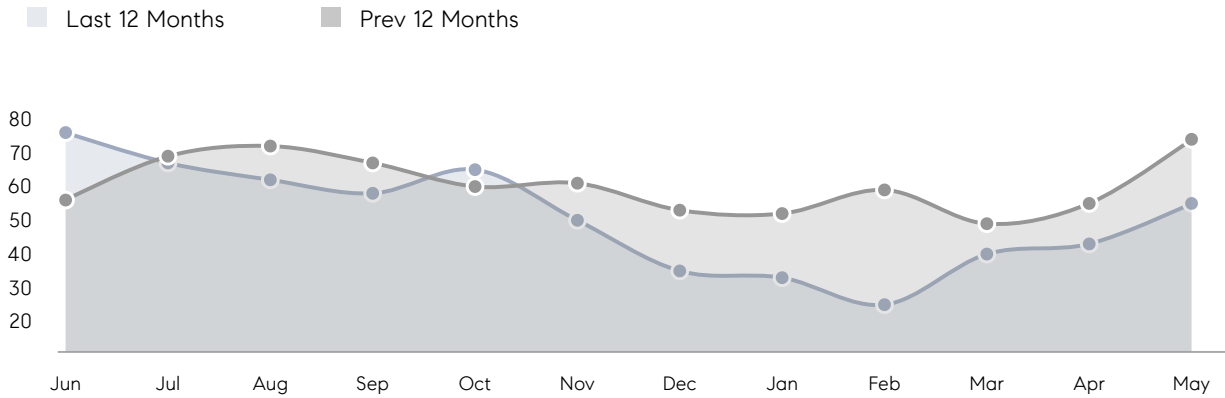
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$399,500	\$427,921	-6.6%
	# OF CONTRACTS	25	24	4.2%
	NEW LISTINGS	43	54	-20%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$441,382	\$459,644	-4%
	# OF CONTRACTS	24	23	4%
	NEW LISTINGS	37	44	-16%
Condo/Co-op/TH	AVERAGE DOM	14	7	100%
	% OF ASKING PRICE	99%	108%	
	AVERAGE SOLD PRICE	\$221,500	\$190,000	17%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	6	10	-40%

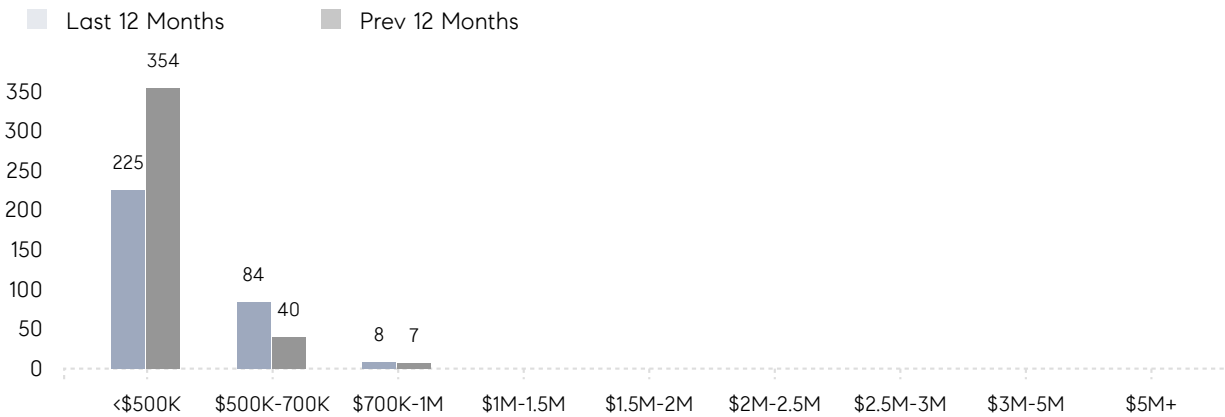
Linden

MAY 2023

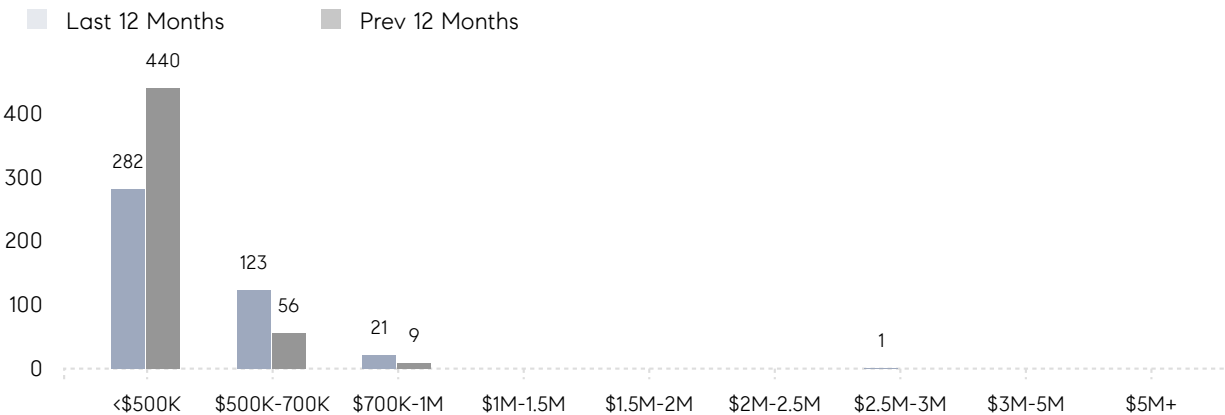
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mountainside

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$1.0M
Average
Price

\$962K
Median
Price

0%
Change From
May 2022

24%
Increase From
May 2022

28%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$920K
Average
Price

\$900K
Median
Price

-12%
Decrease From
May 2022

15%
Increase From
May 2022

13%
Increase From
May 2022

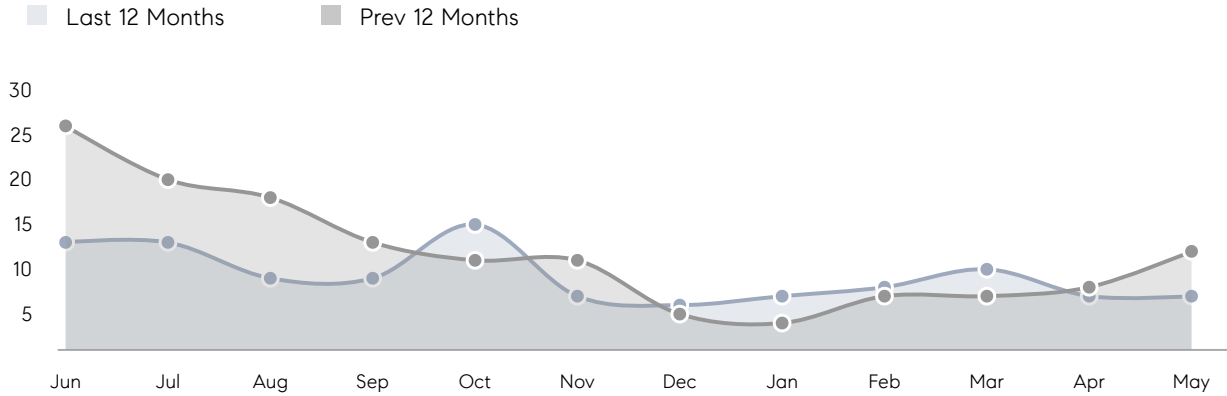
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$920,714	\$799,125	15.2%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	6	15	-60%
Houses	AVERAGE DOM	16	16	0%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$920,714	\$789,714	17%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	6	15	-60%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$865,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	0	0%

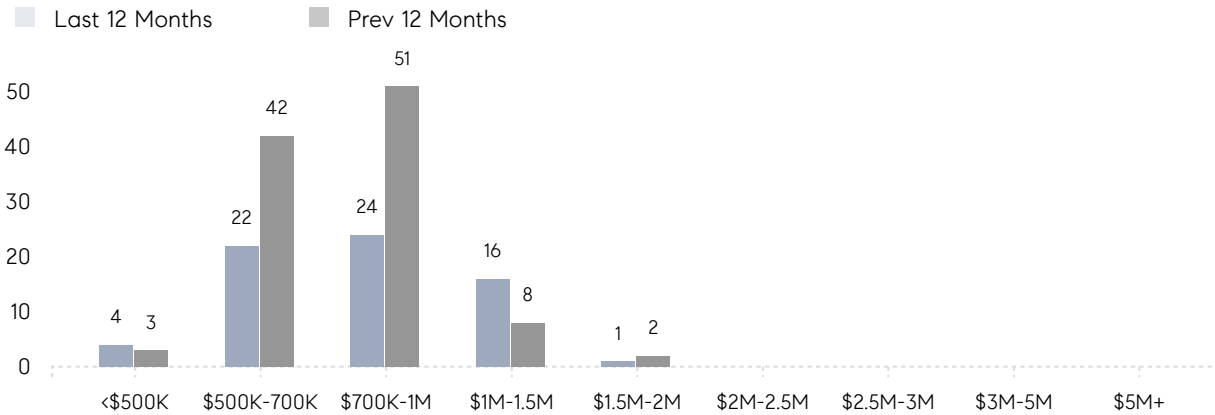
Mountainside

MAY 2023

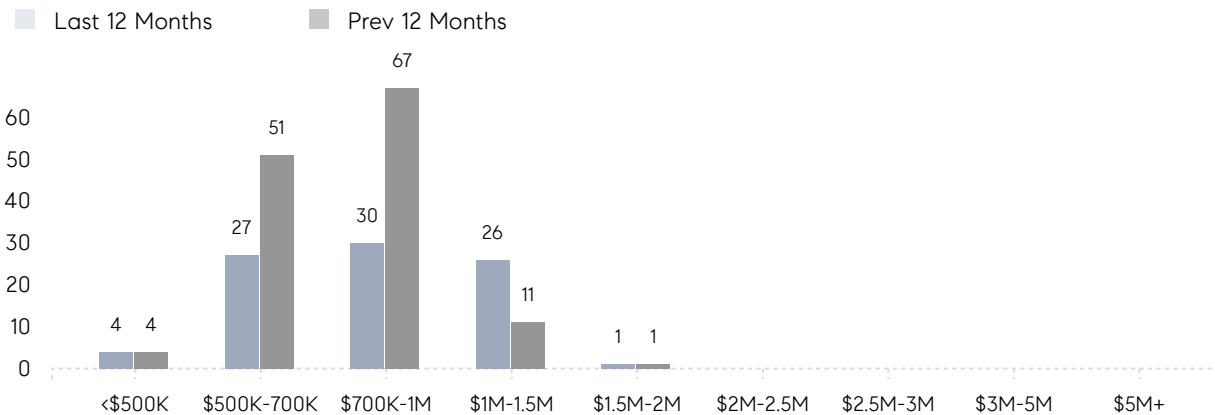
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Providence

MAY 2023

UNDER CONTRACT

19
Total
Properties

\$758K
Average
Price

\$700K
Median
Price

0%
Change From
May 2022

-17%
Decrease From
May 2022

-15%
Decrease From
May 2022

UNITS SOLD

11
Total
Properties

\$968K
Average
Price

\$800K
Median
Price

-35%
Decrease From
May 2022

4%
Increase From
May 2022

-8%
Decrease From
May 2022

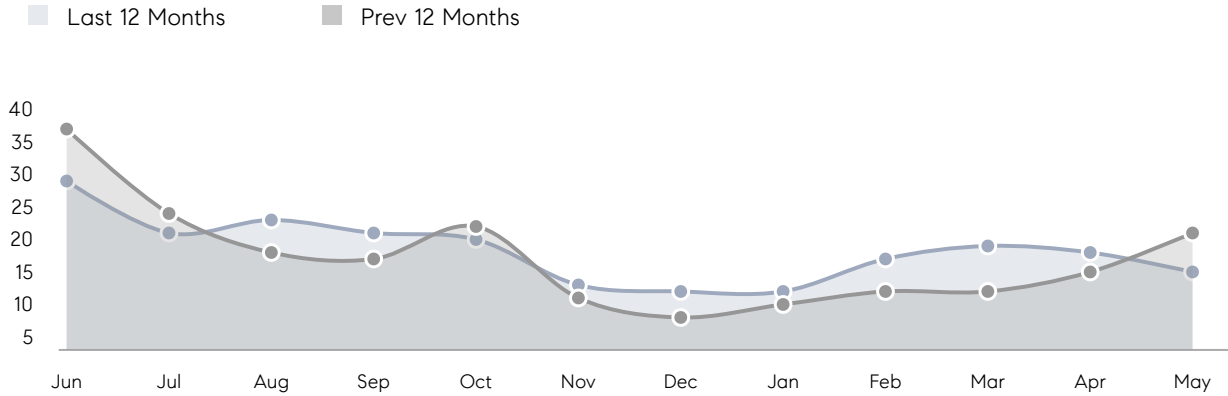
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	14	21%
	% OF ASKING PRICE	106%	113%	
	AVERAGE SOLD PRICE	\$968,190	\$927,888	4.3%
	# OF CONTRACTS	19	19	0.0%
	NEW LISTINGS	22	25	-12%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	107%	113%	
	AVERAGE SOLD PRICE	\$986,009	\$942,194	5%
	# OF CONTRACTS	14	18	-22%
	NEW LISTINGS	16	25	-36%
Condo/Co-op/TH	AVERAGE DOM	12	16	-25%
	% OF ASKING PRICE	99%	112%	
	AVERAGE SOLD PRICE	\$790,000	\$699,000	13%
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	6	0	0%

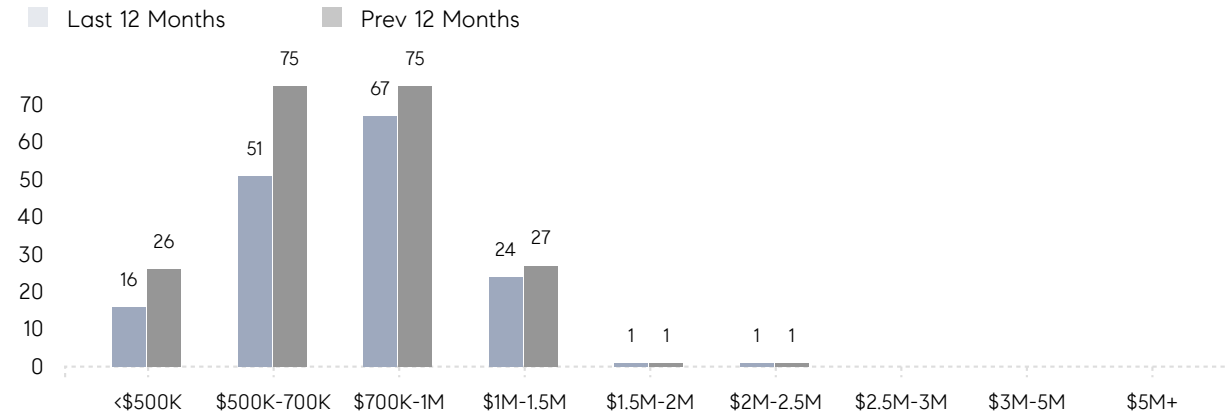
New Providence

MAY 2023

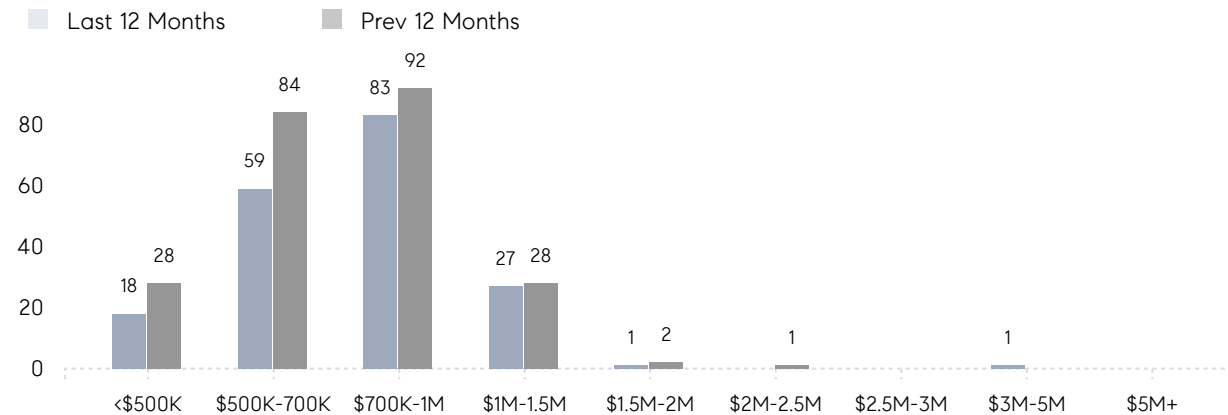
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Plainfield

MAY 2023

UNDER CONTRACT

28
Total
Properties

\$456K
Average
Price

\$431K
Median
Price

27%
Increase From
May 2022

14%
Increase From
May 2022

12%
Increase From
May 2022

UNITS SOLD

18
Total
Properties

\$387K
Average
Price

\$400K
Median
Price

6%
Increase From
May 2022

-3%
Decrease From
May 2022

11%
Increase From
May 2022

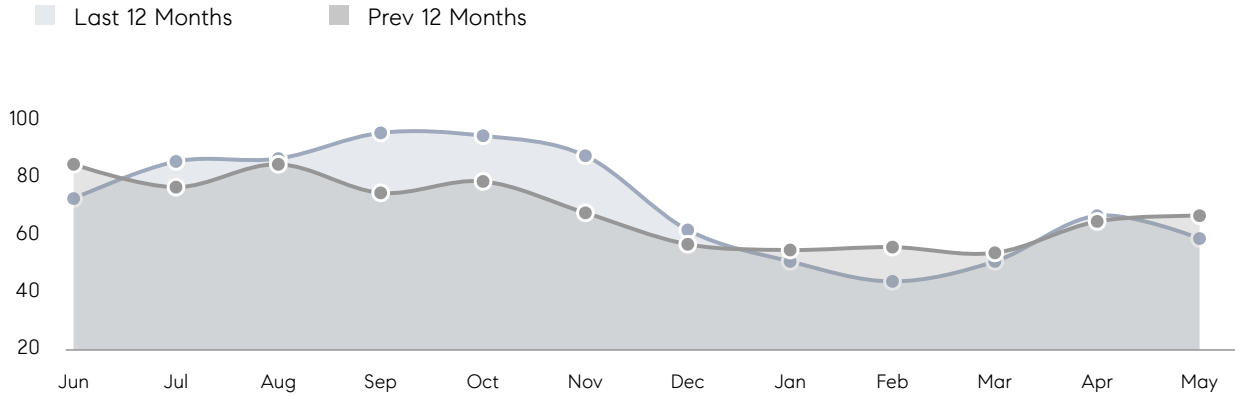
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	68	22	209%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$387,528	\$398,382	-2.7%
	# OF CONTRACTS	28	22	27.3%
	NEW LISTINGS	26	39	-33%
Houses	AVERAGE DOM	68	22	209%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$387,528	\$398,382	-3%
	# OF CONTRACTS	27	21	29%
	NEW LISTINGS	26	35	-26%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	4	0%

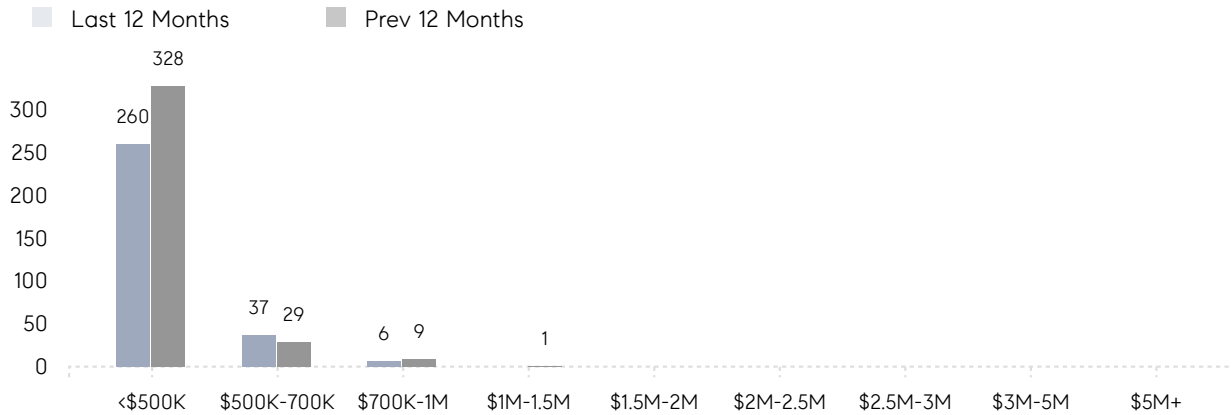
Plainfield

MAY 2023

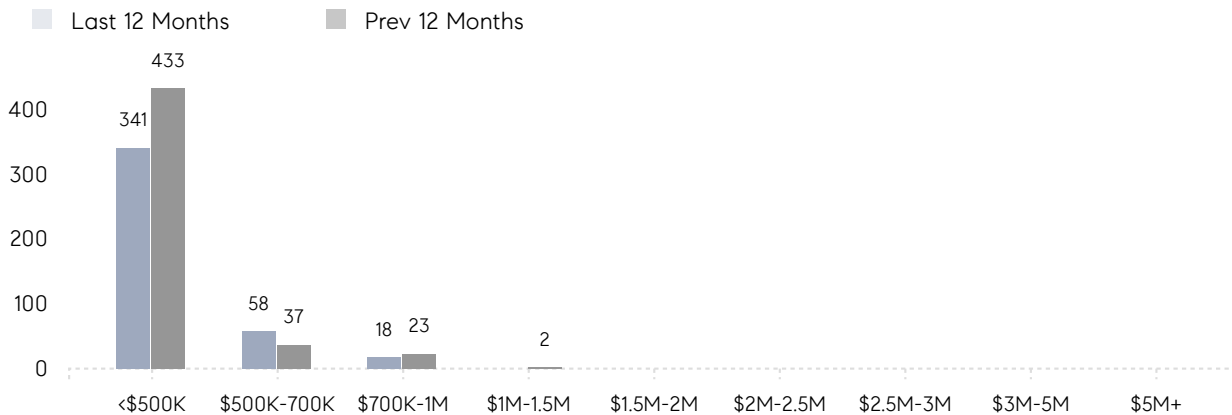
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rahway

MAY 2023

UNDER CONTRACT

22
Total
Properties

\$428K
Average
Price

\$425K
Median
Price

-31%
Decrease From
May 2022

4%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

17
Total
Properties

\$437K
Average
Price

\$430K
Median
Price

-57%
Decrease From
May 2022

9%
Increase From
May 2022

11%
Increase From
May 2022

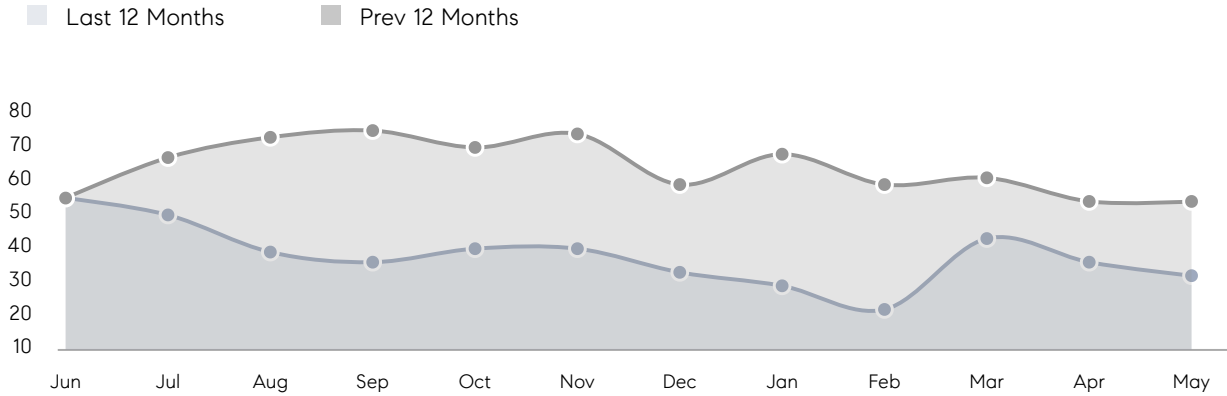
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	33	38	-13%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$437,442	\$399,558	9.5%
	# OF CONTRACTS	22	32	-31.2%
	NEW LISTINGS	21	35	-40%
Houses	AVERAGE DOM	37	35	6%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$452,234	\$409,137	11%
	# OF CONTRACTS	19	25	-24%
	NEW LISTINGS	17	29	-41%
Condo/Co-op/TH	AVERAGE DOM	8	59	-86%
	% OF ASKING PRICE	105%	96%	
	AVERAGE SOLD PRICE	\$326,500	\$332,500	-2%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	4	6	-33%

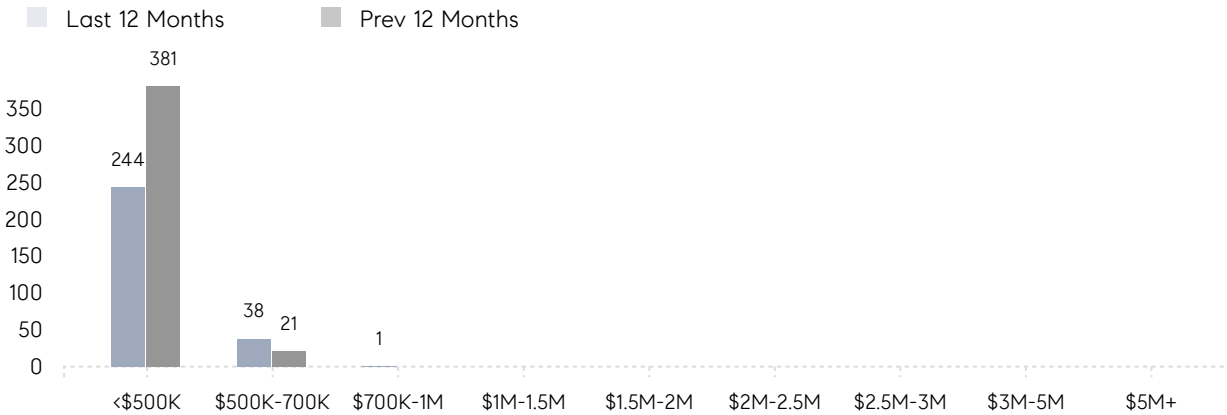
Rahway

MAY 2023

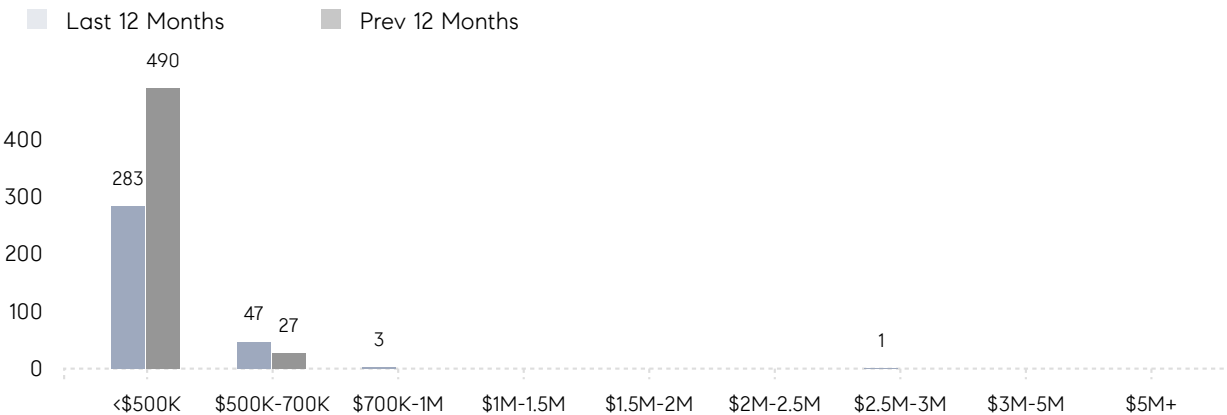
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roselle

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$445K
Average
Price

\$420K
Median
Price

-52%
Decrease From
May 2022

15%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

13
Total
Properties

\$400K
Average
Price

\$440K
Median
Price

-24%
Decrease From
May 2022

11%
Increase From
May 2022

9%
Increase From
May 2022

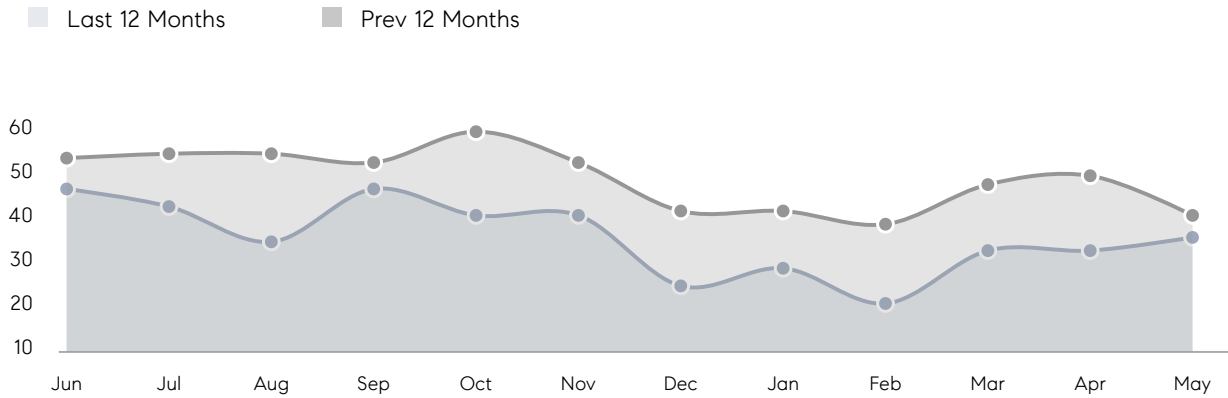
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	47	30	57%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$400,077	\$361,000	10.8%
	# OF CONTRACTS	13	27	-51.9%
	NEW LISTINGS	17	25	-32%
Houses	AVERAGE DOM	52	34	53%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$440,091	\$408,538	8%
	# OF CONTRACTS	13	25	-48%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	21	16	31%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$180,000	\$206,500	-13%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	0	0%

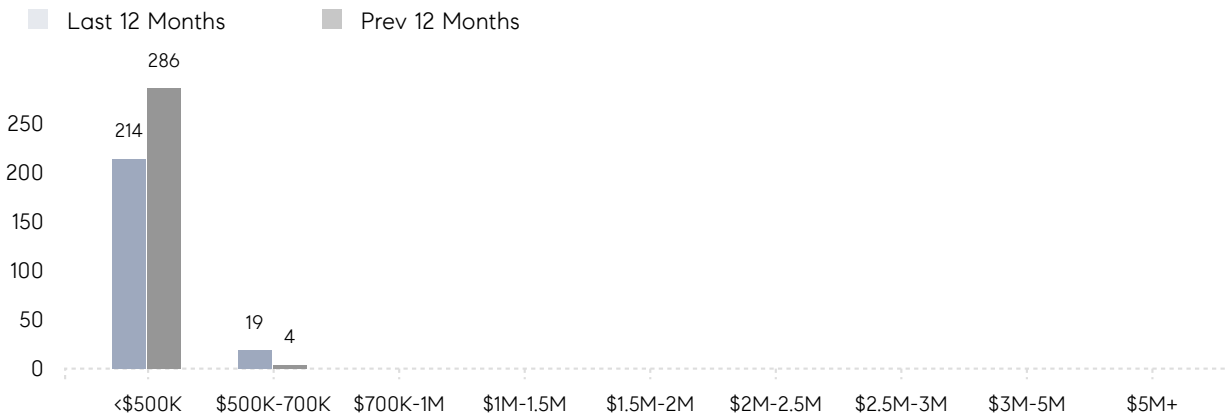
Roselle

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roselle Park

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$441K
Average
Price

\$425K
Median
Price

13%
Increase From
May 2022

6%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$447K
Average
Price

\$462K
Median
Price

100%
Increase From
May 2022

7%
Increase From
May 2022

23%
Increase From
May 2022

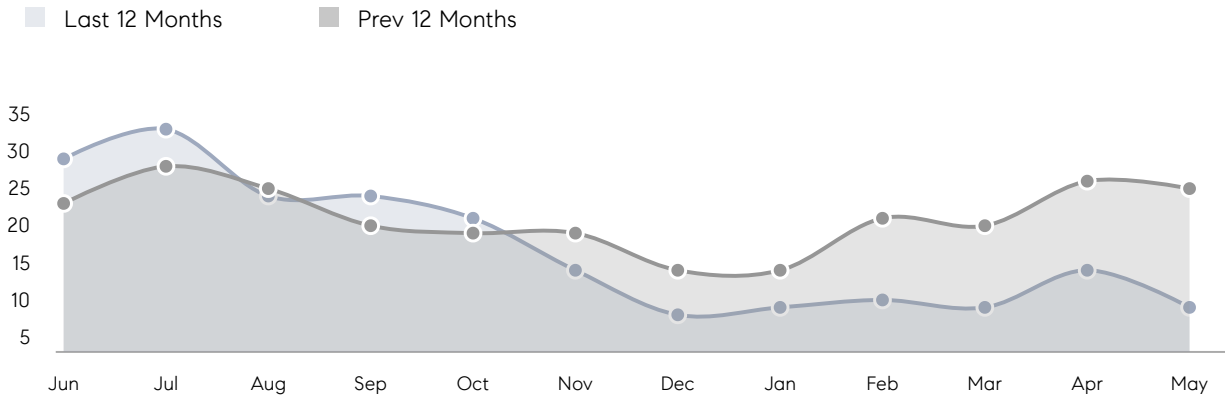
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	43	53	-19%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$447,800	\$419,000	6.9%
	# OF CONTRACTS	17	15	13.3%
	NEW LISTINGS	14	20	-30%
Houses	AVERAGE DOM	46	53	-13%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$475,889	\$419,000	14%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	13	19	-32%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$195,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%

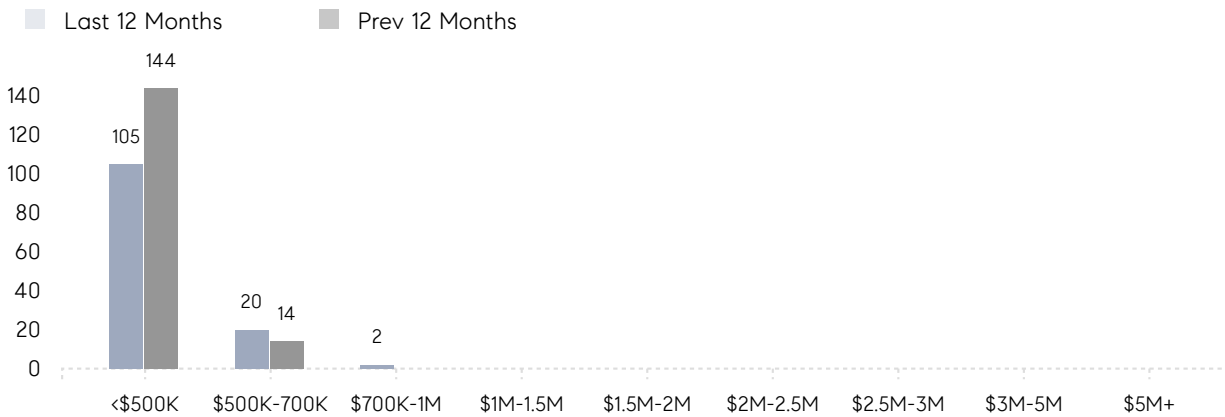
Roselle Park

MAY 2023

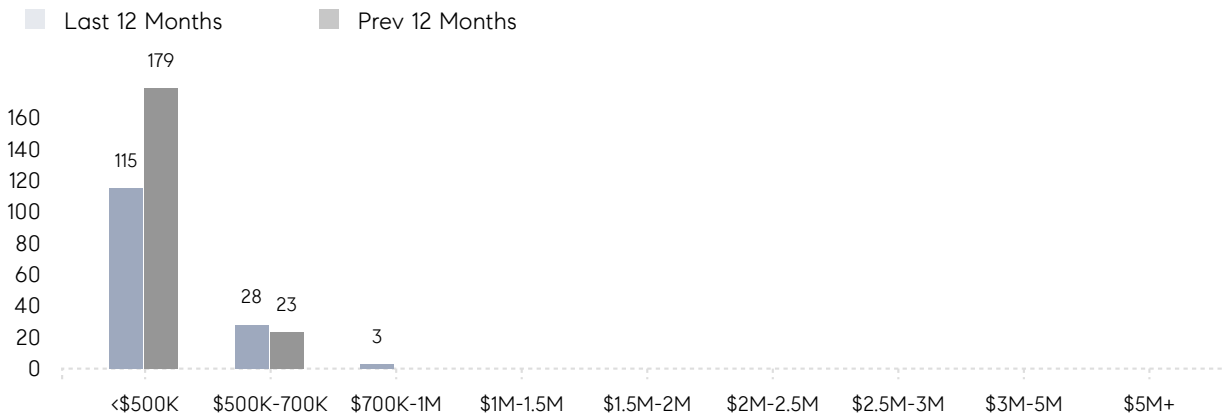
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Scotch Plains

MAY 2023

UNDER CONTRACT

33
Total
Properties

\$826K
Average
Price

\$749K
Median
Price

-11%
Decrease From
May 2022

20%
Increase From
May 2022

26%
Increase From
May 2022

UNITS SOLD

26
Total
Properties

\$954K
Average
Price

\$912K
Median
Price

53%
Increase From
May 2022

39%
Increase From
May 2022

38%
Increase From
May 2022

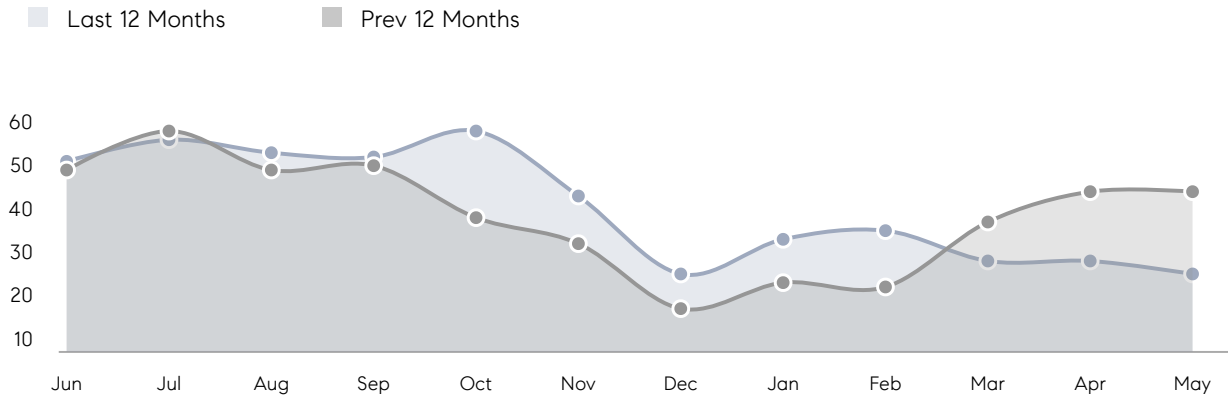
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	19	89%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$954,769	\$687,935	38.8%
	# OF CONTRACTS	33	37	-10.8%
	NEW LISTINGS	36	39	-8%
Houses	AVERAGE DOM	38	20	90%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$988,021	\$704,681	40%
	# OF CONTRACTS	28	29	-3%
	NEW LISTINGS	31	35	-11%
Condo/Co-op/TH	AVERAGE DOM	12	8	50%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$555,750	\$420,000	32%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	4	25%

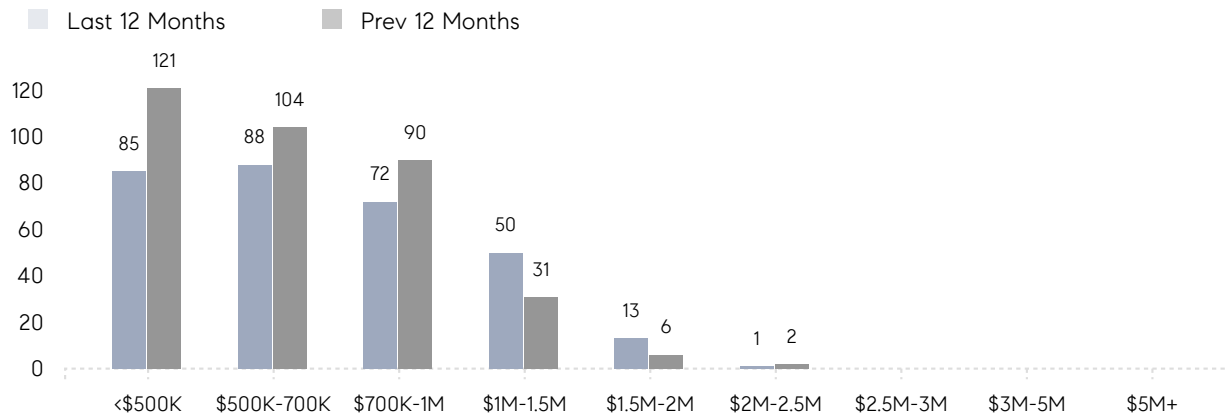
Scotch Plains

MAY 2023

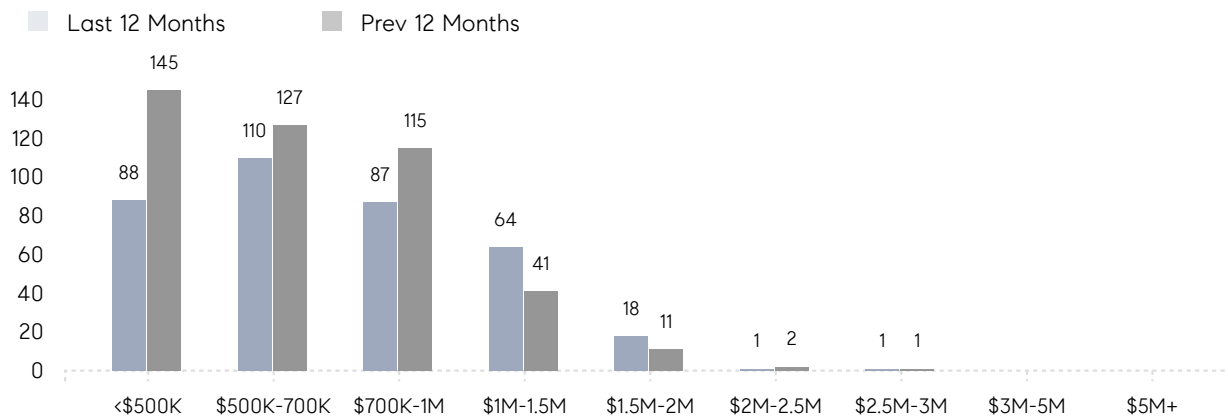
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Springfield

MAY 2023

UNDER CONTRACT

18
Total
Properties

\$654K
Average
Price

\$682K
Median
Price

-28%
Decrease From
May 2022

17%
Increase From
May 2022

24%
Increase From
May 2022

UNITS SOLD

15
Total
Properties

\$683K
Average
Price

\$725K
Median
Price

-17%
Decrease From
May 2022

30%
Increase From
May 2022

41%
Increase From
May 2022

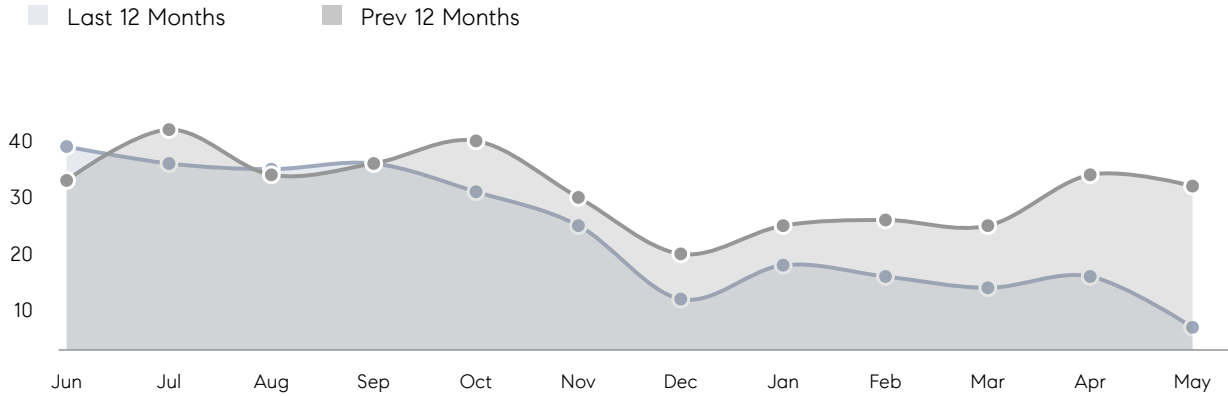
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	21	-19%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$683,553	\$525,856	30.0%
	# OF CONTRACTS	18	25	-28.0%
	NEW LISTINGS	12	28	-57%
Houses	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$683,553	\$674,167	1%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	10	21	-52%
Condo/Co-op/TH	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$229,233	-
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	2	7	-71%

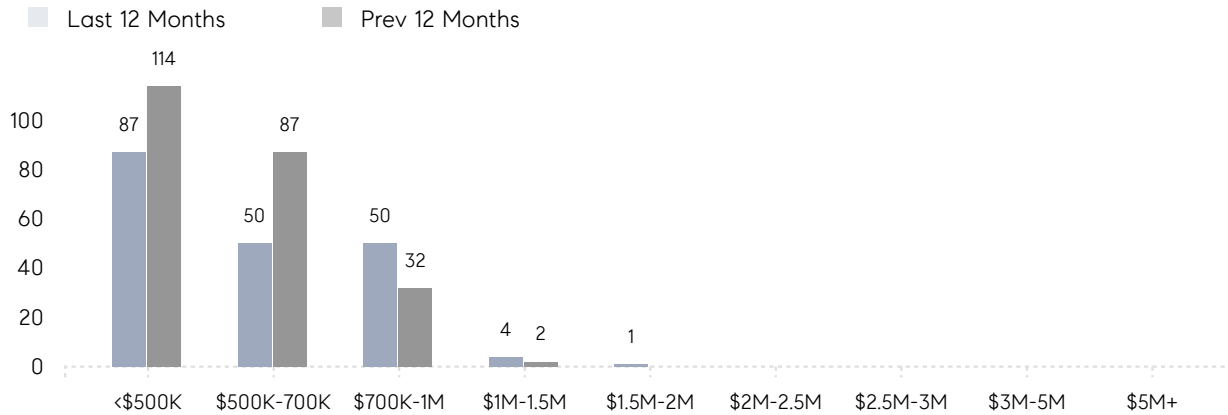
Springfield

MAY 2023

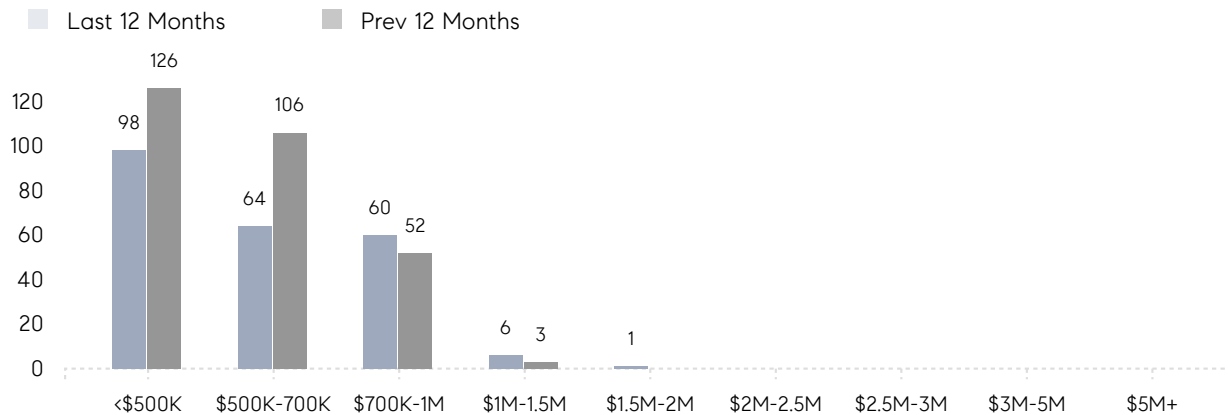
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Summit

MAY 2023

UNDER CONTRACT

35	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-20%	-15%	-23%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

22	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-29%	-4%	14%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

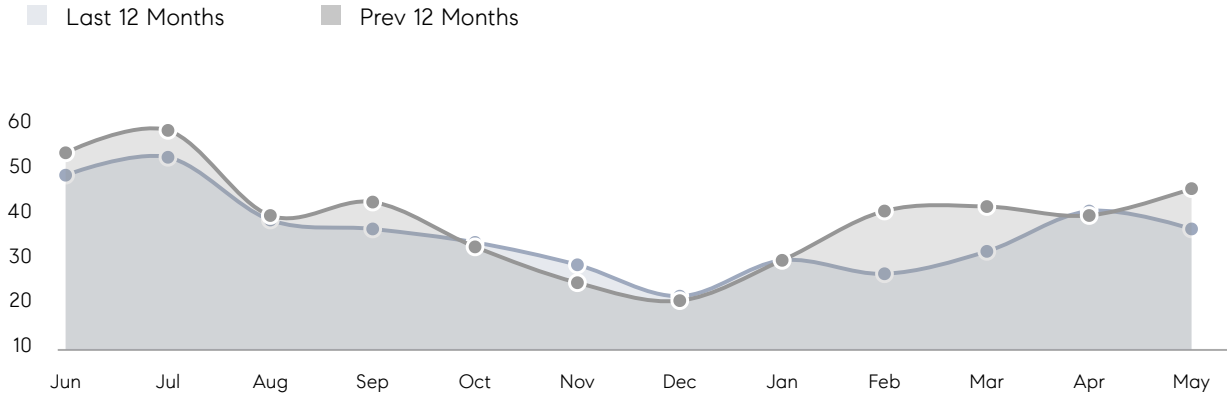
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$1,468,227	\$1,537,271	-4.5%
	# OF CONTRACTS	35	44	-20.5%
	NEW LISTINGS	35	52	-33%
Houses	AVERAGE DOM	13	15	-13%
	% OF ASKING PRICE	113%	109%	
	AVERAGE SOLD PRICE	\$1,514,048	\$1,595,600	-5%
	# OF CONTRACTS	30	37	-19%
	NEW LISTINGS	31	45	-31%
Condo/Co-op/TH	AVERAGE DOM	141	11	1,182%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$506,000	\$691,500	-27%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	4	7	-43%

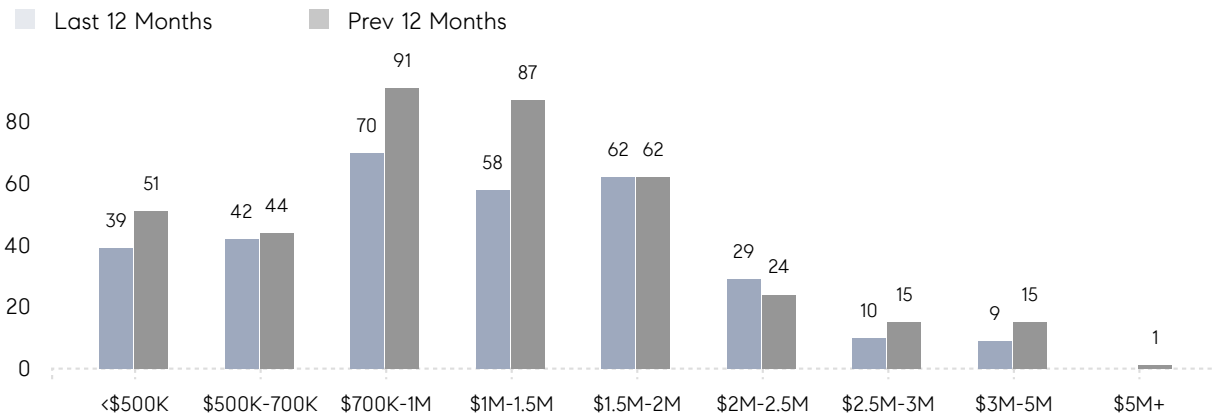
Summit

MAY 2023

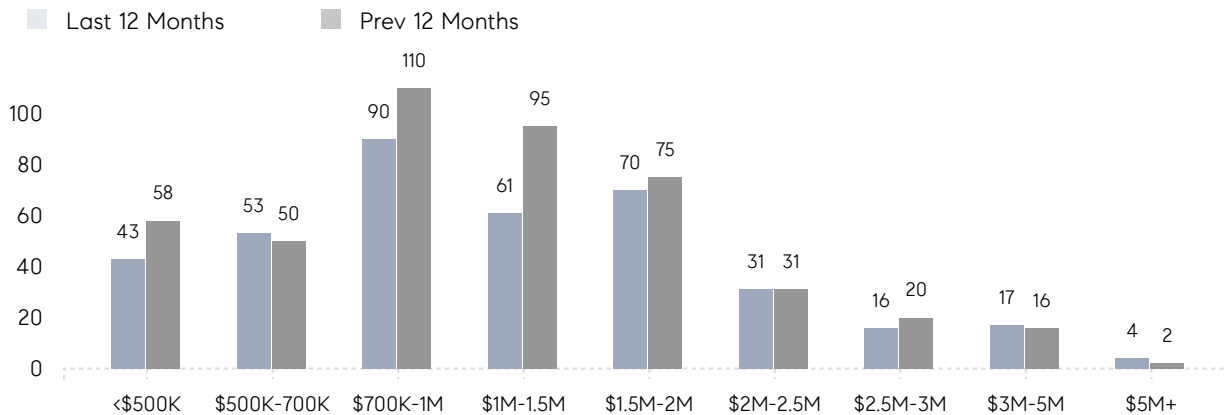
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union

MAY 2023

UNDER CONTRACT

39
Total
Properties

\$469K
Average
Price

\$475K
Median
Price

-34%
Decrease From
May 2022

8%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

44
Total
Properties

\$527K
Average
Price

\$535K
Median
Price

-2%
Decrease From
May 2022

8%
Increase From
May 2022

11%
Increase From
May 2022

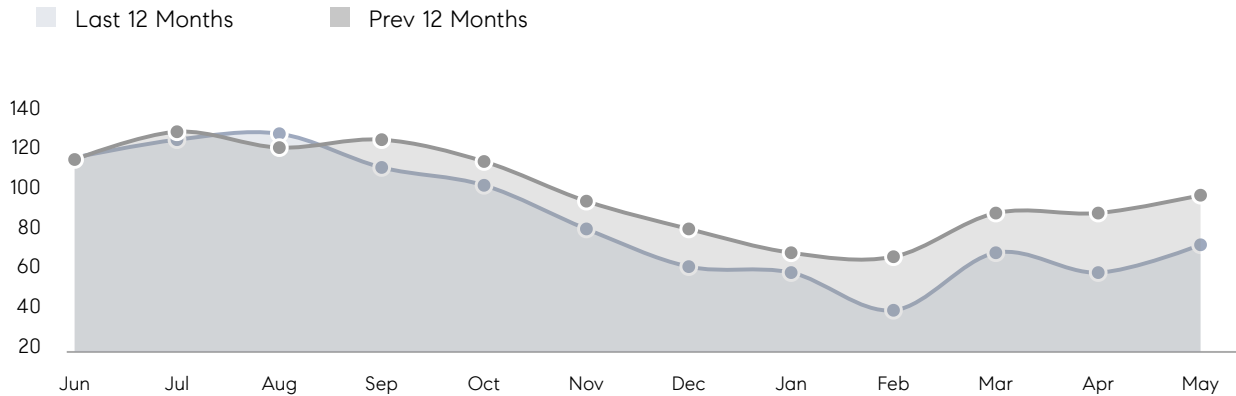
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	27	26	4%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$527,472	\$489,452	7.8%
	# OF CONTRACTS	39	59	-33.9%
	NEW LISTINGS	61	83	-27%
Houses	AVERAGE DOM	27	28	-4%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$559,646	\$508,509	10%
	# OF CONTRACTS	33	53	-38%
	NEW LISTINGS	53	74	-28%
Condo/Co-op/TH	AVERAGE DOM	24	10	140%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$357,407	\$294,125	22%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	8	9	-11%

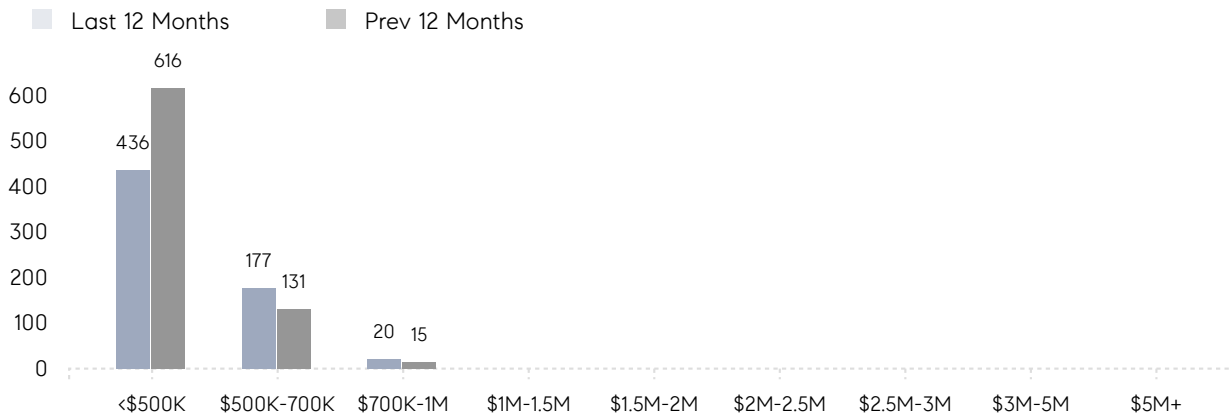
Union

MAY 2023

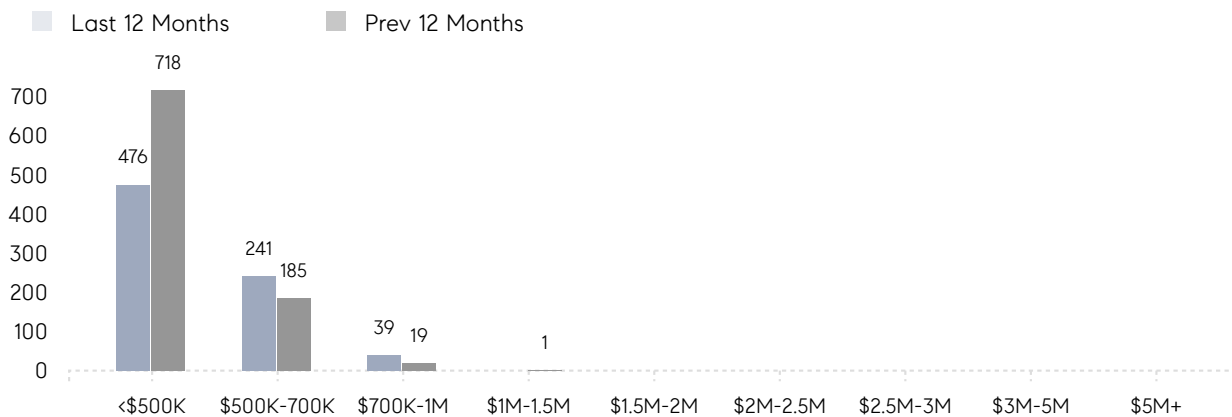
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westfield

MAY 2023

UNDER CONTRACT

36
Total
Properties

\$1.1M
Average
Price

\$962K
Median
Price

-14%
Decrease From
May 2022

10%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

33
Total
Properties

\$1.2M
Average
Price

\$999K
Median
Price

-6%
Decrease From
May 2022

3%
Increase From
May 2022

-7%
Decrease From
May 2022

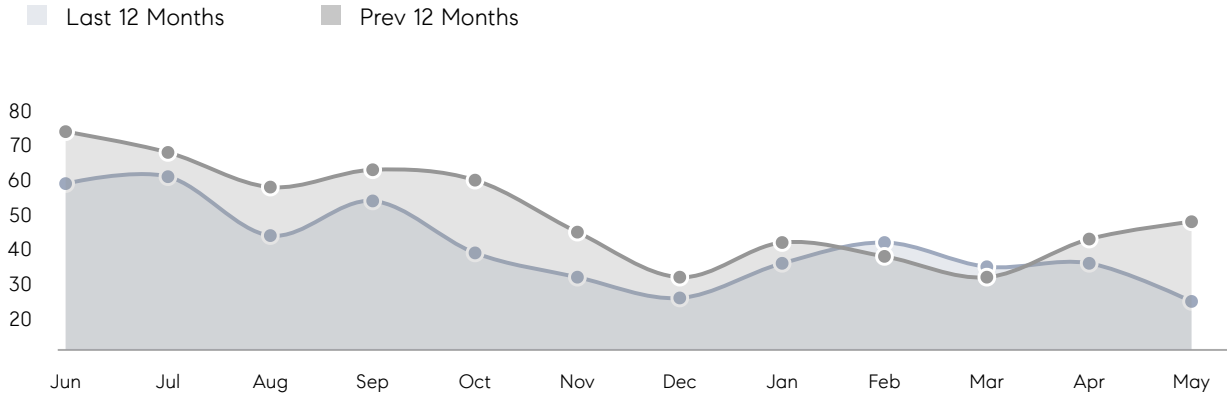
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	17	88%
	% OF ASKING PRICE	105%	109%	
	AVERAGE SOLD PRICE	\$1,224,990	\$1,187,676	3.1%
	# OF CONTRACTS	36	42	-14.3%
	NEW LISTINGS	33	56	-41%
Houses	AVERAGE DOM	33	17	94%
	% OF ASKING PRICE	105%	108%	
	AVERAGE SOLD PRICE	\$1,247,646	\$1,205,696	3%
	# OF CONTRACTS	33	39	-15%
	NEW LISTINGS	29	53	-45%
Condo/Co-op/TH	AVERAGE DOM	7	11	-36%
	% OF ASKING PRICE	114%	115%	
	AVERAGE SOLD PRICE	\$500,000	\$575,000	-13%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	4	3	33%

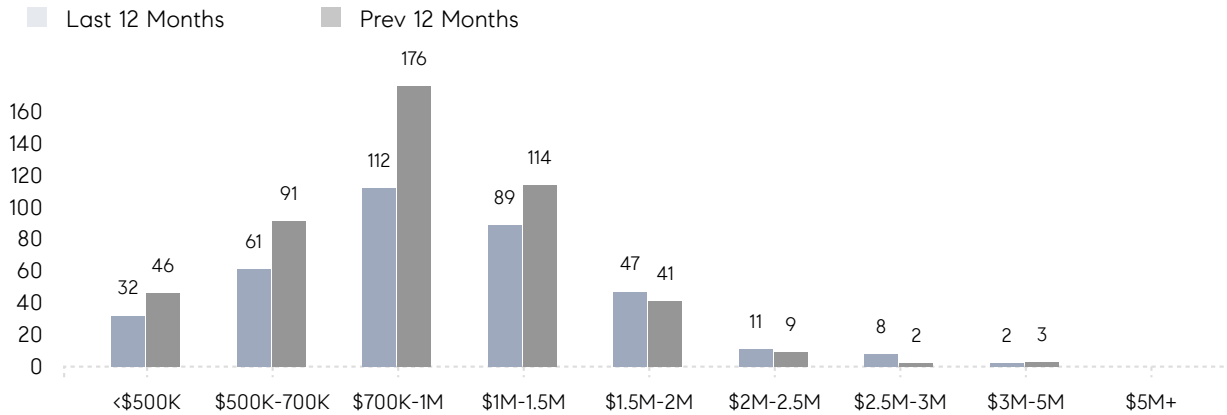
Westfield

MAY 2023

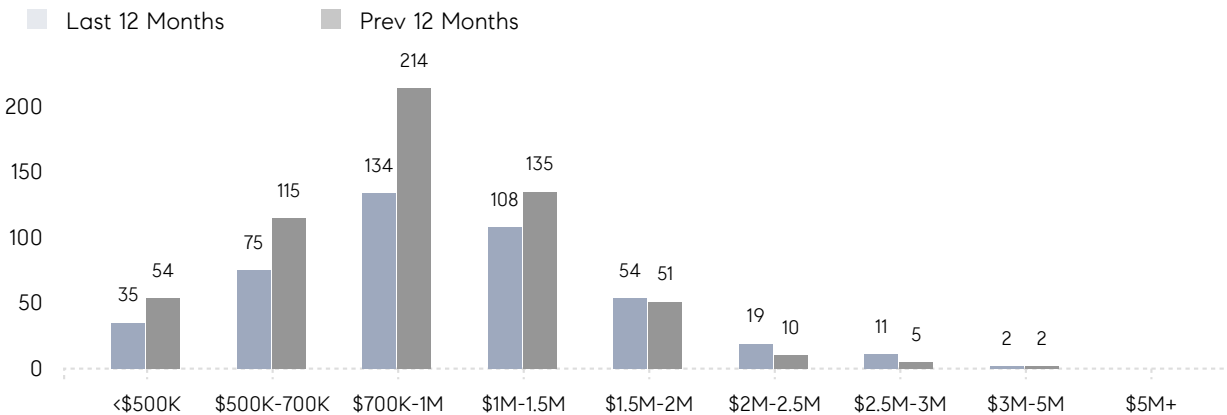
Monthly Inventory



Contracts By Price Range



Listings By Price Range





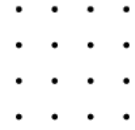
COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.

Berkeley Heights

MAY 2023



\$741K

Average
Sales Price

0%

Change In Sales
From May 2022

\$740K

Median
Sales Price

-24%

Decrease In Contracts
From May 2022

107%

Average %
Of Asking Price

0%

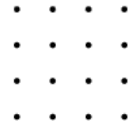
Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Clark

MAY 2023



\$586K

Average
Sales Price

0%

Change In Sales
From May 2022

\$599K

Median
Sales Price

-17%

Decrease In Contracts
From May 2022

108%

Average %
Of Asking Price

90%

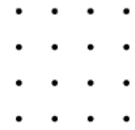
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cranford

MAY 2023



\$669K

Average
Sales Price

20%

Increase In Sales
From May 2022

\$676K

Median
Sales Price

-27%

Decrease In Contracts
From May 2022

108%

Average %
Of Asking Price

21%

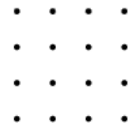
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elizabeth

MAY 2023



\$329K

Average
Sales Price

-29%

Decrease In Sales
From May 2022

\$315K

Median
Sales Price

21%

Increase In Contracts
From May 2022

102%

Average %
Of Asking Price

-11%

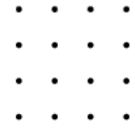
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fanwood

MAY 2023



\$671K

Average
Sales Price

57%

Increase In Sales
From May 2022

\$660K

Median
Sales Price

-36%

Decrease In Contracts
From May 2022

106%

Average %
Of Asking Price

-5%

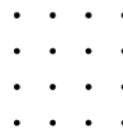
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garwood

MAY 2023



\$544K

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$544K

Median
Sales Price

67%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-65%

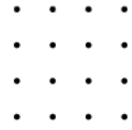
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillside

MAY 2023



\$424K

Average
Sales Price

18%

Increase In Sales
From May 2022

\$400K

Median
Sales Price

15%

Increase In Contracts
From May 2022

107%

Average %
Of Asking Price

116%

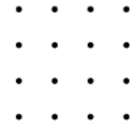
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kenilworth

MAY 2023



\$696K

Average
Sales Price

-22%

Decrease In Sales
From May 2022

\$740K

Median
Sales Price

-40%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

238%

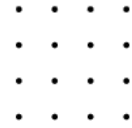
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Linden

MAY 2023



\$399K

Average
Sales Price

-38%

Decrease In Sales
From May 2022

\$425K

Median
Sales Price

4%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-4%

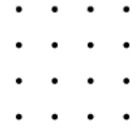
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountainside

MAY 2023



\$920K

Average
Sales Price

-12%

Decrease In Sales
From May 2022

\$900K

Median
Sales Price

0%

Change In Contracts
From May 2022

105%

Average %
Of Asking Price

-6%

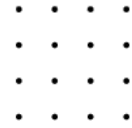
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Providence

MAY 2023



\$968K

Average
Sales Price

-35%

Decrease In Sales
From May 2022

\$800K

Median
Sales Price

0%

Change In Contracts
From May 2022

106%

Average %
Of Asking Price

21%

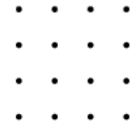
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Plainfield

MAY 2023



\$387K

Average
Sales Price

6%

Increase In Sales
From May 2022

\$400K

Median
Sales Price

27%

Increase In Contracts
From May 2022

101%

Average %
Of Asking Price

209%

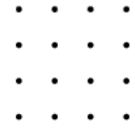
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rahway

MAY 2023



\$437K

Average
Sales Price

-57%

Decrease In Sales
From May 2022

\$430K

Median
Sales Price

-31%

Decrease In Contracts
From May 2022

105%

Average %
Of Asking Price

-13%

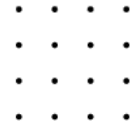
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle

MAY 2023



\$400K

Average
Sales Price

-24%

Decrease In Sales
From May 2022

\$440K

Median
Sales Price

-52%

Decrease In Contracts
From May 2022

106%

Average %
Of Asking Price

57%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle Park

MAY 2023



\$447K

Average
Sales Price

100%

Increase In Sales
From May 2022

\$462K

Median
Sales Price

13%

Increase In Contracts
From May 2022

102%

Average %
Of Asking Price

-19%

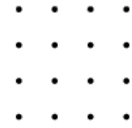
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Scotch Plains

MAY 2023



\$954K

Average
Sales Price

53%

Increase In Sales
From May 2022

\$912K

Median
Sales Price

-11%

Decrease In Contracts
From May 2022

107%

Average %
Of Asking Price

89%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Springfield

MAY 2023



\$683K

Average
Sales Price

-17%

Decrease In Sales
From May 2022

\$725K

Median
Sales Price

-28%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-19%

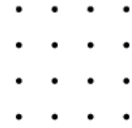
Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Summit

MAY 2023



\$1.4M

Average
Sales Price

-29%

Decrease In Sales
From May 2022

\$1.4M

Median
Sales Price

-20%

Decrease In Contracts
From May 2022

113%

Average %
Of Asking Price

29%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union

MAY 2023



\$527K

Average
Sales Price

-2%

Decrease In Sales
From May 2022

\$535K

Median
Sales Price

-34%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

4%

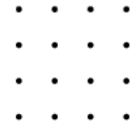
Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westfield

MAY 2023



\$1.2M

Average
Sales Price

-6%

Decrease In Sales
From May 2022

\$999K

Median
Sales Price

-14%

Decrease In Contracts
From May 2022

105%

Average %
Of Asking Price

88%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS