



COMPASS

June 2023

Union Market Insights

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JUNE 2023

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Berkeley Heights

JUNE 2023

UNDER CONTRACT

16
Total
Properties

\$787K
Average
Price

\$724K
Median
Price

-6%
Decrease From
Jun 2022

16%
Increase From
Jun 2022

12%
Increase From
Jun 2022

UNITS SOLD

13
Total
Properties

\$729K
Average
Price

\$750K
Median
Price

-28%
Decrease From
Jun 2022

-8%
Decrease From
Jun 2022

-4%
Decrease From
Jun 2022

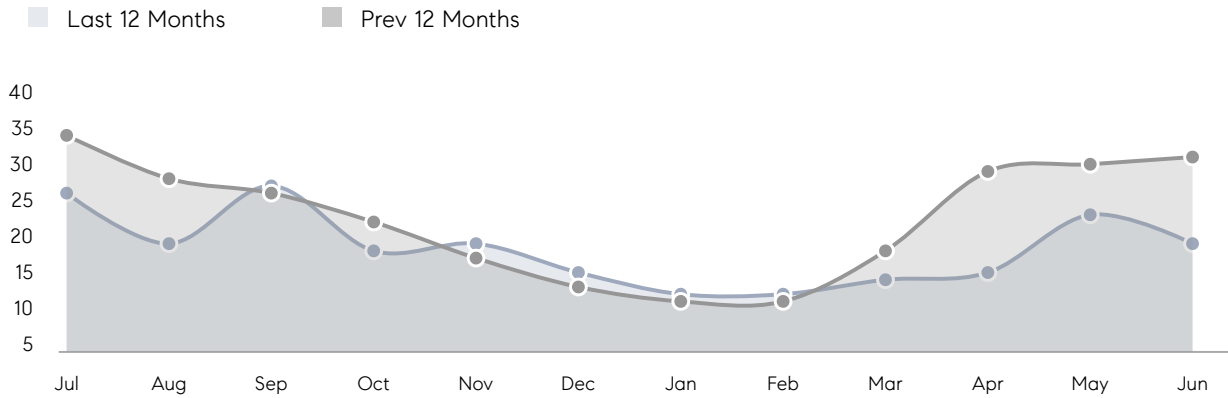
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	12	15	-20%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$729,269	\$791,639	-7.9%
	# OF CONTRACTS	16	17	-5.9%
	NEW LISTINGS	16	24	-33%
Houses	AVERAGE DOM	12	13	-8%
	% OF ASKING PRICE	111%	108%	
	AVERAGE SOLD PRICE	\$854,833	\$910,654	-6%
	# OF CONTRACTS	15	14	7%
	NEW LISTINGS	15	19	-21%
Condo/Co-op/TH	AVERAGE DOM	13	21	-38%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$446,750	\$482,200	-7%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	5	-80%

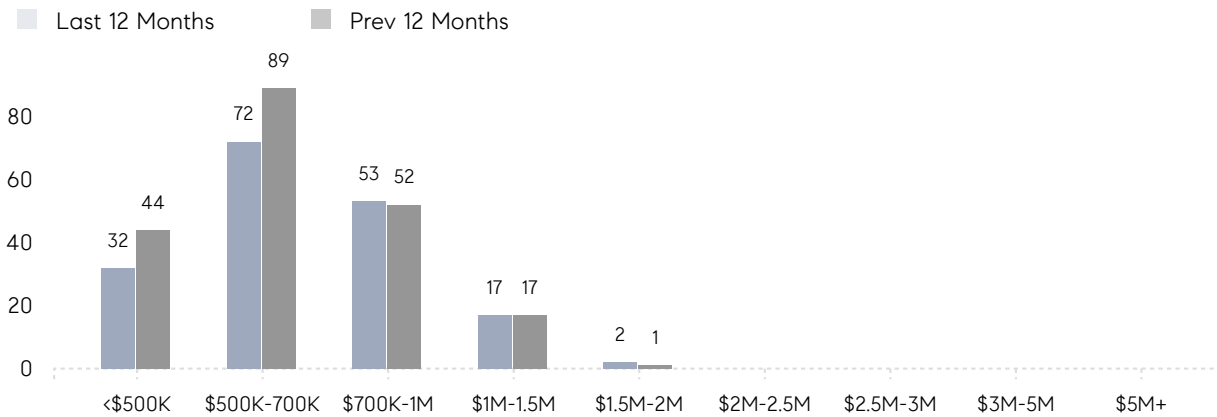
Berkeley Heights

JUNE 2023

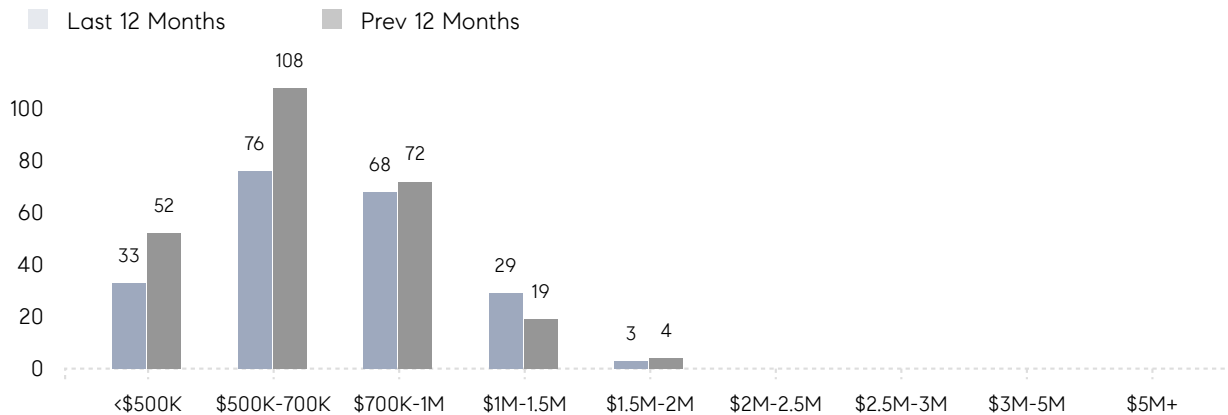
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Clark

JUNE 2023

UNDER CONTRACT

13	\$621K	\$619K
Total Properties	Average Price	Median Price
-13%	-6%	-5%
Decrease From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

17	\$598K	\$627K
Total Properties	Average Price	Median Price
0%	-17%	-15%
Change From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

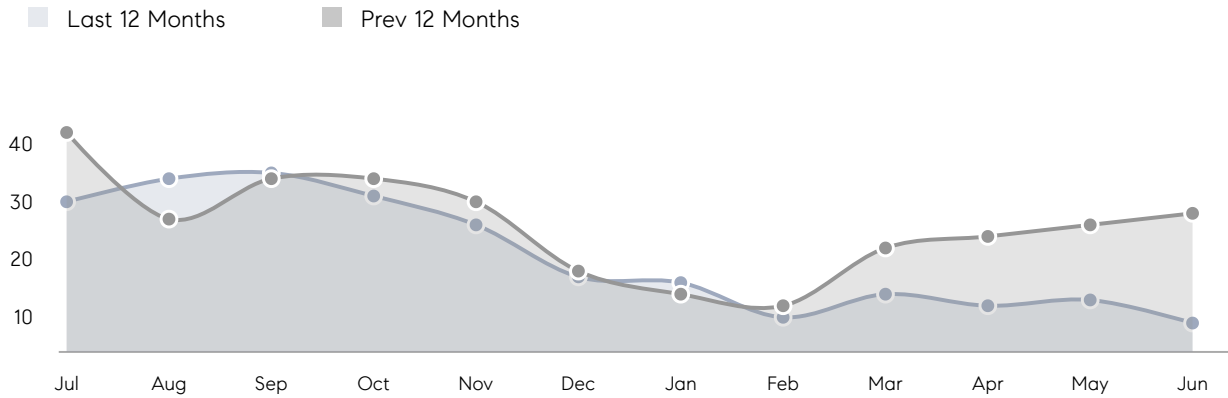
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	27	18	50%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$598,637	\$723,866	-17.3%
	# OF CONTRACTS	13	15	-13.3%
	NEW LISTINGS	13	27	-52%
Houses	AVERAGE DOM	28	18	56%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$615,219	\$752,857	-18%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	12	26	-54%
Condo/Co-op/TH	AVERAGE DOM	3	10	-70%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$333,333	\$260,000	28%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

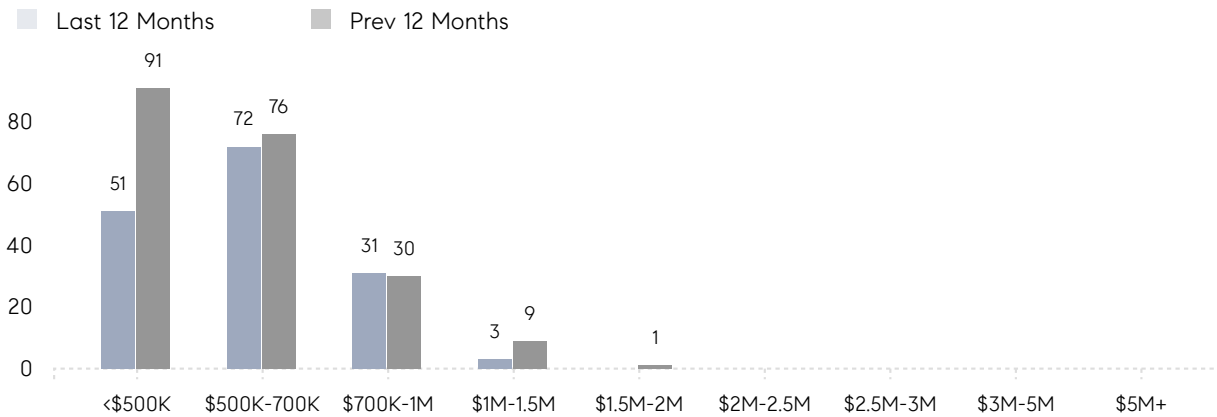
Clark

JUNE 2023

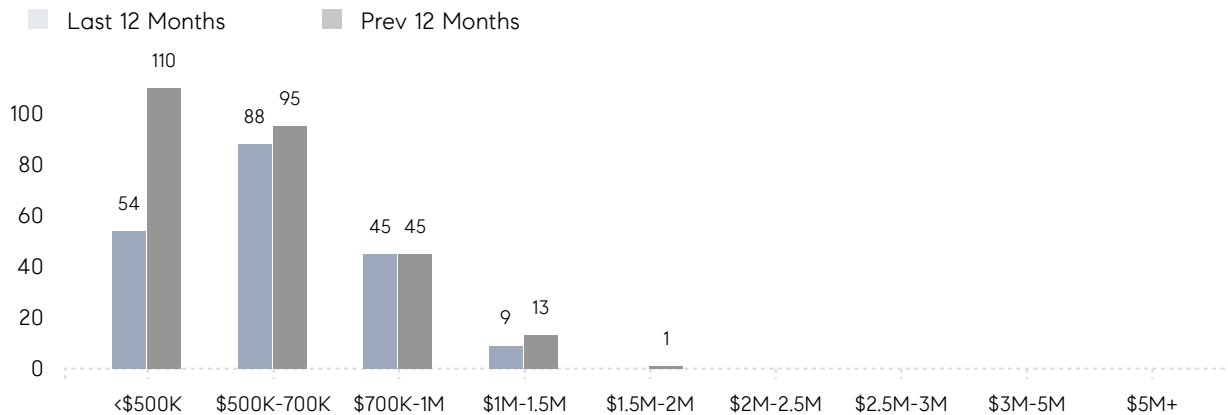
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cranford

JUNE 2023

UNDER CONTRACT

31
Total
Properties

\$705K
Average
Price

\$650K
Median
Price

48%
Increase From
Jun 2022

2%
Increase From
Jun 2022

3%
Increase From
Jun 2022

UNITS SOLD

28
Total
Properties

\$770K
Average
Price

\$732K
Median
Price

8%
Increase From
Jun 2022

9%
Increase From
Jun 2022

13%
Increase From
Jun 2022

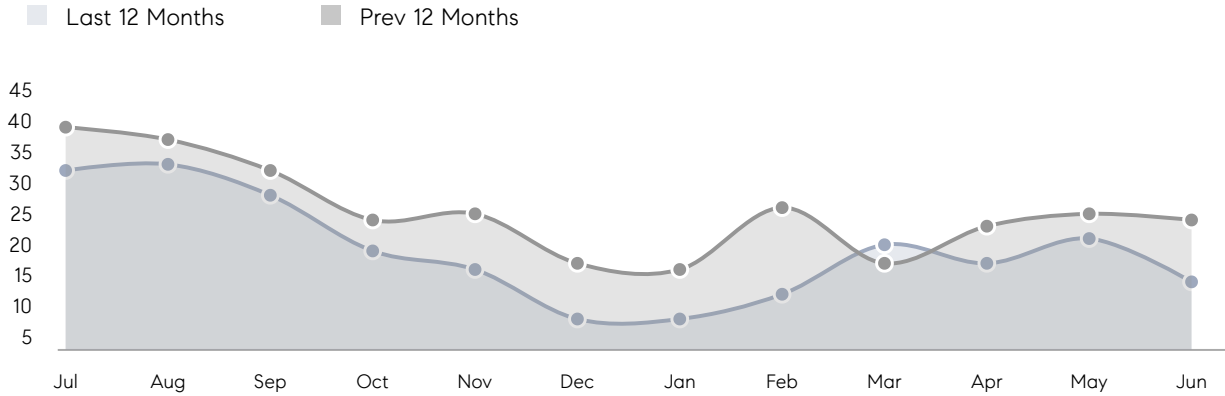
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$770,536	\$705,706	9.2%
	# OF CONTRACTS	31	21	47.6%
	NEW LISTINGS	31	22	41%
Houses	AVERAGE DOM	13	13	0%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$812,808	\$736,807	10%
	# OF CONTRACTS	29	19	53%
	NEW LISTINGS	26	18	44%
Condo/Co-op/TH	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	102%	122%	
	AVERAGE SOLD PRICE	\$221,000	\$332,500	-34%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	5	4	25%

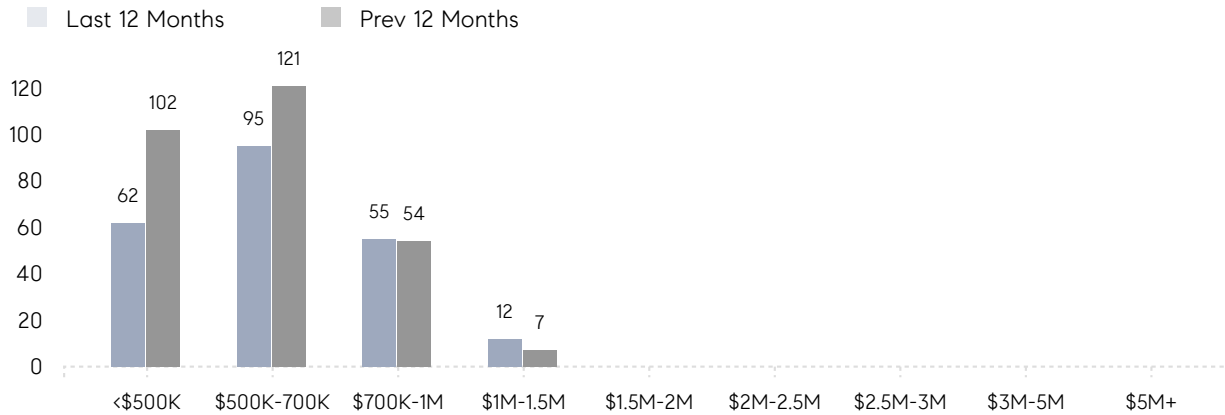
Cranford

JUNE 2023

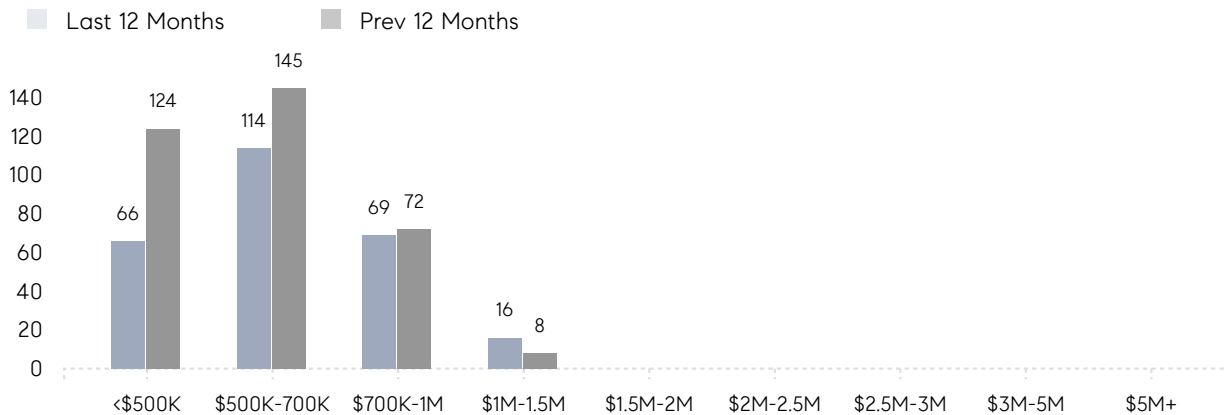
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elizabeth

JUNE 2023

UNDER CONTRACT

16
Total
Properties

\$378K
Average
Price

\$394K
Median
Price

7%
Increase From
Jun 2022

6%
Increase From
Jun 2022

5%
Increase From
Jun 2022

UNITS SOLD

20
Total
Properties

\$423K
Average
Price

\$420K
Median
Price

-17%
Decrease From
Jun 2022

20%
Increase From
Jun 2022

6%
Increase From
Jun 2022

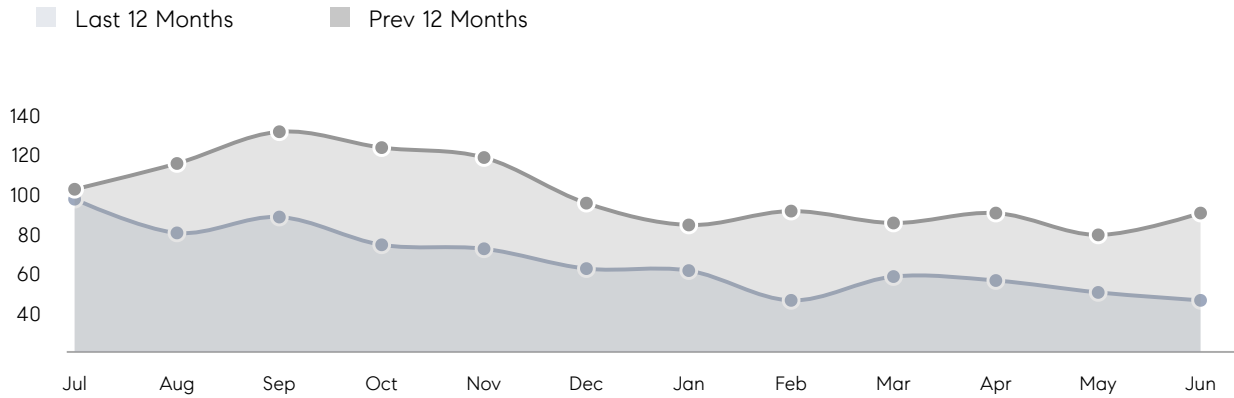
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	41	52	-21%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$423,745	\$354,011	19.7%
	# OF CONTRACTS	16	15	6.7%
	NEW LISTINGS	23	46	-50%
Houses	AVERAGE DOM	43	32	34%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$473,563	\$421,606	12%
	# OF CONTRACTS	12	13	-8%
	NEW LISTINGS	20	39	-49%
Condo/Co-op/TH	AVERAGE DOM	33	101	-67%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$224,475	\$189,852	18%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	3	7	-57%

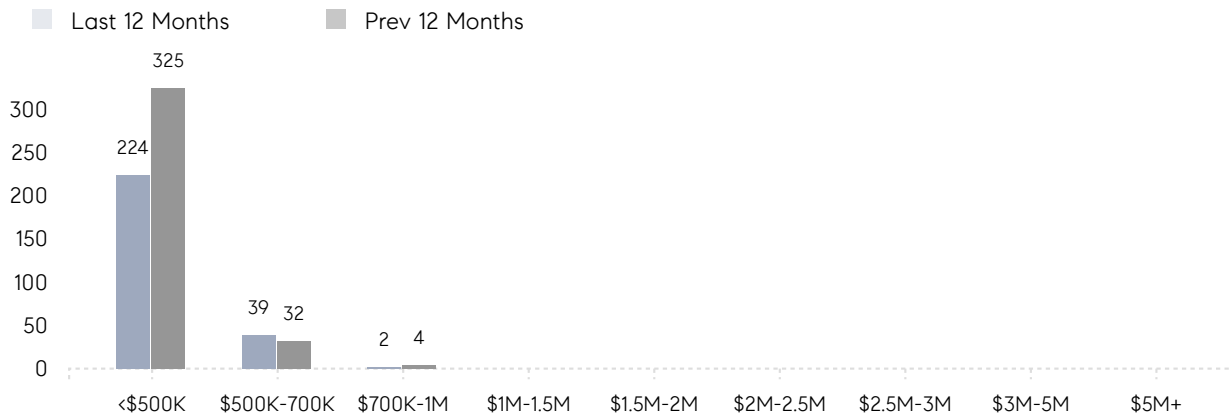
Elizabeth

JUNE 2023

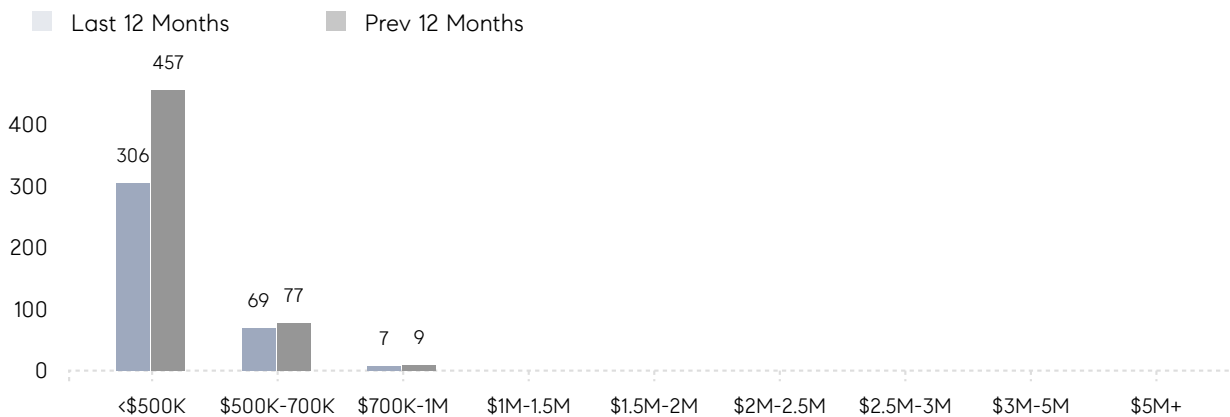
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fanwood

JUNE 2023

UNDER CONTRACT

6	\$565K	\$587K
Total Properties	Average Price	Median Price
50%	-19%	-15%
Increase From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

8	\$660K	\$677K
Total Properties	Average Price	Median Price
-47%	-8%	4%
Decrease From Jun 2022	Decrease From Jun 2022	Increase From Jun 2022

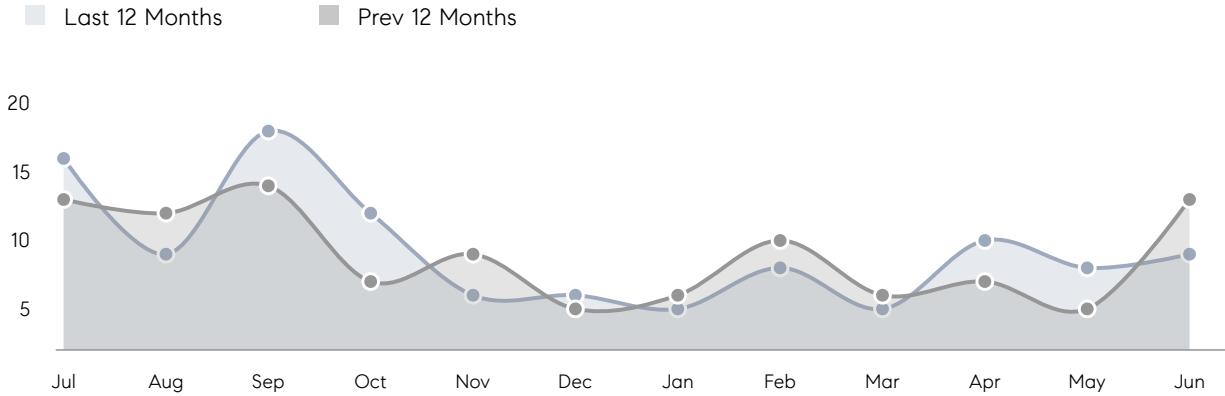
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	107%	109%	
	AVERAGE SOLD PRICE	\$660,250	\$717,001	-7.9%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	107%	109%	
	AVERAGE SOLD PRICE	\$660,250	\$717,001	-8%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

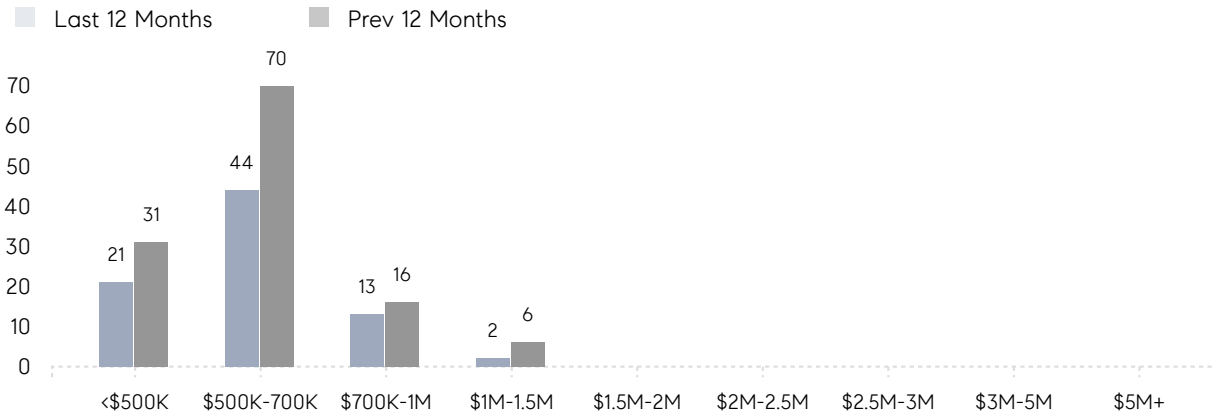
Fanwood

JUNE 2023

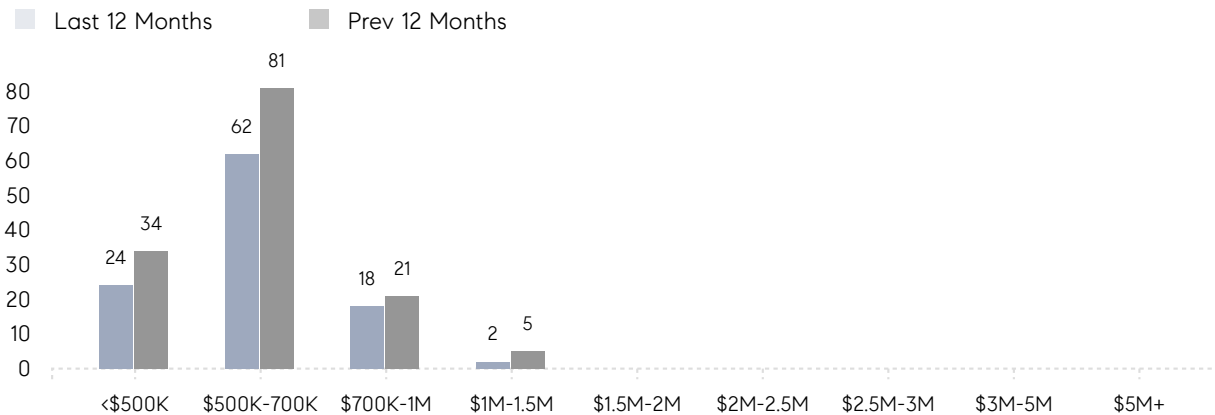
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garwood

JUNE 2023

UNDER CONTRACT

4	\$506K	\$490K
Total Properties	Average Price	Median Price
33%	-5%	-6%
Increase From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

UNITS SOLD

4	\$522K	\$519K
Total Properties	Average Price	Median Price
300%	4%	4%
Increase From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

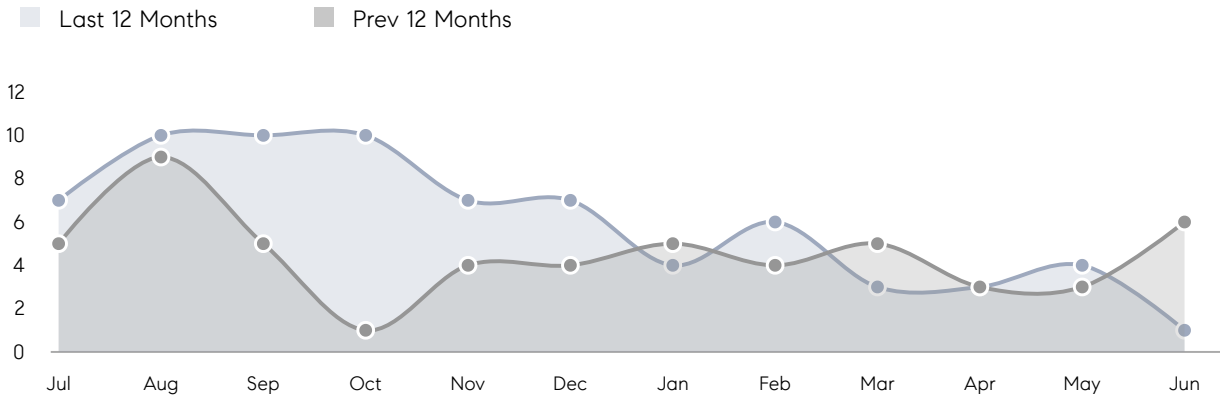
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	45	18	150%
	% OF ASKING PRICE	111%	105%	
	AVERAGE SOLD PRICE	\$522,375	\$500,000	4.5%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	1	7	-86%
Houses	AVERAGE DOM	45	18	150%
	% OF ASKING PRICE	111%	105%	
	AVERAGE SOLD PRICE	\$522,375	\$500,000	4%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	1	7	-86%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

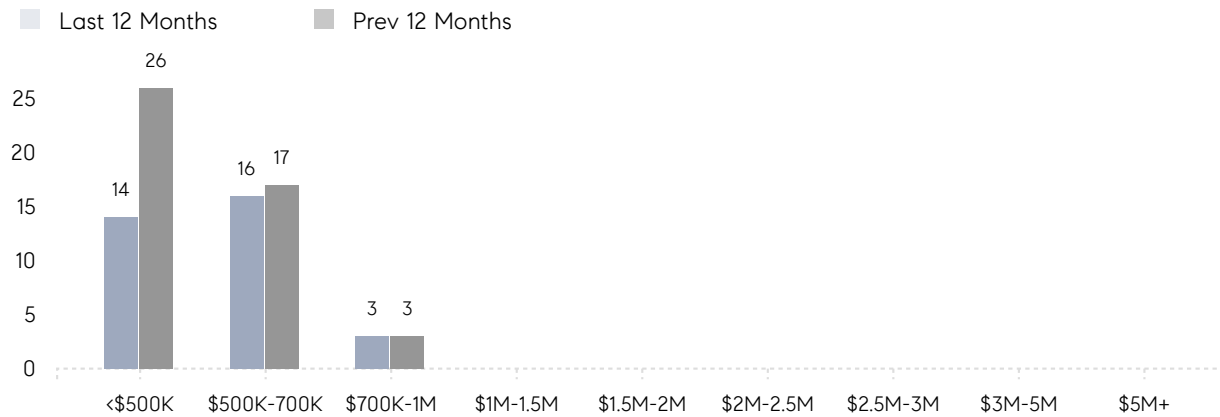
Garwood

JUNE 2023

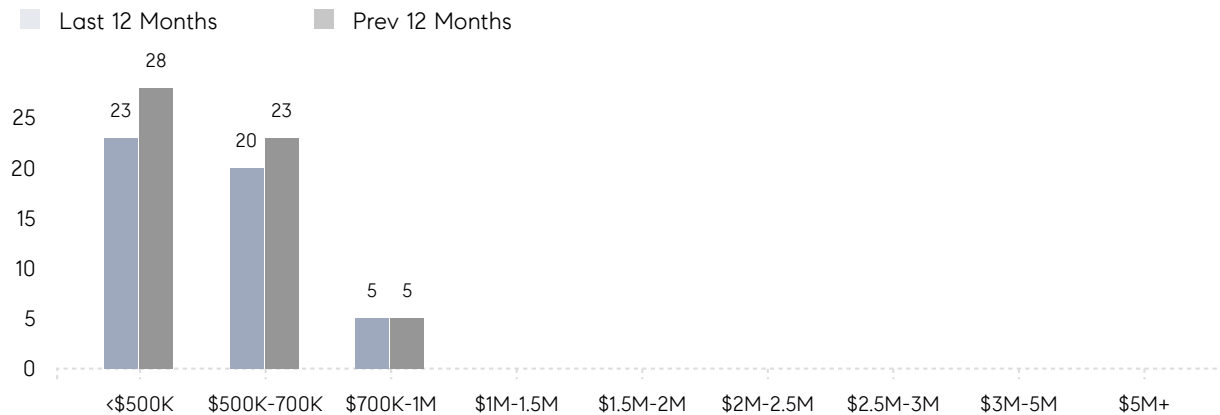
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillside

JUNE 2023

UNDER CONTRACT

12
Total
Properties

\$401K
Average
Price

\$389K
Median
Price

0%
Change From
Jun 2022

8%
Increase From
Jun 2022

10%
Increase From
Jun 2022

UNITS SOLD

11
Total
Properties

\$453K
Average
Price

\$440K
Median
Price

-50%
Decrease From
Jun 2022

19%
Increase From
Jun 2022

19%
Increase From
Jun 2022

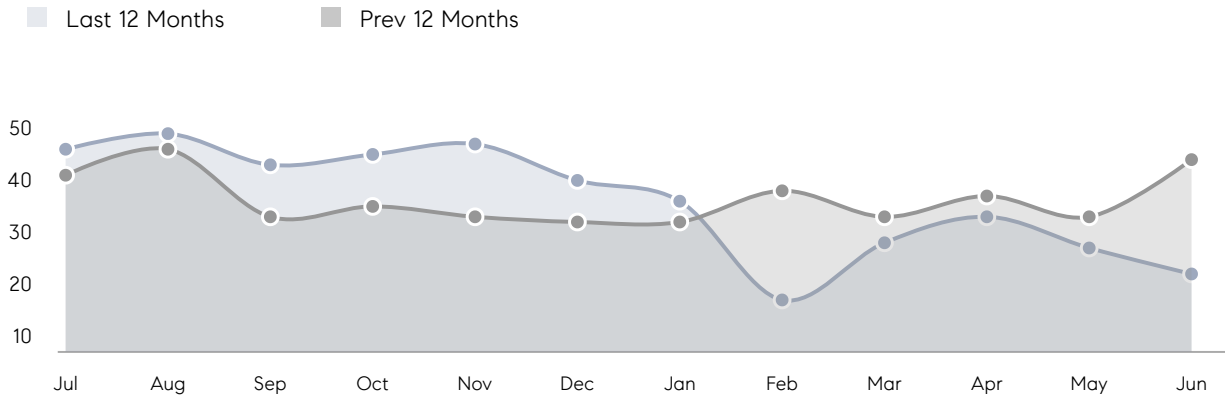
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	30	39	-23%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$453,636	\$382,568	18.6%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	10	29	-66%
Houses	AVERAGE DOM	30	39	-23%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$453,636	\$382,568	19%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	9	29	-69%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

Hillside

JUNE 2023

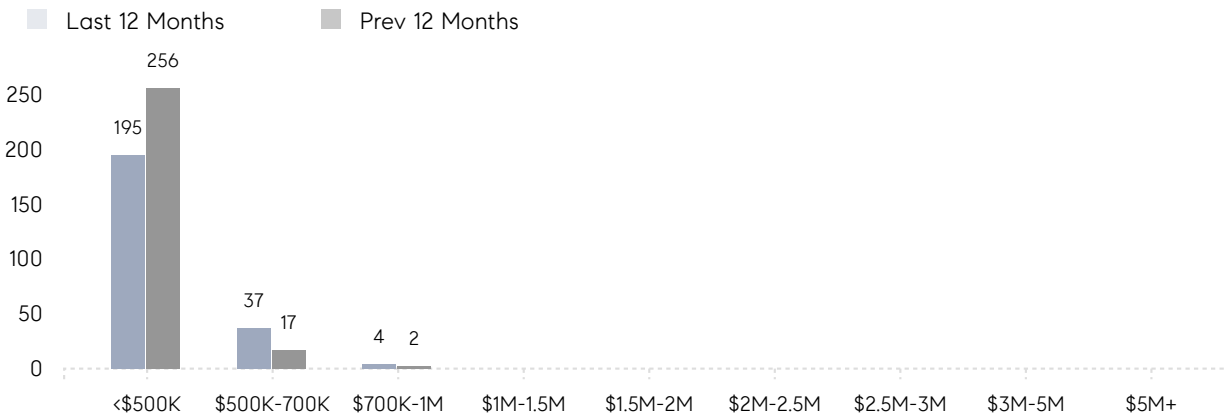
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Kenilworth

JUNE 2023

UNDER CONTRACT

8
Total Properties

\$536K
Average Price

\$524K
Median Price

-47%
Decrease From Jun 2022

11%
Increase From Jun 2022

8%
Increase From Jun 2022

UNITS SOLD

6
Total Properties

\$630K
Average Price

\$605K
Median Price

-60%
Decrease From Jun 2022

21%
Increase From Jun 2022

19%
Increase From Jun 2022

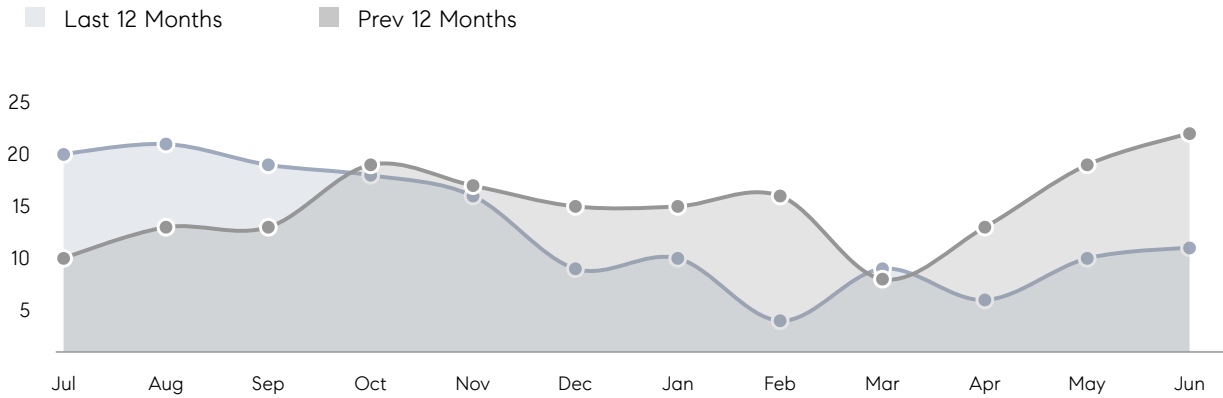
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	13	35	-63%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$630,425	\$521,667	20.8%
	# OF CONTRACTS	8	15	-46.7%
	NEW LISTINGS	10	25	-60%
Houses	AVERAGE DOM	13	38	-66%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$630,425	\$526,071	20%
	# OF CONTRACTS	8	15	-47%
	NEW LISTINGS	10	25	-60%
Condo/Co-op/TH	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$460,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

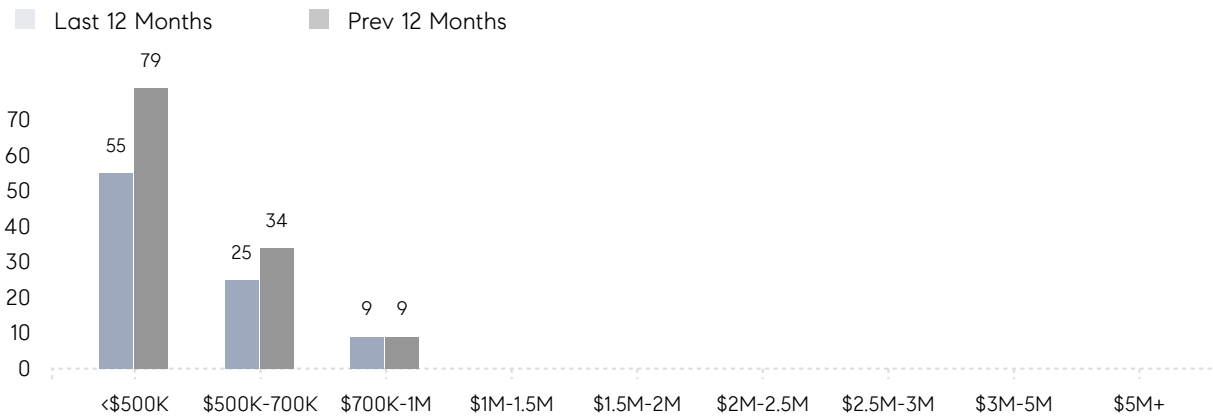
Kenilworth

JUNE 2023

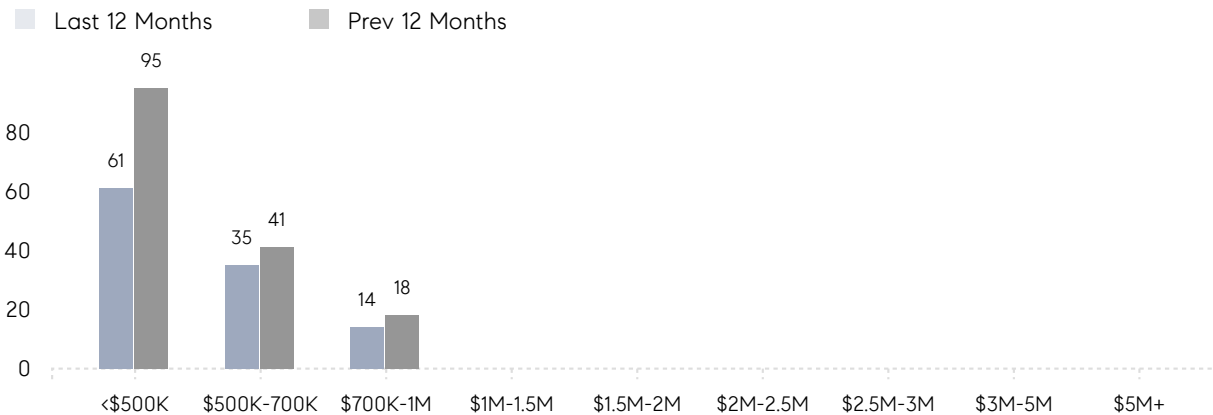
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Linden

JUNE 2023

UNDER CONTRACT

27
Total
Properties

\$449K
Average
Price

\$480K
Median
Price

-32%
Decrease From
Jun 2022

6%
Increase From
Jun 2022

20%
Increase From
Jun 2022

UNITS SOLD

23
Total
Properties

\$452K
Average
Price

\$435K
Median
Price

-12%
Decrease From
Jun 2022

-4%
Decrease From
Jun 2022

-3%
Decrease From
Jun 2022

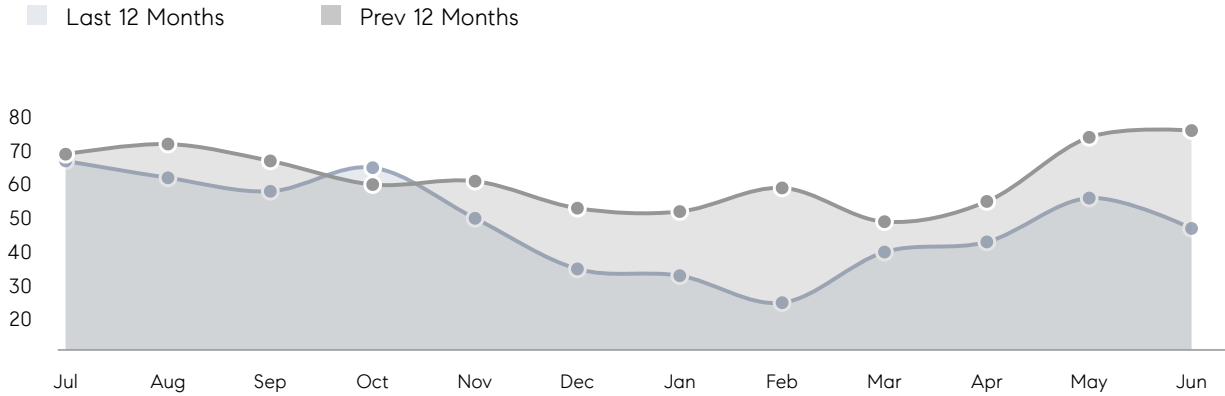
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	25	43	-42%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$452,626	\$470,265	-3.8%
	# OF CONTRACTS	27	40	-32.5%
	NEW LISTINGS	24	49	-51%
Houses	AVERAGE DOM	25	43	-42%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$505,658	\$470,265	8%
	# OF CONTRACTS	20	33	-39%
	NEW LISTINGS	18	39	-54%
Condo/Co-op/TH	AVERAGE DOM	22	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$200,725	-	-
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	6	10	-40%

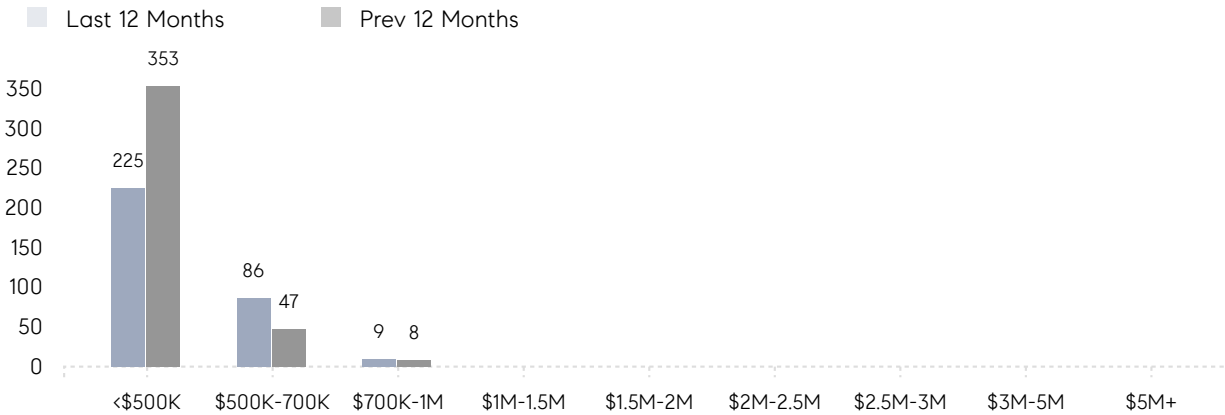
Linden

JUNE 2023

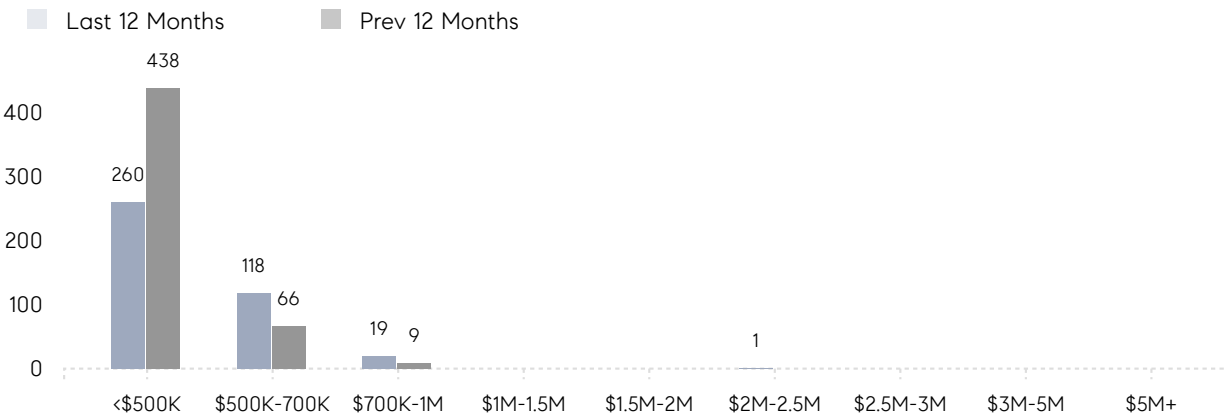
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mountainside

JUNE 2023

UNDER CONTRACT

8
Total
Properties

\$970K
Average
Price

\$974K
Median
Price

100%
Increase From
Jun 2022

23%
Increase From
Jun 2022

22%
Increase From
Jun 2022

UNITS SOLD

6
Total
Properties

\$856K
Average
Price

\$810K
Median
Price

-14%
Decrease From
Jun 2022

-5%
Decrease From
Jun 2022

-5%
Decrease From
Jun 2022

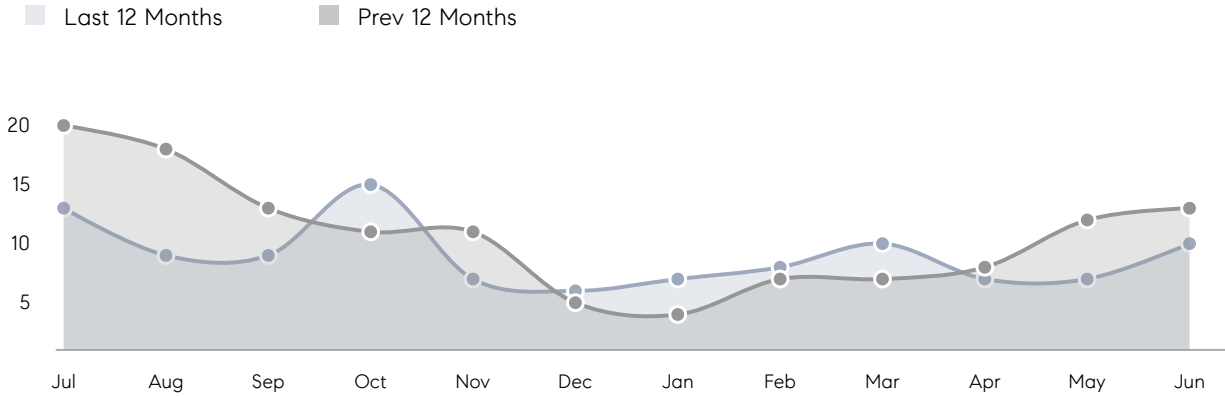
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	31	16	94%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$856,490	\$902,857	-5.1%
	# OF CONTRACTS	8	4	100.0%
	NEW LISTINGS	13	10	30%
Houses	AVERAGE DOM	13	16	-19%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$711,500	\$902,857	-21%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	11	10	10%
Condo/Co-op/TH	AVERAGE DOM	65	-	-
	% OF ASKING PRICE	109%	-	
	AVERAGE SOLD PRICE	\$1,146,471	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	0	0%

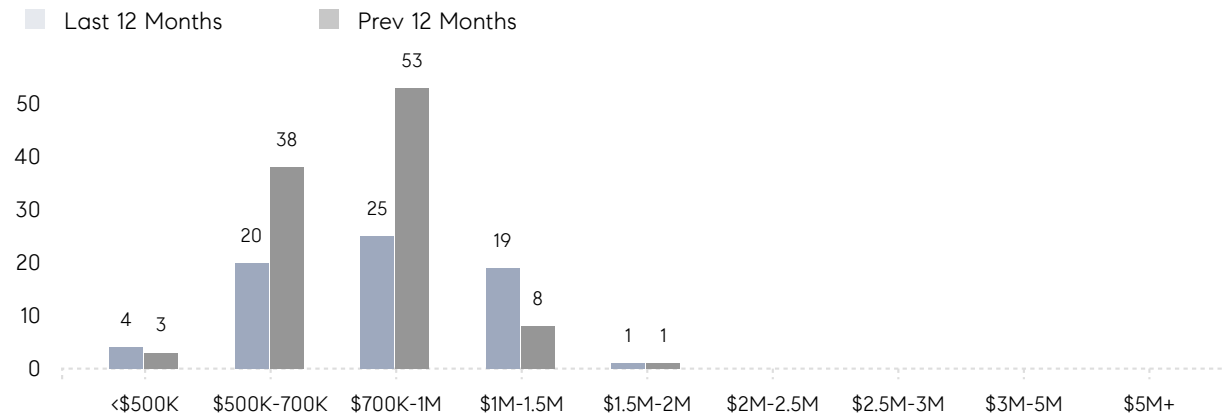
Mountainside

JUNE 2023

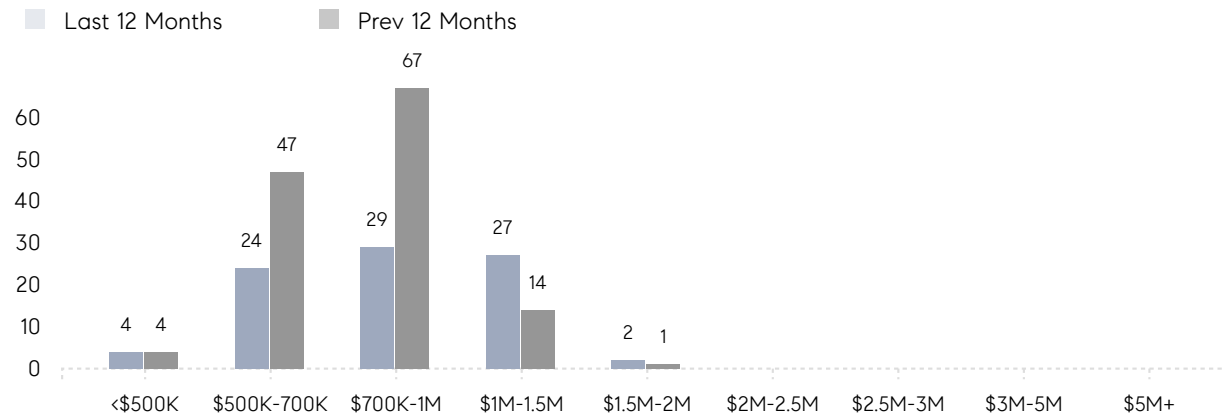
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Providence

JUNE 2023

UNDER CONTRACT

15
Total
Properties

\$782K
Average
Price

\$729K
Median
Price

-12%
Decrease From
Jun 2022

-3%
Decrease From
Jun 2022

4%
Increase From
Jun 2022

UNITS SOLD

19
Total
Properties

\$945K
Average
Price

\$900K
Median
Price

-17%
Decrease From
Jun 2022

-1%
Decrease From
Jun 2022

-
Change From
Jun 2022

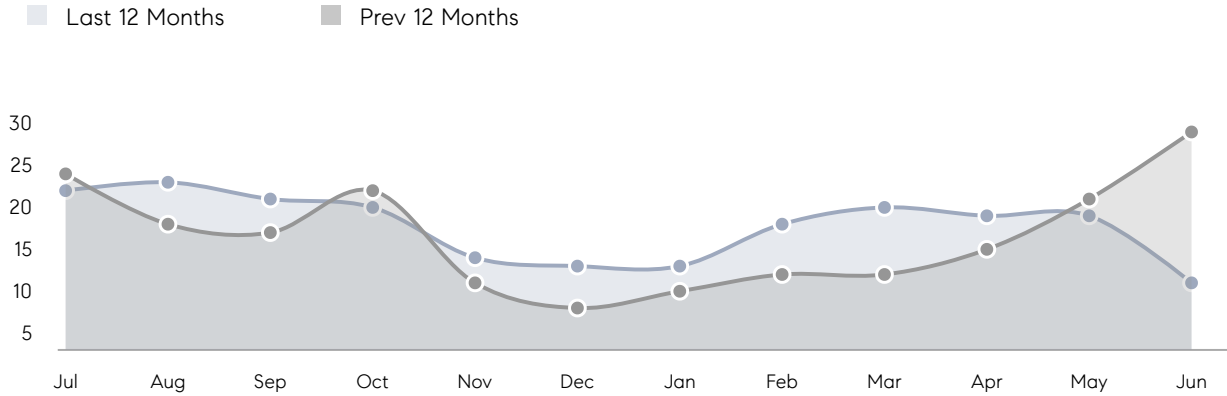
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	27	18	50%
	% OF ASKING PRICE	103%	110%	
	AVERAGE SOLD PRICE	\$945,074	\$955,342	-1.1%
	# OF CONTRACTS	15	17	-11.8%
	NEW LISTINGS	12	28	-57%
Houses	AVERAGE DOM	30	18	67%
	% OF ASKING PRICE	103%	110%	
	AVERAGE SOLD PRICE	\$928,922	\$956,721	-3%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	12	26	-54%
Condo/Co-op/TH	AVERAGE DOM	18	10	80%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$990,300	\$925,000	7%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	2	0%

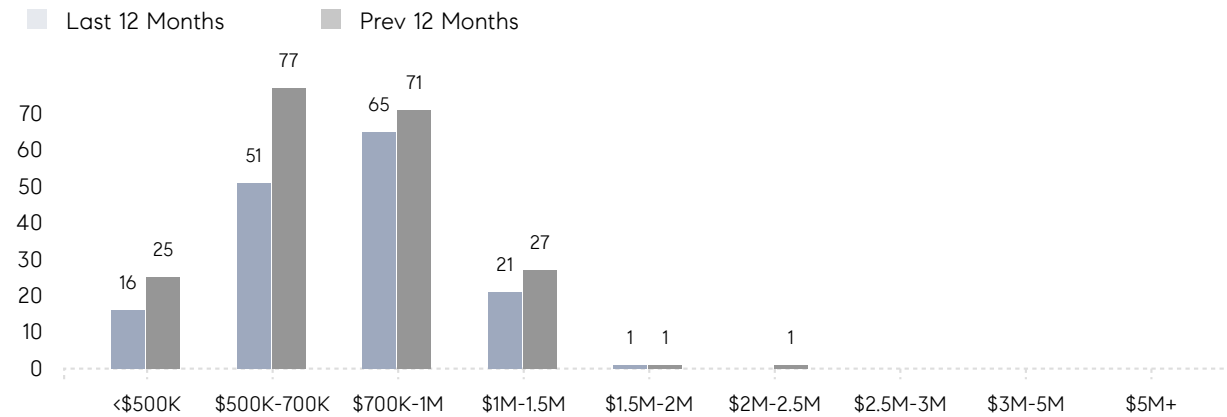
New Providence

JUNE 2023

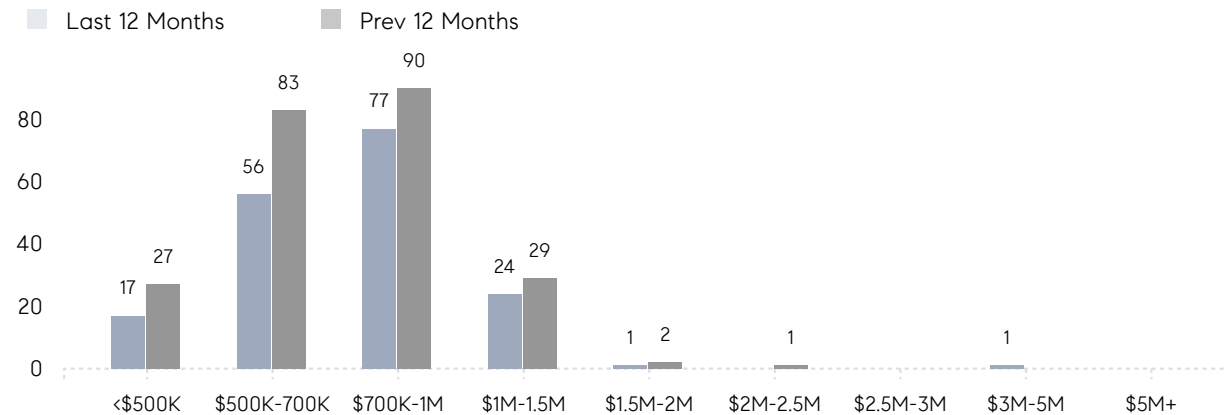
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Plainfield

JUNE 2023

UNDER CONTRACT

26
Total
Properties

\$412K
Average
Price

\$385K
Median
Price

24%
Increase From
Jun 2022

6%
Increase From
Jun 2022

3%
Increase From
Jun 2022

UNITS SOLD

26
Total
Properties

\$483K
Average
Price

\$460K
Median
Price

0%
Change From
Jun 2022

16%
Increase From
Jun 2022

9%
Increase From
Jun 2022

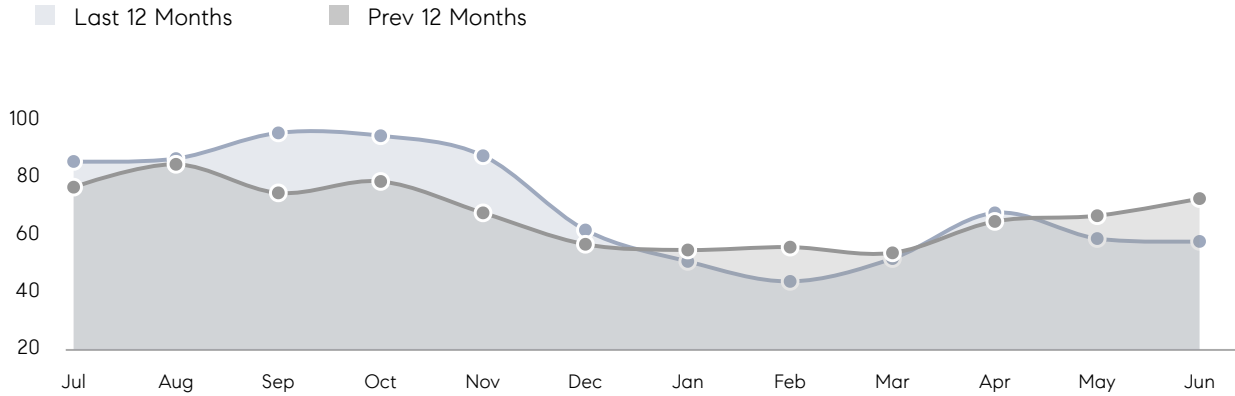
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	42	29	45%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$483,153	\$415,606	16.3%
	# OF CONTRACTS	26	21	23.8%
	NEW LISTINGS	25	39	-36%
Houses	AVERAGE DOM	42	30	40%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$483,153	\$421,906	15%
	# OF CONTRACTS	26	20	30%
	NEW LISTINGS	21	38	-45%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$340,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	4	1	300%

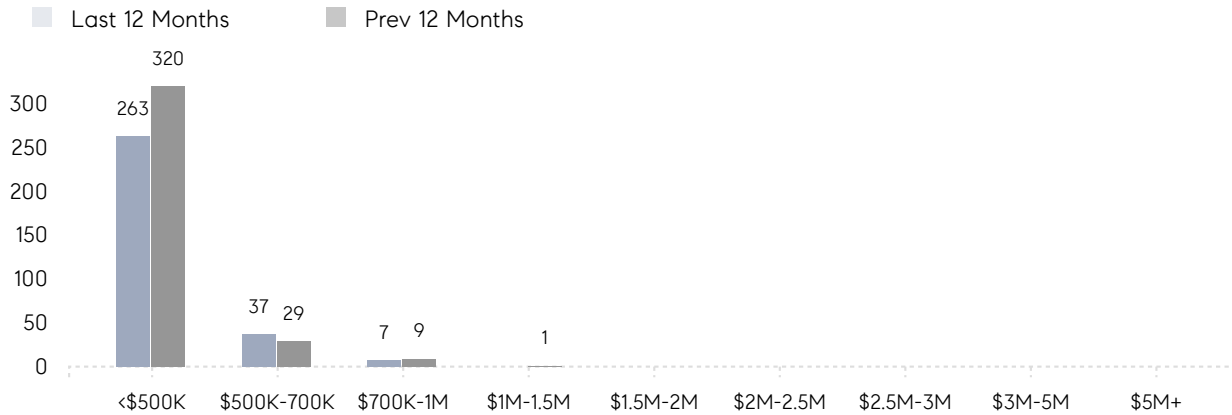
Plainfield

JUNE 2023

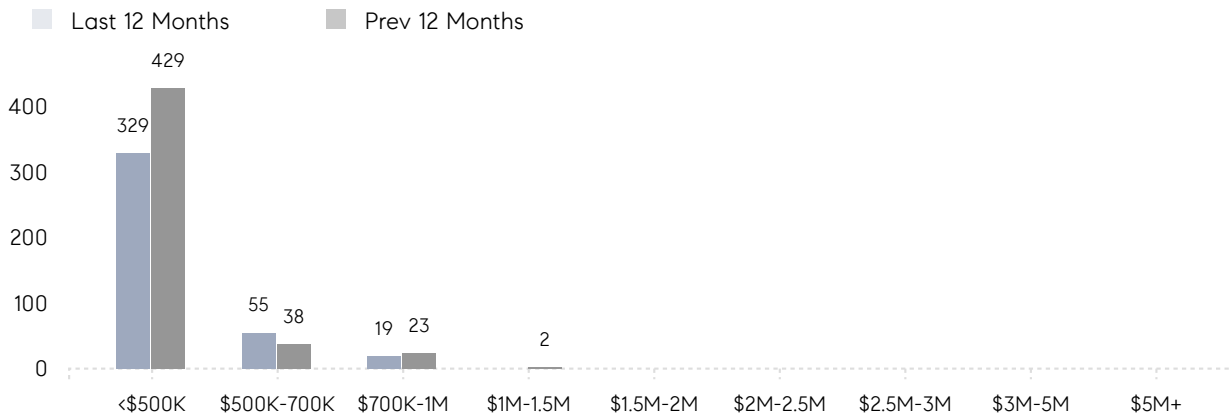
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rahway

JUNE 2023

UNDER CONTRACT

25
Total
Properties

\$438K
Average
Price

\$425K
Median
Price

0%
Change From
Jun 2022

10%
Increase From
Jun 2022

7%
Increase From
Jun 2022

UNITS SOLD

23
Total
Properties

\$436K
Average
Price

\$420K
Median
Price

-49%
Decrease From
Jun 2022

7%
Increase From
Jun 2022

-1%
Change From
Jun 2022

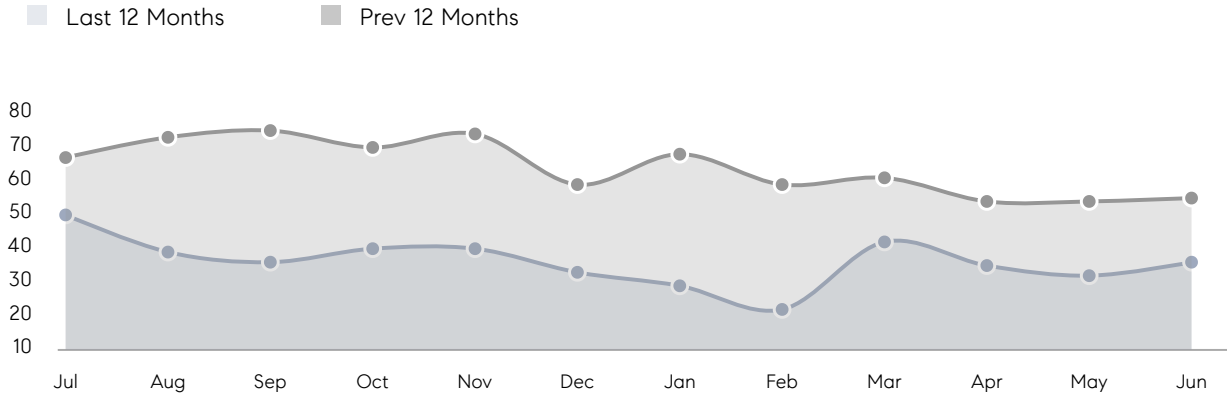
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	27	32	-16%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$436,957	\$409,302	6.8%
	# OF CONTRACTS	25	25	0.0%
	NEW LISTINGS	30	42	-29%
Houses	AVERAGE DOM	27	32	-16%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$445,667	\$418,915	6%
	# OF CONTRACTS	22	22	0%
	NEW LISTINGS	24	29	-17%
Condo/Co-op/TH	AVERAGE DOM	31	26	19%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$345,500	\$332,400	4%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	6	13	-54%

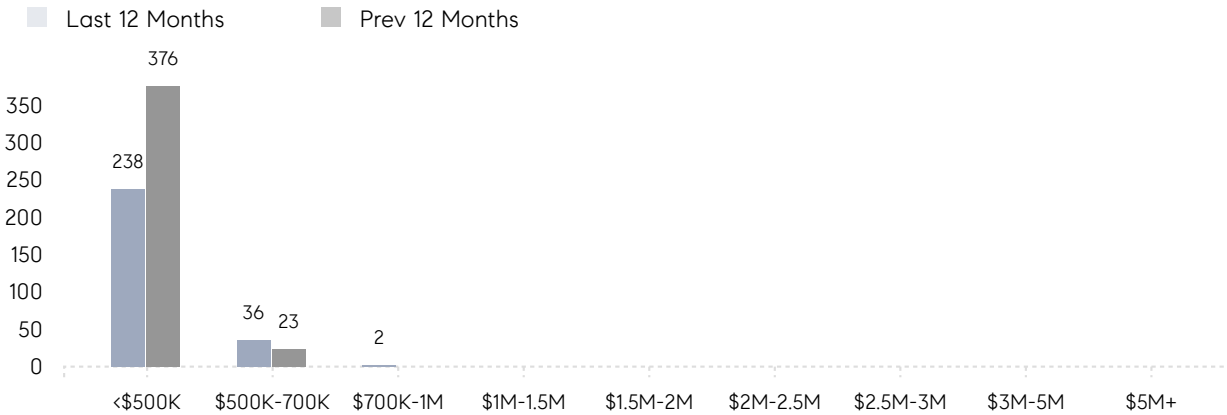
Rahway

JUNE 2023

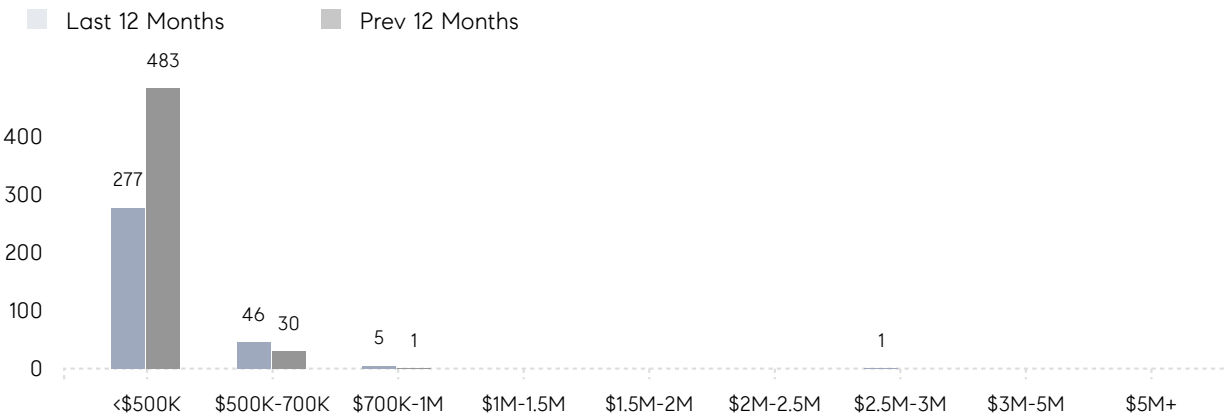
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roselle

JUNE 2023

UNDER CONTRACT

16
Total
Properties

\$393K
Average
Price

\$415K
Median
Price

-16%
Decrease From
Jun 2022

12%
Increase From
Jun 2022

11%
Increase From
Jun 2022

UNITS SOLD

14
Total
Properties

\$408K
Average
Price

\$401K
Median
Price

-50%
Decrease From
Jun 2022

-1%
Change From
Jun 2022

-5%
Decrease From
Jun 2022

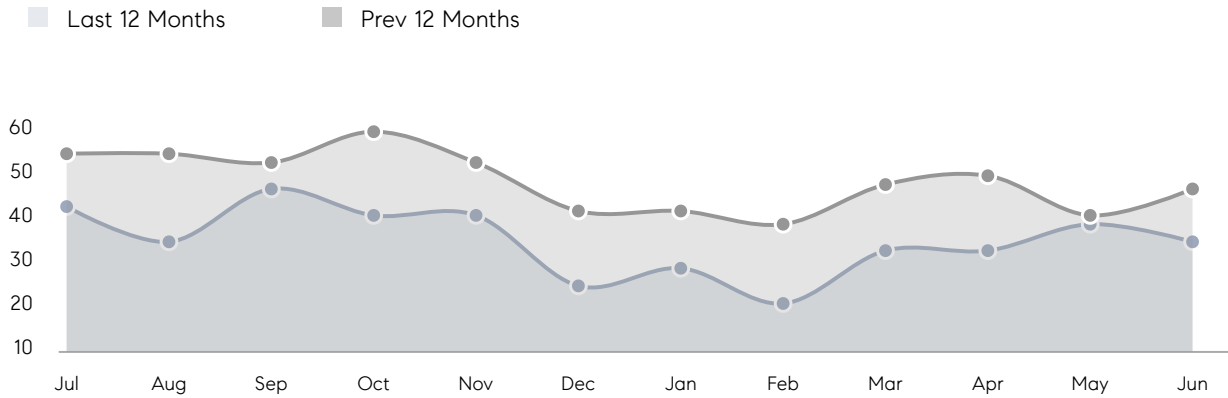
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	37	29	28%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$408,607	\$412,077	-0.8%
	# OF CONTRACTS	16	19	-15.8%
	NEW LISTINGS	16	31	-48%
Houses	AVERAGE DOM	39	30	30%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$413,885	\$420,737	-2%
	# OF CONTRACTS	13	16	-19%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	13	27	-52%
	% OF ASKING PRICE	117%	106%	
	AVERAGE SOLD PRICE	\$340,000	\$299,500	14%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	1	6	-83%

Roselle

JUNE 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Roselle Park

JUNE 2023

UNDER CONTRACT

13
Total
Properties

\$466K
Average
Price

\$479K
Median
Price

0%
Change From
Jun 2022

17%
Increase From
Jun 2022

14%
Increase From
Jun 2022

UNITS SOLD

14
Total
Properties

\$518K
Average
Price

\$497K
Median
Price

8%
Increase From
Jun 2022

22%
Increase From
Jun 2022

18%
Increase From
Jun 2022

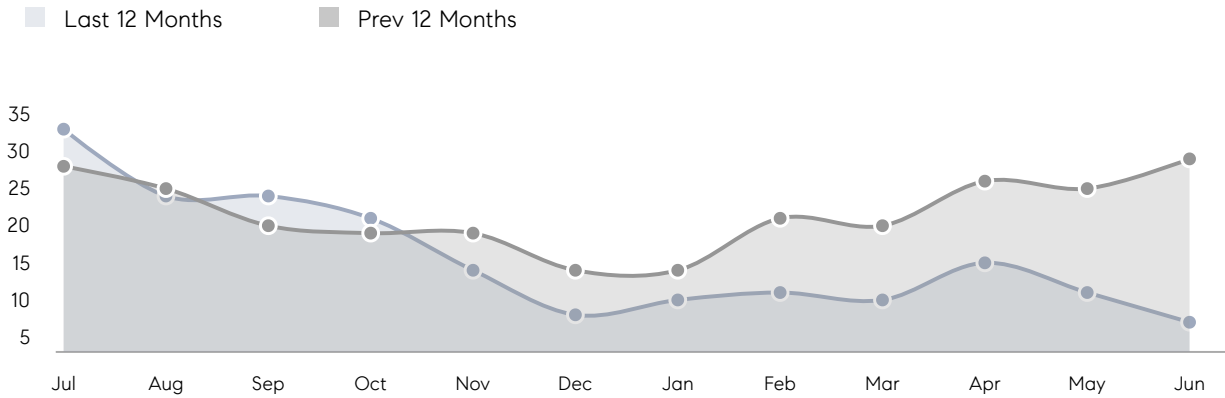
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	17	26	-35%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$518,214	\$425,923	21.7%
	# OF CONTRACTS	13	13	0.0%
	NEW LISTINGS	10	20	-50%
Houses	AVERAGE DOM	17	26	-35%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$518,214	\$425,923	22%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	9	18	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	2	-50%

Roselle Park

JUNE 2023

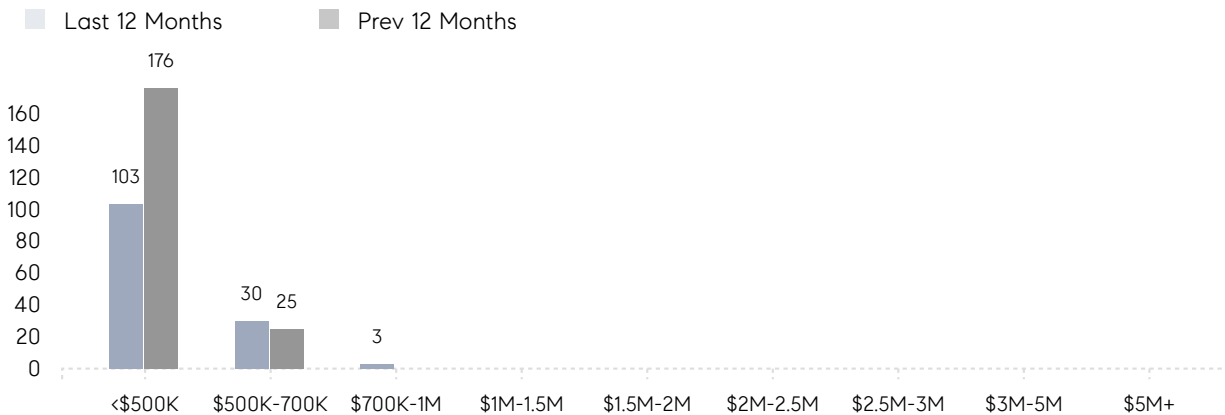
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Scotch Plains

JUNE 2023

UNDER CONTRACT

28
Total
Properties

\$864K
Average
Price

\$737K
Median
Price

0%
Change From
Jun 2022

21%
Increase From
Jun 2022

6%
Increase From
Jun 2022

UNITS SOLD

25
Total
Properties

\$912K
Average
Price

\$701K
Median
Price

-42%
Decrease From
Jun 2022

21%
Increase From
Jun 2022

2%
Increase From
Jun 2022

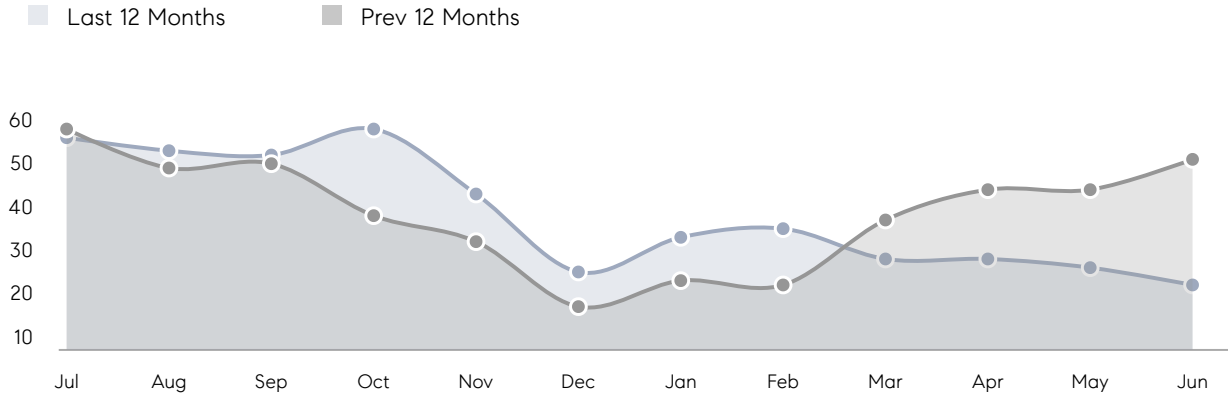
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	25	19	32%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$912,260	\$751,688	21.4%
	# OF CONTRACTS	28	28	0.0%
	NEW LISTINGS	28	43	-35%
Houses	AVERAGE DOM	26	18	44%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$931,521	\$799,673	16%
	# OF CONTRACTS	24	25	-4%
	NEW LISTINGS	25	38	-34%
Condo/Co-op/TH	AVERAGE DOM	15	27	-44%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$450,000	\$387,000	16%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	3	5	-40%

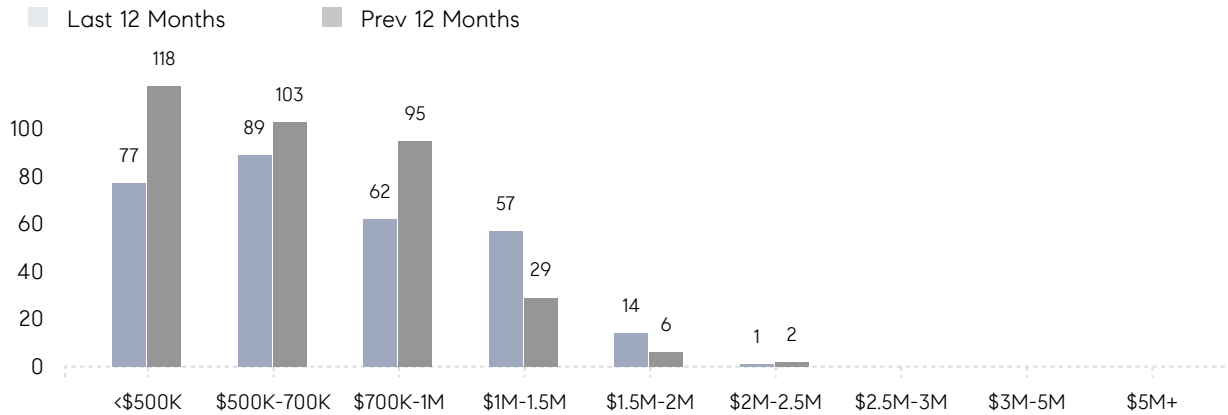
Scotch Plains

JUNE 2023

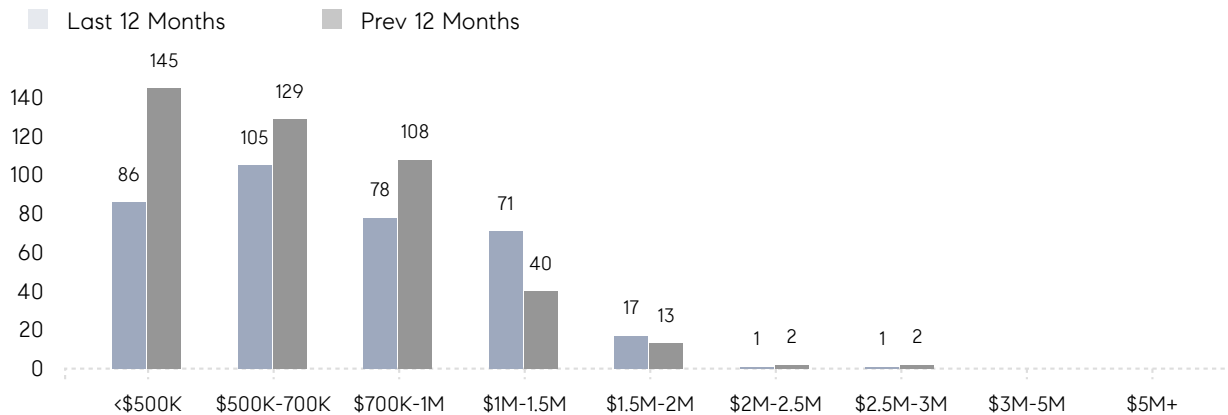
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Springfield

JUNE 2023

UNDER CONTRACT

7
Total
Properties

\$688K
Average
Price

\$562K
Median
Price

-61%
Decrease From
Jun 2022

7%
Increase From
Jun 2022

-12%
Decrease From
Jun 2022

UNITS SOLD

11
Total
Properties

\$623K
Average
Price

\$613K
Median
Price

-56%
Decrease From
Jun 2022

8%
Increase From
Jun 2022

11%
Increase From
Jun 2022

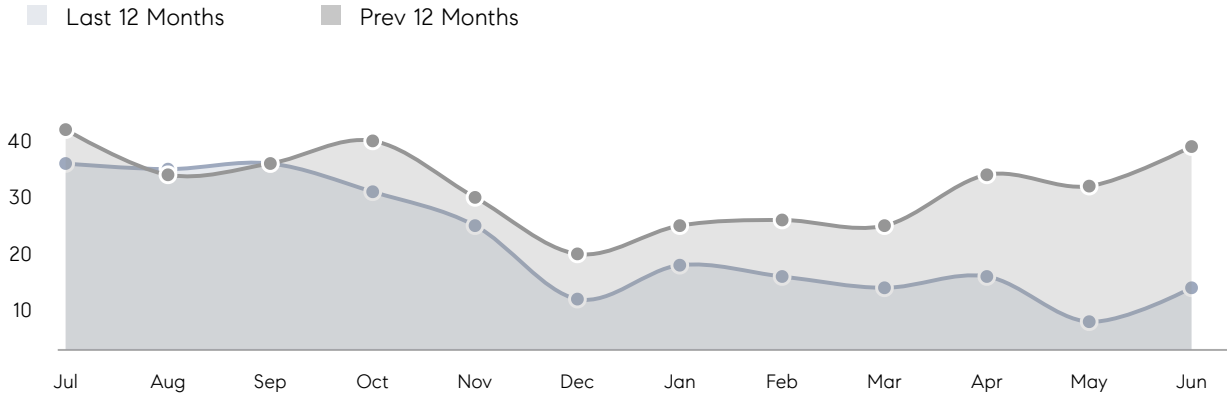
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$623,727	\$579,340	7.7%
	# OF CONTRACTS	7	18	-61.1%
	NEW LISTINGS	16	36	-56%
Houses	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	103%	105%	
	AVERAGE SOLD PRICE	\$732,625	\$658,816	11%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	12	31	-61%
Condo/Co-op/TH	AVERAGE DOM	13	17	-24%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$333,333	\$327,667	2%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	4	5	-20%

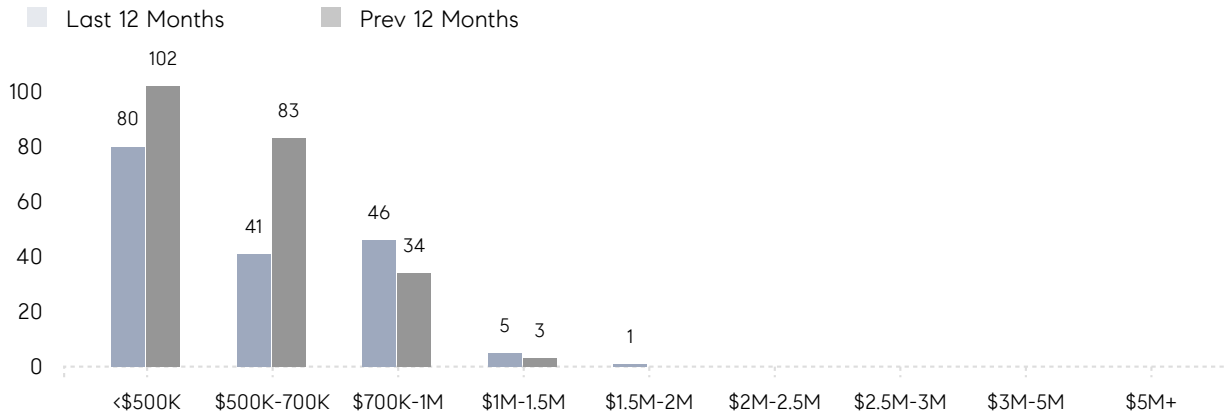
Springfield

JUNE 2023

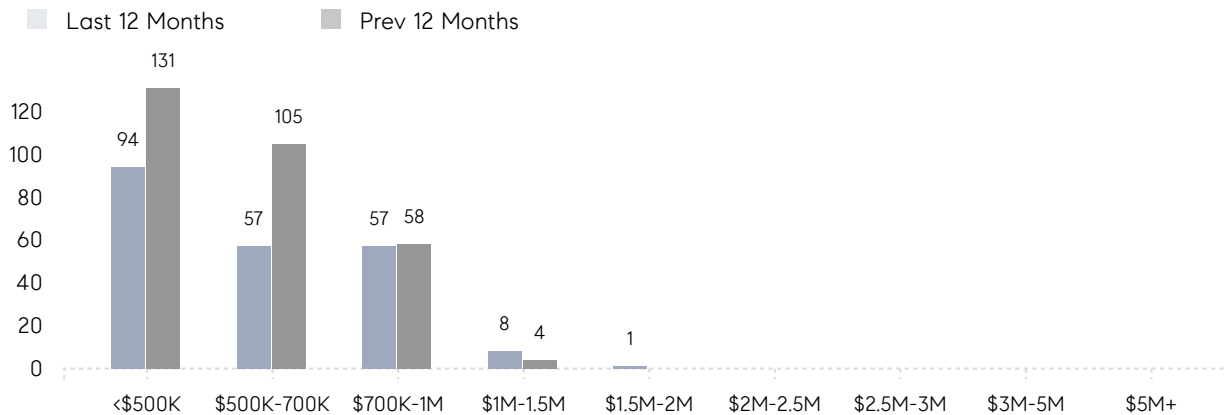
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Summit

JUNE 2023

UNDER CONTRACT

30	\$1.4M	\$1.1M
Total Properties	Average Price	Median Price
-14%	4%	4%
Decrease From Jun 2022	Increase From Jun 2022	Increase From Jun 2022

UNITS SOLD

43	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-9%	-12%	-7%
Decrease From Jun 2022	Decrease From Jun 2022	Decrease From Jun 2022

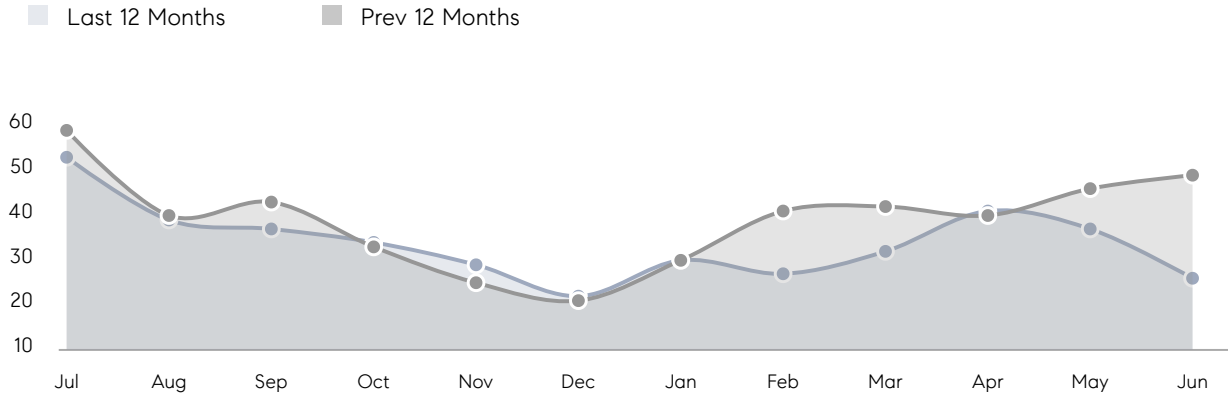
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	24	17	41%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$1,419,067	\$1,615,820	-12.2%
	# OF CONTRACTS	30	35	-14.3%
	NEW LISTINGS	28	46	-39%
Houses	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	108%	110%	
	AVERAGE SOLD PRICE	\$1,648,809	\$1,742,525	-5%
	# OF CONTRACTS	26	31	-16%
	NEW LISTINGS	24	42	-43%
Condo/Co-op/TH	AVERAGE DOM	36	21	71%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$750,727	\$750,000	0%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	4	4	0%

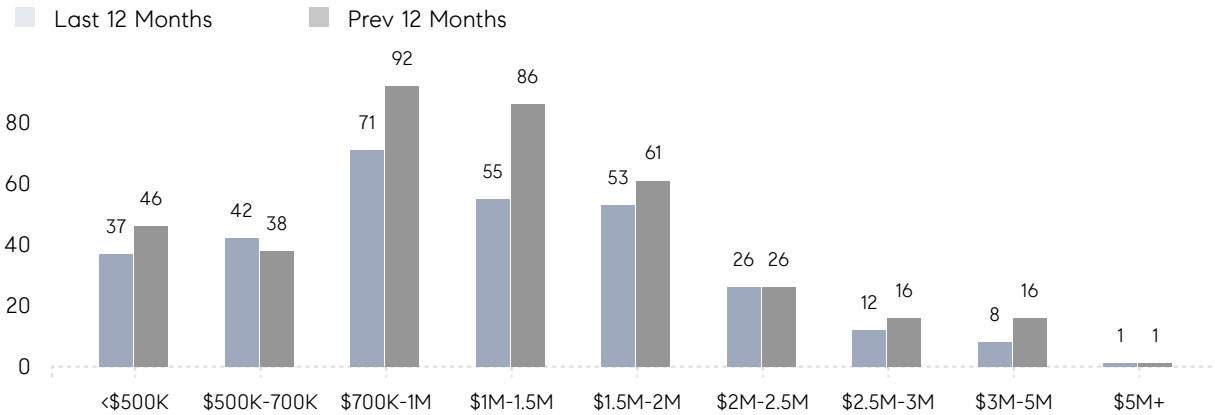
Summit

JUNE 2023

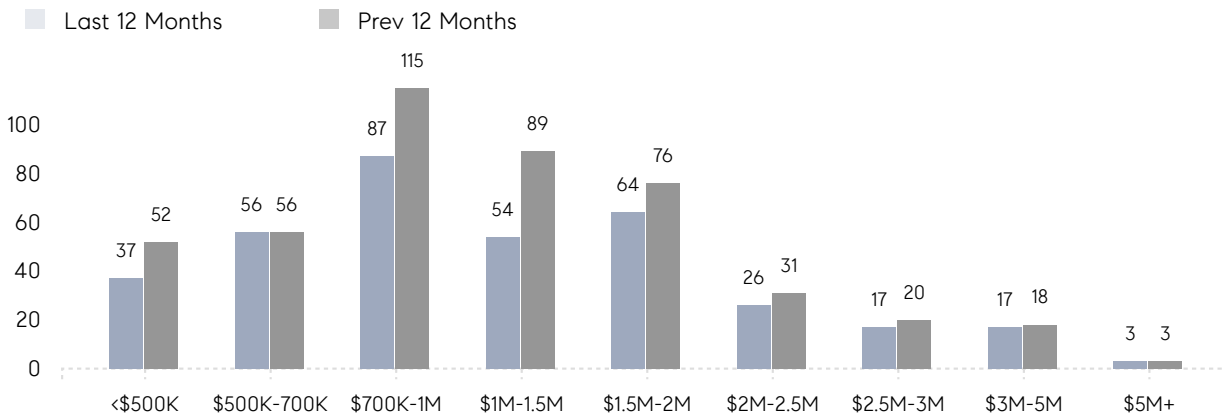
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union

JUNE 2023

UNDER CONTRACT

55
Total
Properties

\$475K
Average
Price

\$449K
Median
Price

-11%
Decrease From
Jun 2022

8%
Increase From
Jun 2022

0%
Change From
Jun 2022

UNITS SOLD

47
Total
Properties

\$516K
Average
Price

\$520K
Median
Price

-24%
Decrease From
Jun 2022

8%
Increase From
Jun 2022

5%
Increase From
Jun 2022

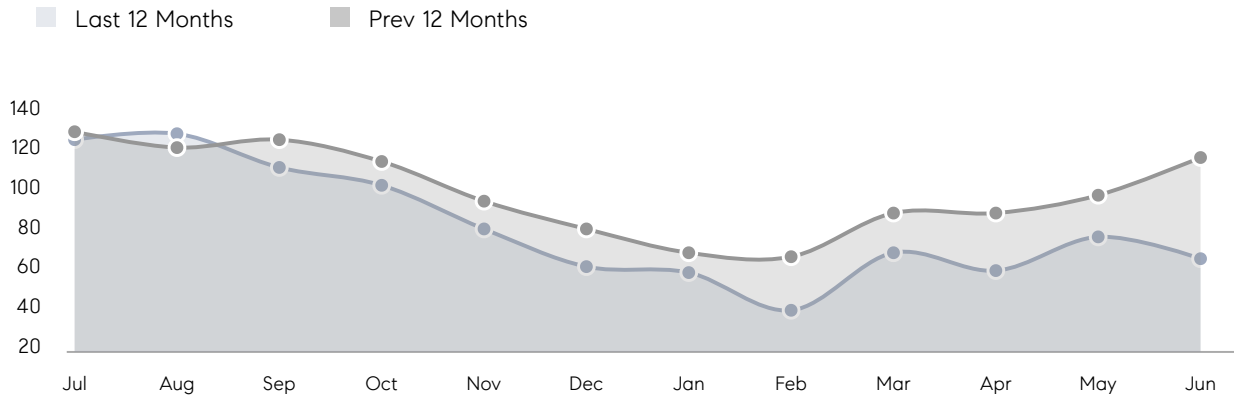
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$516,157	\$477,760	8.0%
	# OF CONTRACTS	55	62	-11.3%
	NEW LISTINGS	57	91	-37%
Houses	AVERAGE DOM	26	20	30%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$535,131	\$507,066	6%
	# OF CONTRACTS	47	52	-10%
	NEW LISTINGS	51	78	-35%
Condo/Co-op/TH	AVERAGE DOM	14	35	-60%
	% OF ASKING PRICE	107%	100%	
	AVERAGE SOLD PRICE	\$356,780	\$247,500	44%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	6	13	-54%

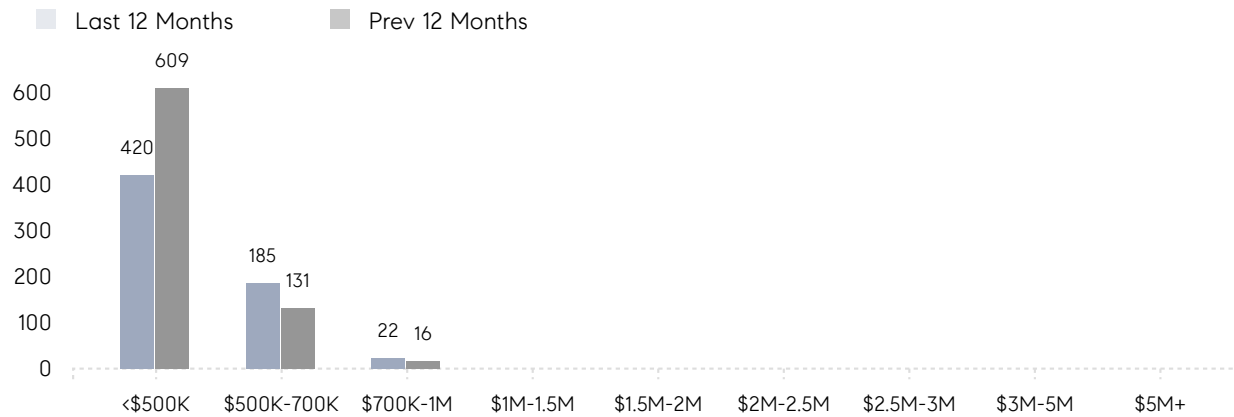
Union

JUNE 2023

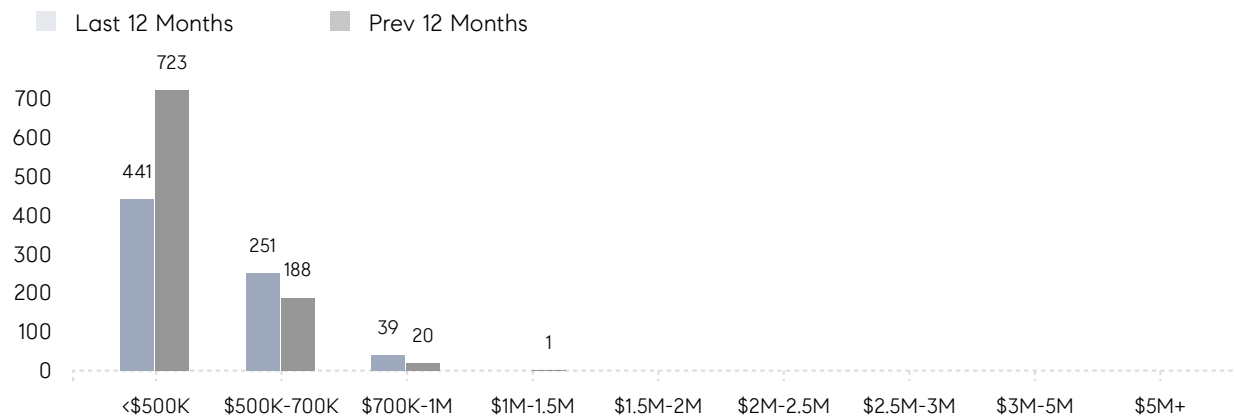
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westfield

JUNE 2023

UNDER CONTRACT

35
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

13%
Increase From
Jun 2022

10%
Increase From
Jun 2022

11%
Increase From
Jun 2022

UNITS SOLD

43
Total
Properties

\$1.2M
Average
Price

\$1.1M
Median
Price

-20%
Decrease From
Jun 2022

15%
Increase From
Jun 2022

23%
Increase From
Jun 2022

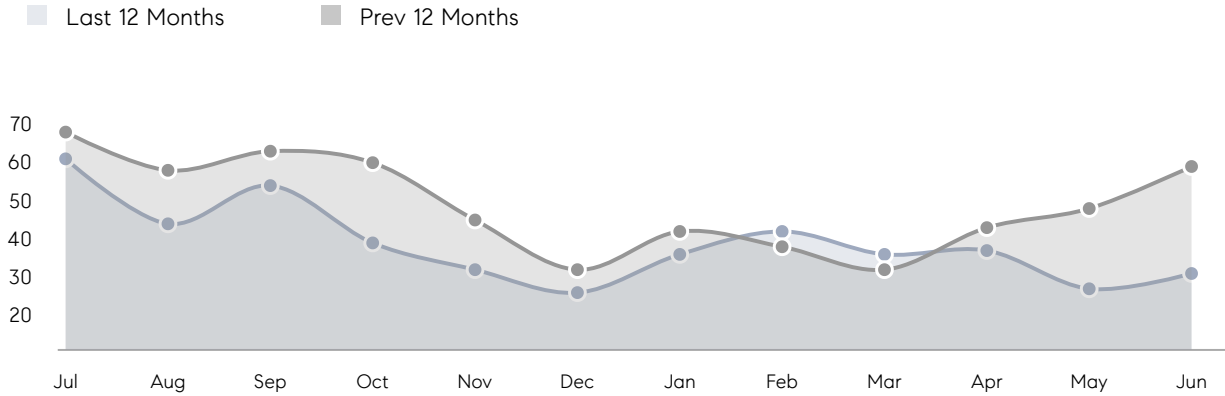
Property Statistics

		Jun 2023	Jun 2022	% Change
Overall	AVERAGE DOM	14	12	17%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$1,240,301	\$1,078,811	15.0%
	# OF CONTRACTS	35	31	12.9%
	NEW LISTINGS	48	50	-4%
Houses	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$1,287,755	\$1,091,053	18%
	# OF CONTRACTS	29	31	-6%
	NEW LISTINGS	43	47	-9%
Condo/Co-op/TH	AVERAGE DOM	24	5	380%
	% OF ASKING PRICE	99%	117%	
	AVERAGE SOLD PRICE	\$267,500	\$430,000	-38%
	# OF CONTRACTS	6	0	0%
	NEW LISTINGS	5	3	67%

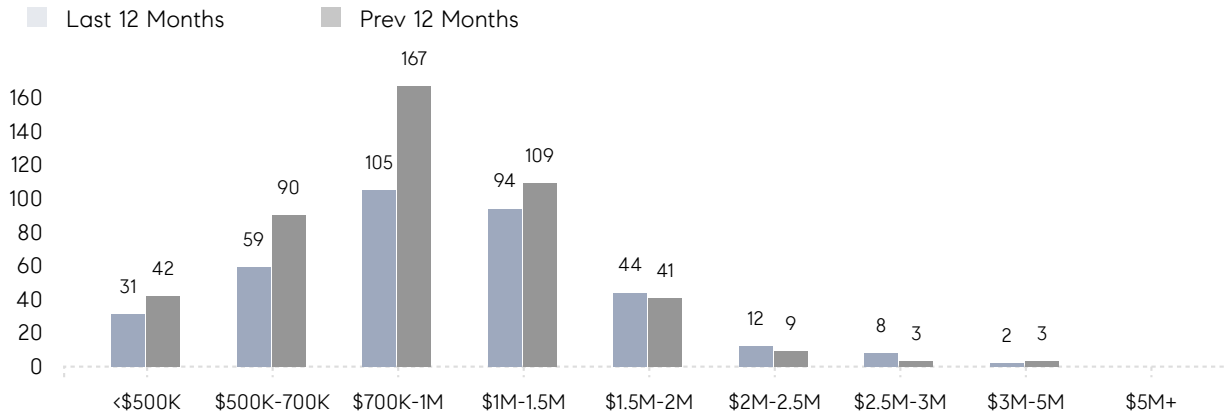
Westfield

JUNE 2023

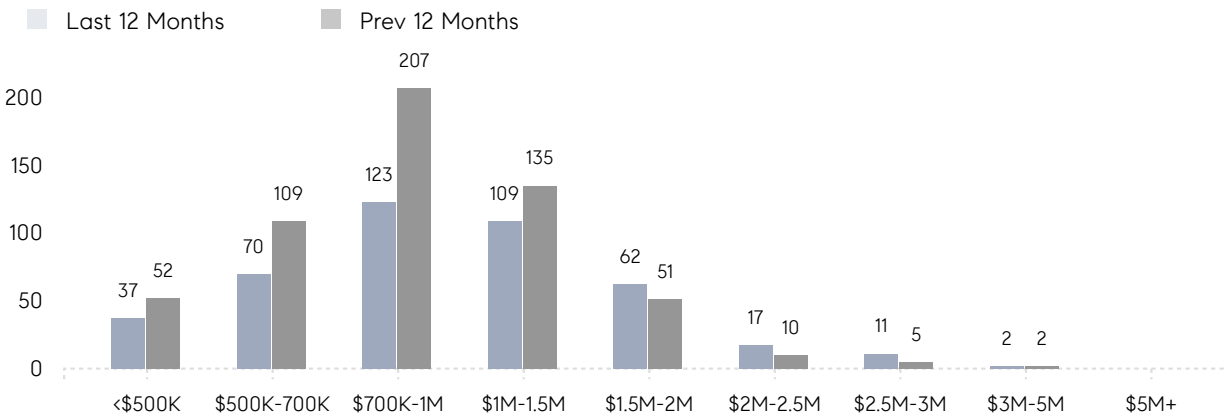
Monthly Inventory



Contracts By Price Range



Listings By Price Range





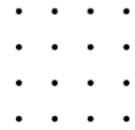
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Berkeley Heights

JUNE 2023



\$729K

Average
Sales Price

-28%

Decrease In Sales
From Jun 2022

\$750K

Median
Sales Price

-6%

Decrease In Contracts
From Jun 2022

108%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Clark

JUNE 2023



\$598K

Average
Sales Price

0%

Change In Sales
From Jun 2022

\$627K

Median
Sales Price

-13%

Decrease In Contracts
From Jun 2022

102%

Average %
Of Asking Price

50%

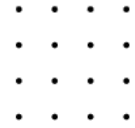
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cranford

JUNE 2023



\$770K

Average
Sales Price

8%

Increase In Sales
From Jun 2022

\$732K

Median
Sales Price

48%

Increase In Contracts
From Jun 2022

108%

Average %
Of Asking Price

8%

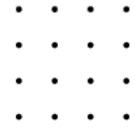
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elizabeth

JUNE 2023



\$423K

Average
Sales Price

-17%

Decrease In Sales
From Jun 2022

\$420K

Median
Sales Price

7%

Increase In Contracts
From Jun 2022

103%

Average %
Of Asking Price

-21%

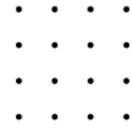
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fanwood

JUNE 2023



\$660K

Average
Sales Price

-47%

Decrease In Sales
From Jun 2022

\$677K

Median
Sales Price

50%

Increase In Contracts
From Jun 2022

107%

Average %
Of Asking Price

29%

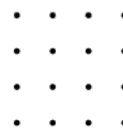
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garwood

JUNE 2023



\$522K

Average
Sales Price

300%

Increase In Sales
From Jun 2022

\$519K

Median
Sales Price

33%

Increase In Contracts
From Jun 2022

111%

Average %
Of Asking Price

150%

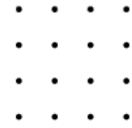
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillside

JUNE 2023



\$453K

Average
Sales Price

-50%

Decrease In Sales
From Jun 2022

\$440K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

102%

Average %
Of Asking Price

-23%

Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Kenilworth

JUNE 2023



\$630K

Average
Sales Price

-60%

Decrease In Sales
From Jun 2022

\$605K

Median
Sales Price

-47%

Decrease In Contracts
From Jun 2022

108%

Average %
Of Asking Price

-63%

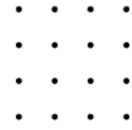
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Linden

JUNE 2023



\$452K

Average
Sales Price

-12%

Decrease In Sales
From Jun 2022

\$435K

Median
Sales Price

-32%

Decrease In Contracts
From Jun 2022

106%

Average %
Of Asking Price

-42%

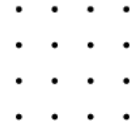
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mountainside

JUNE 2023



\$856K

Average
Sales Price

-14%

Decrease In Sales
From Jun 2022

\$810K

Median
Sales Price

100%

Increase In Contracts
From Jun 2022

105%

Average %
Of Asking Price

94%

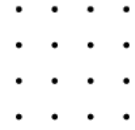
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Providence

JUNE 2023



\$945K

Average
Sales Price

-17%

Decrease In Sales
From Jun 2022

\$900K

Median
Sales Price

-12%

Decrease In Contracts
From Jun 2022

103%

Average %
Of Asking Price

50%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Plainfield

JUNE 2023



\$483K

Average
Sales Price

0%

Change In Sales
From Jun 2022

\$460K

Median
Sales Price

24%

Increase In Contracts
From Jun 2022

102%

Average %
Of Asking Price

45%

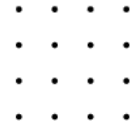
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rahway

JUNE 2023



\$436K

Average
Sales Price

-49%

Decrease In Sales
From Jun 2022

\$420K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

106%

Average %
Of Asking Price

-16%

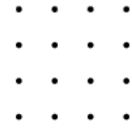
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle

JUNE 2023



\$408K

Average
Sales Price

-50%

Decrease In Sales
From Jun 2022

\$401K

Median
Sales Price

-16%

Decrease In Contracts
From Jun 2022

107%

Average %
Of Asking Price

28%

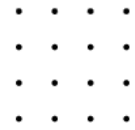
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Roselle Park

JUNE 2023



\$518K

Average
Sales Price

8%

Increase In Sales
From Jun 2022

\$497K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

109%

Average %
Of Asking Price

-35%

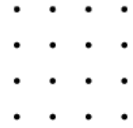
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Scotch Plains

JUNE 2023



\$912K

Average
Sales Price

-42%

Decrease In Sales
From Jun 2022

\$701K

Median
Sales Price

0%

Change In Contracts
From Jun 2022

108%

Average %
Of Asking Price

32%

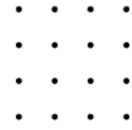
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Springfield

JUNE 2023



\$623K

Average
Sales Price

-56%

Decrease In Sales
From Jun 2022

\$613K

Median
Sales Price

-61%

Decrease In Contracts
From Jun 2022

103%

Average %
Of Asking Price

-6%

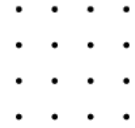
Decrease In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Summit

JUNE 2023



\$1.4M

Average
Sales Price

-9%

Decrease In Sales
From Jun 2022

\$1.4M

Median
Sales Price

-14%

Decrease In Contracts
From Jun 2022

106%

Average %
Of Asking Price

41%

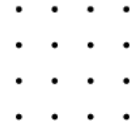
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Union

JUNE 2023



\$516K

Average
Sales Price

-24%

Decrease In Sales
From Jun 2022

\$520K

Median
Sales Price

-11%

Decrease In Contracts
From Jun 2022

107%

Average %
Of Asking Price

9%

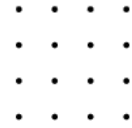
Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westfield

JUNE 2023



\$1.2M

Average
Sales Price

-20%

Decrease In Sales
From Jun 2022

\$1.1M

Median
Sales Price

13%

Increase In Contracts
From Jun 2022

107%

Average %
Of Asking Price

17%

Increase In
Days On Market
From Jun 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS