



COMPASS

February 2023

# Union Market Insights

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FEBRUARY 2023

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# Berkeley Heights

FEBRUARY 2023

## UNDER CONTRACT

<b>10</b>	<b>\$712K</b>	<b>\$682K</b>
Total Properties	Average Price	Median Price
<b>-33%</b>	<b>-13%</b>	<b>-2%</b>
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

## UNITS SOLD

<b>8</b>	<b>\$716K</b>	<b>\$700K</b>
Total Properties	Average Price	Median Price
<b>-11%</b>	<b>8%</b>	<b>-1%</b>
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

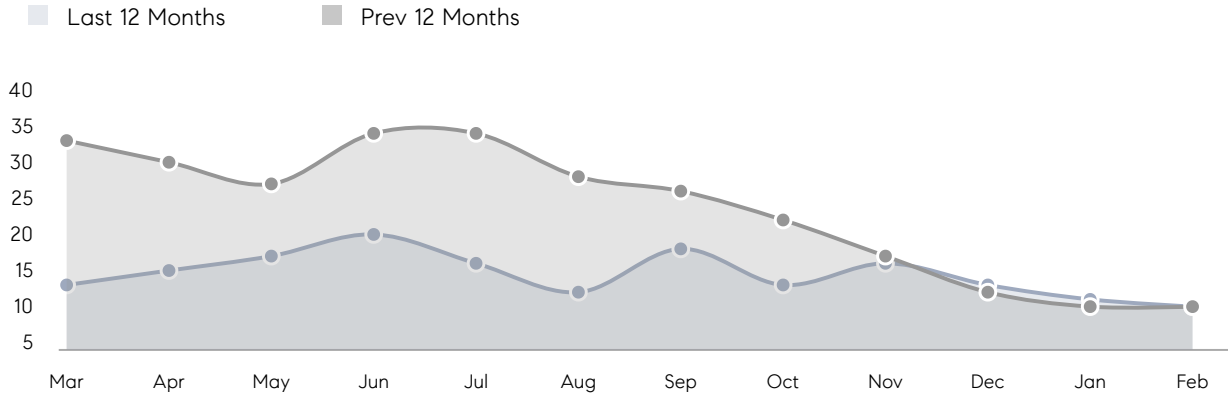
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	38	13%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$716,687	\$664,667	7.8%
	# OF CONTRACTS	10	15	-33.3%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	35	36	-3%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$709,750	\$732,143	-3%
	# OF CONTRACTS	4	14	-71%
	NEW LISTINGS	8	15	-47%
Condo/Co-op/TH	AVERAGE DOM	66	45	47%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$737,498	\$428,500	72%
	# OF CONTRACTS	6	1	500%
	NEW LISTINGS	1	1	0%

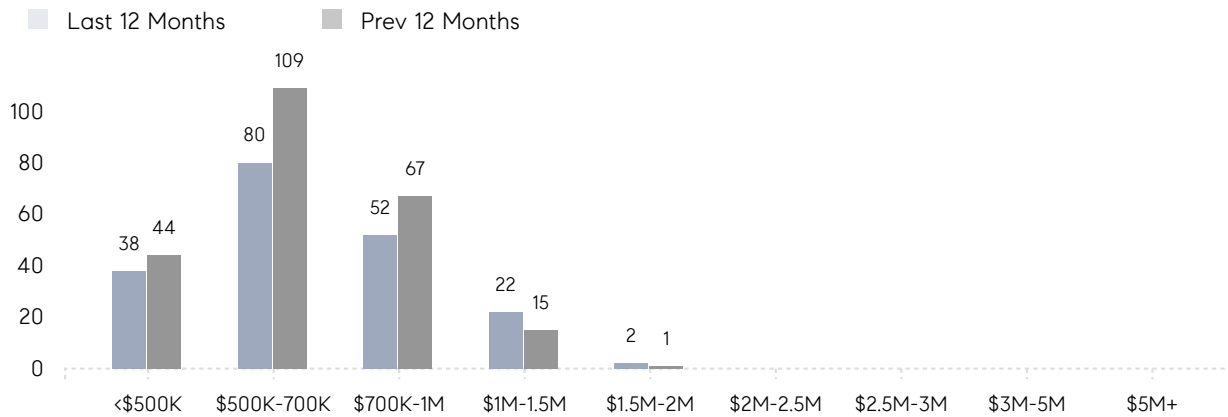
# Berkeley Heights

FEBRUARY 2023

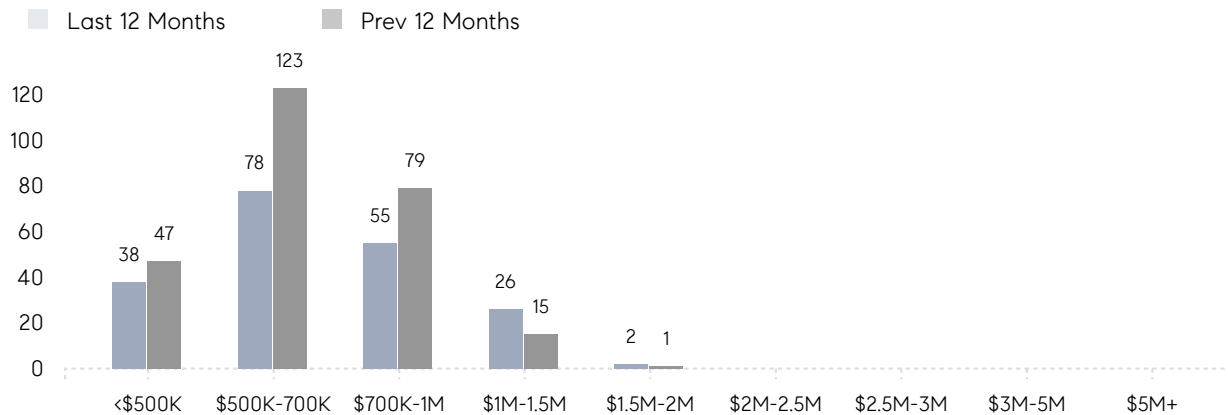
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Clark

FEBRUARY 2023

## UNDER CONTRACT

**10**  
Total  
Properties

**\$673K**  
Average  
Price

**\$637K**  
Median  
Price

**-17%**  
Decrease From  
Feb 2022

**35%**  
Increase From  
Feb 2022

**34%**  
Increase From  
Feb 2022

## UNITS SOLD

**8**  
Total  
Properties

**\$482K**  
Average  
Price

**\$508K**  
Median  
Price

**-20%**  
Decrease From  
Feb 2022

**-24%**  
Decrease From  
Feb 2022

**-9%**  
Decrease From  
Feb 2022

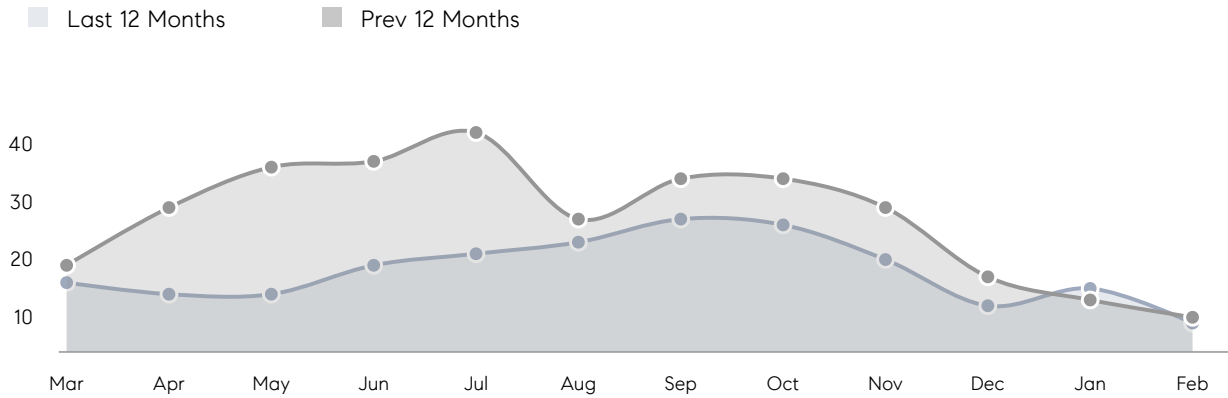
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	50	33	52%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$482,514	\$634,390	-23.9%
	# OF CONTRACTS	10	12	-16.7%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	50	34	47%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$482,514	\$658,211	-27%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	28	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$420,000	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	2	0%

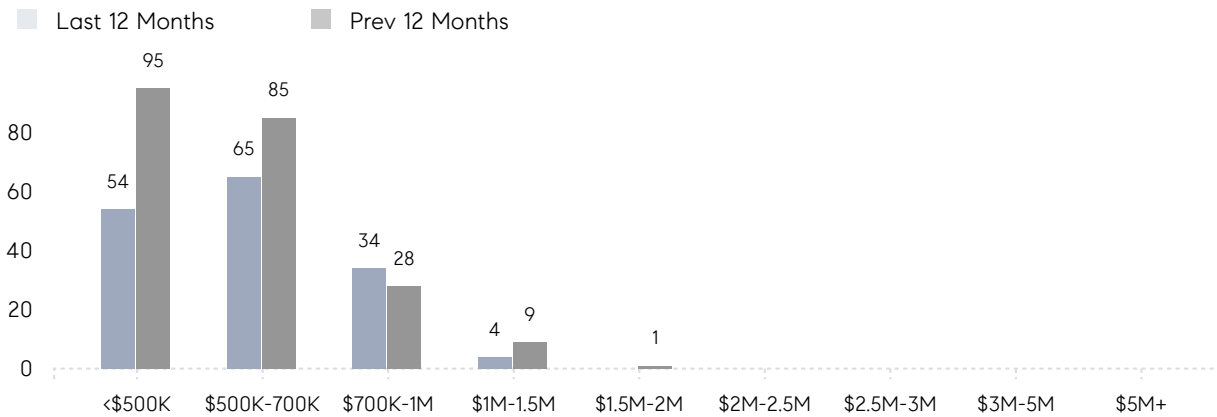
# Clark

FEBRUARY 2023

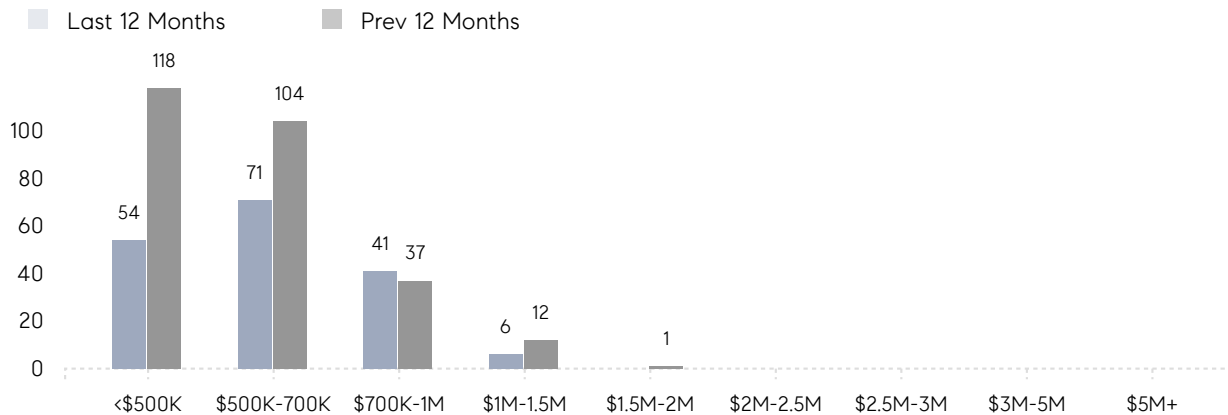
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Cranford

FEBRUARY 2023

## UNDER CONTRACT

**14**  
Total  
Properties

**\$704K**  
Average  
Price

**\$684K**  
Median  
Price

**-7%**  
Decrease From  
Feb 2022

**15%**  
Increase From  
Feb 2022

**10%**  
Increase From  
Feb 2022

## UNITS SOLD

**6**  
Total  
Properties

**\$536K**  
Average  
Price

**\$494K**  
Median  
Price

**-40%**  
Decrease From  
Feb 2022

**7%**  
Increase From  
Feb 2022

**9%**  
Increase From  
Feb 2022

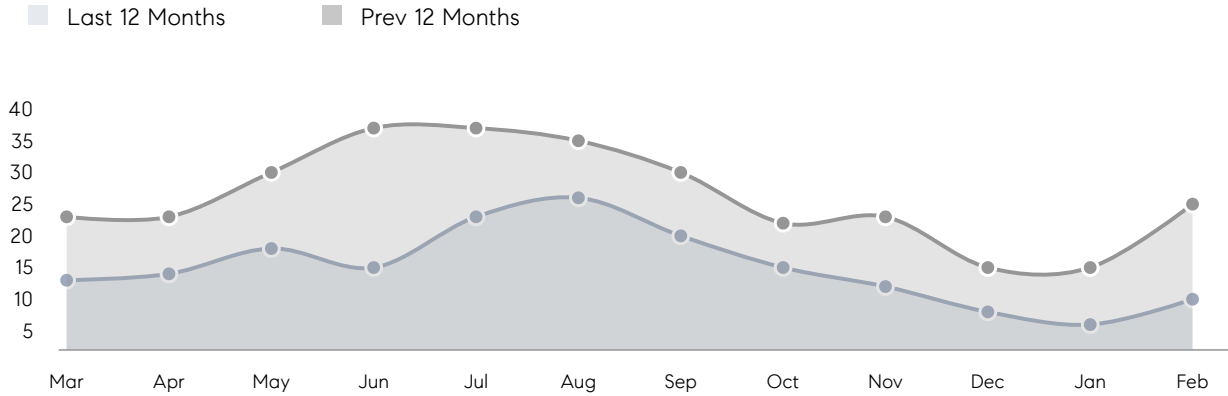
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$536,941	\$500,240	7.3%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	18	28	-36%
Houses	AVERAGE DOM	16	47	-66%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$589,129	\$565,938	4%
	# OF CONTRACTS	14	14	0%
	NEW LISTINGS	18	26	-31%
Condo/Co-op/TH	AVERAGE DOM	8	10	-20%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$276,000	\$237,450	16%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

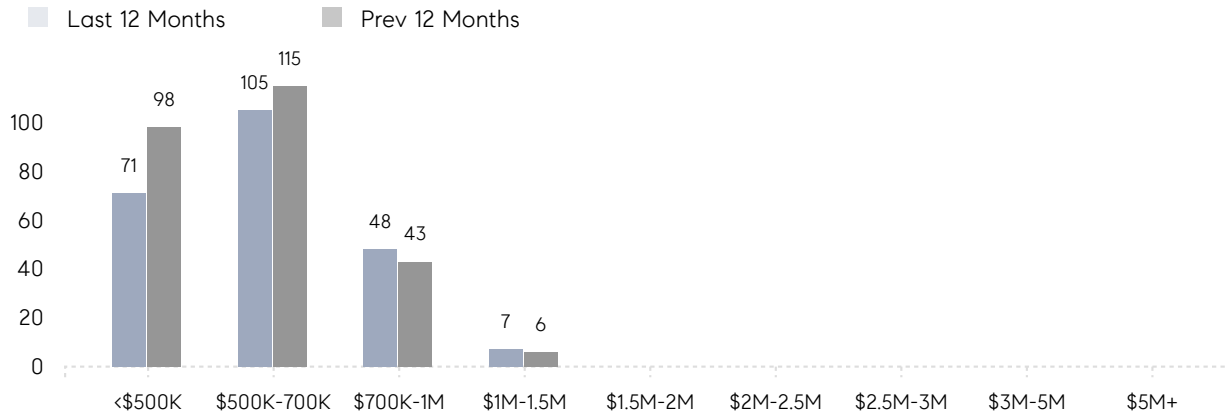
# Cranford

FEBRUARY 2023

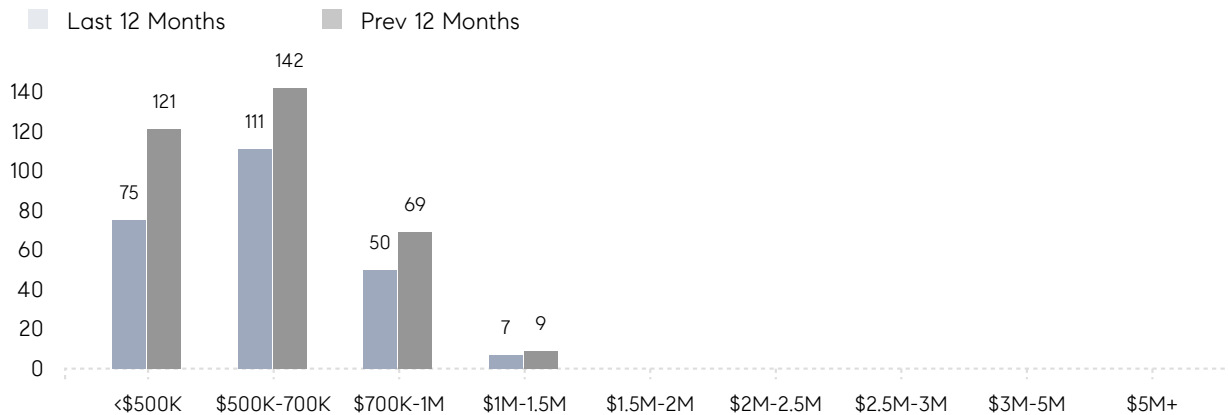
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# Elizabeth

FEBRUARY 2023

## UNDER CONTRACT

**25**  
Total  
Properties

**\$389K**  
Average  
Price

**\$366K**  
Median  
Price

**4%**  
Increase From  
Feb 2022

**9%**  
Increase From  
Feb 2022

**5%**  
Increase From  
Feb 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$405K**  
Average  
Price

**\$392K**  
Median  
Price

**-31%**  
Decrease From  
Feb 2022

**8%**  
Increase From  
Feb 2022

**2%**  
Increase From  
Feb 2022

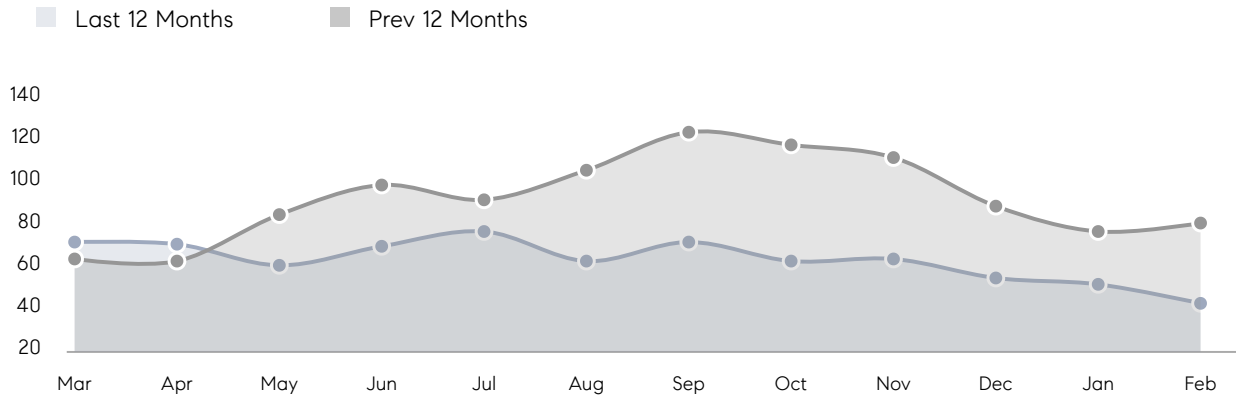
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	50	65	-23%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$405,444	\$376,936	7.6%
	# OF CONTRACTS	25	24	4.2%
	NEW LISTINGS	21	37	-43%
Houses	AVERAGE DOM	48	70	-31%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$423,625	\$421,650	0%
	# OF CONTRACTS	19	19	0%
	NEW LISTINGS	16	27	-41%
Condo/Co-op/TH	AVERAGE DOM	66	50	32%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$260,000	\$227,889	14%
	# OF CONTRACTS	6	5	20%
	NEW LISTINGS	5	10	-50%

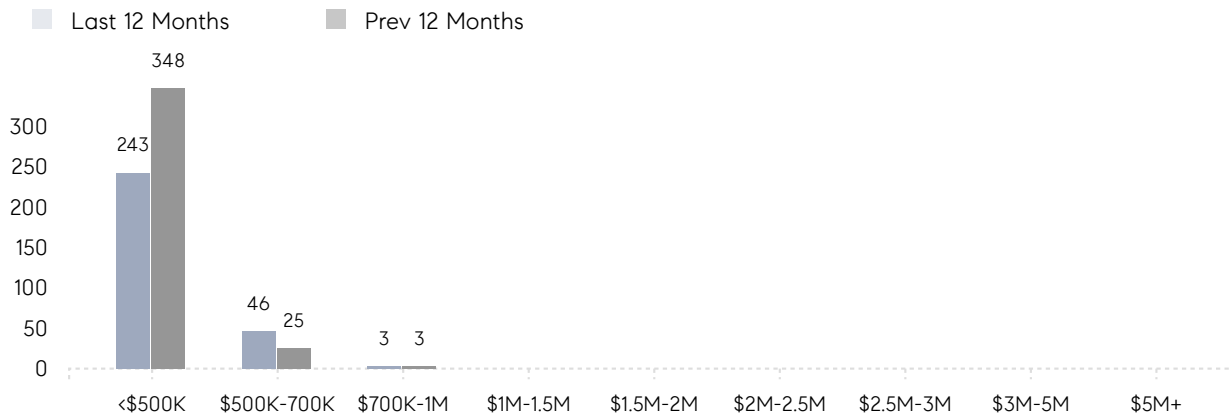
# Elizabeth

FEBRUARY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Fanwood

FEBRUARY 2023

## UNDER CONTRACT

<b>3</b>	<b>\$646K</b>	<b>\$540K</b>
Total Properties	Average Price	Median Price
<b>-25%</b>	<b>-3%</b>	<b>-5%</b>
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

## UNITS SOLD

<b>3</b>	<b>\$775K</b>	<b>\$510K</b>
Total Properties	Average Price	Median Price
<b>50%</b>	<b>23%</b>	<b>-19%</b>
Increase From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

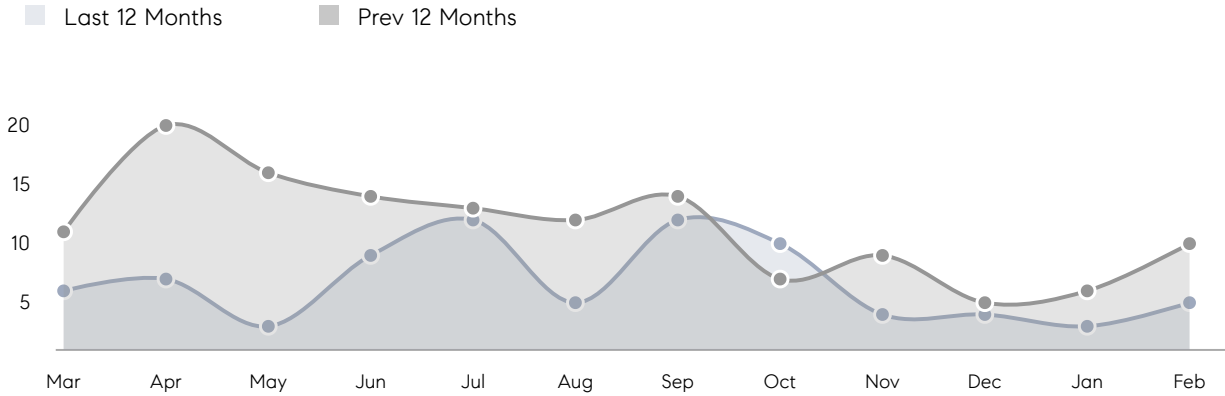
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	9	444%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$775,133	\$628,000	23.4%
	# OF CONTRACTS	3	4	-25.0%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	49	9	444%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$775,133	\$628,000	23%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	5	8	-37%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

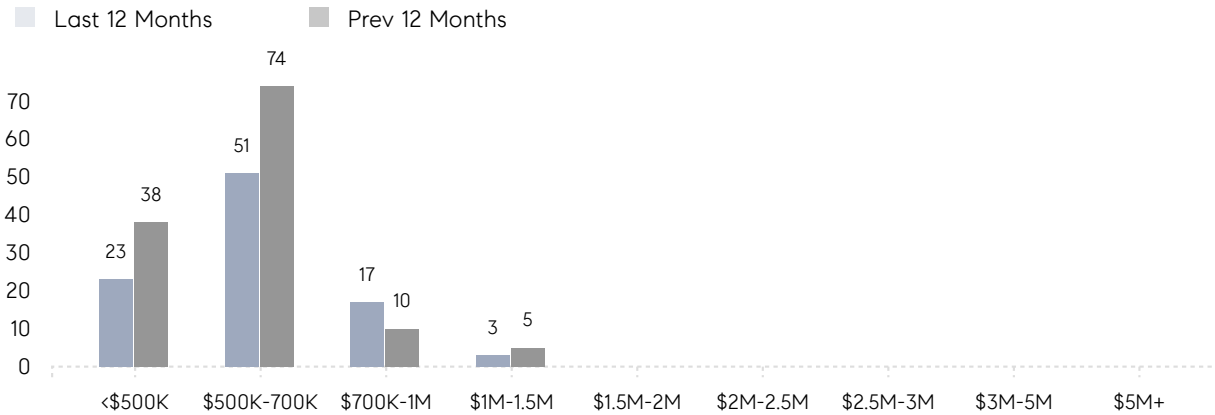
# Fanwood

FEBRUARY 2023

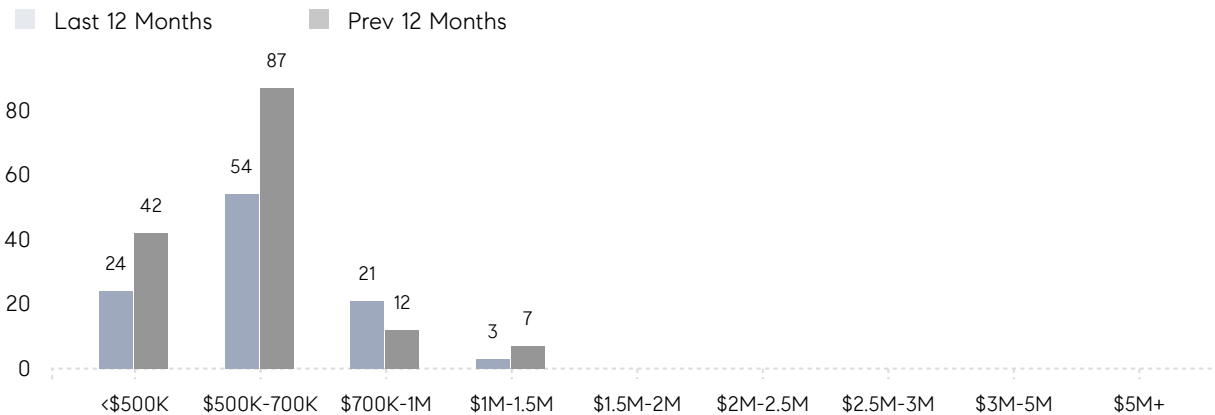
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Garwood

FEBRUARY 2023

## UNDER CONTRACT

**1**  
Total  
Properties

**\$989K**  
Average  
Price

**\$989K**  
Median  
Price

**0%**  
Change From  
Feb 2022

**69%**  
Increase From  
Feb 2022

**69%**  
Increase From  
Feb 2022

## UNITS SOLD

**0**  
Total  
Properties

–  
Average  
Price

–  
Median  
Price

**0%**  
Change From  
Feb 2022

–  
Change From  
Feb 2022

–  
Change From  
Feb 2022

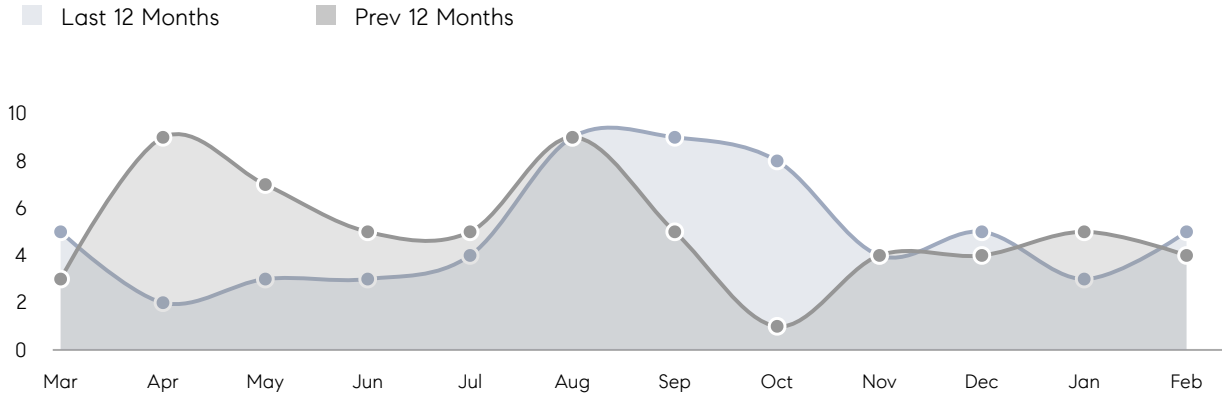
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$480,000	-
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	3	1	200%
Houses	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$480,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	3	1	200%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

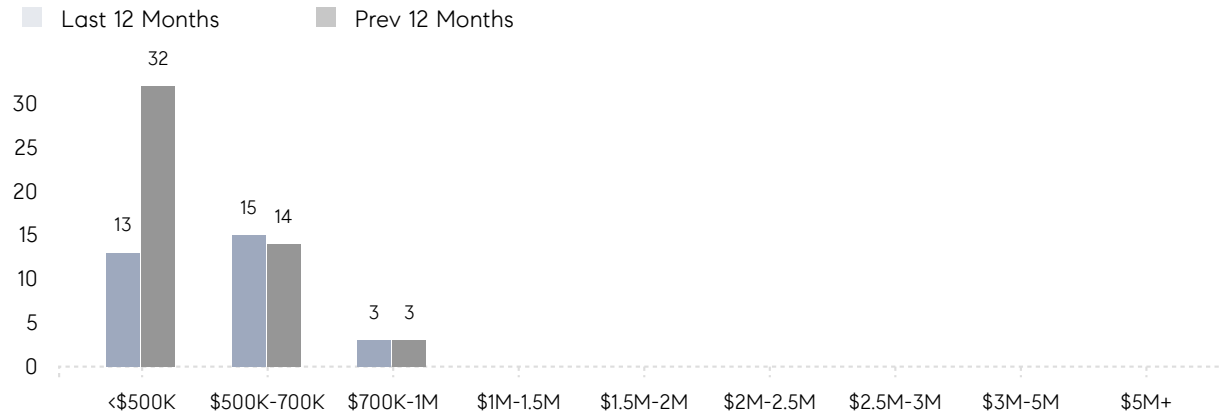
# Garwood

FEBRUARY 2023

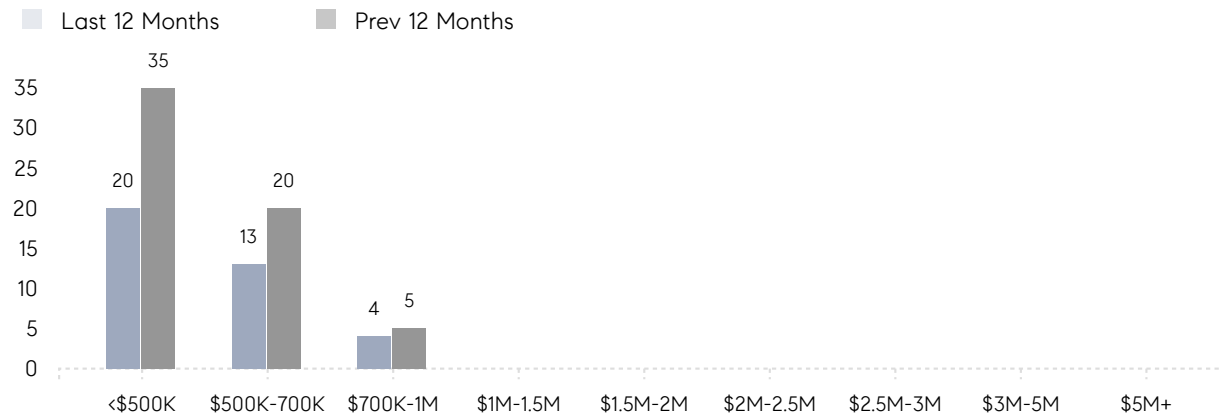
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Hillside

FEBRUARY 2023

## UNDER CONTRACT

**22**  
Total  
Properties

**\$420K**  
Average  
Price

**\$400K**  
Median  
Price

**100%**  
Increase From  
Feb 2022

**4%**  
Increase From  
Feb 2022

**3%**  
Increase From  
Feb 2022

## UNITS SOLD

**11**  
Total  
Properties

**\$399K**  
Average  
Price

**\$420K**  
Median  
Price

**10%**  
Increase From  
Feb 2022

**22%**  
Increase From  
Feb 2022

**17%**  
Increase From  
Feb 2022

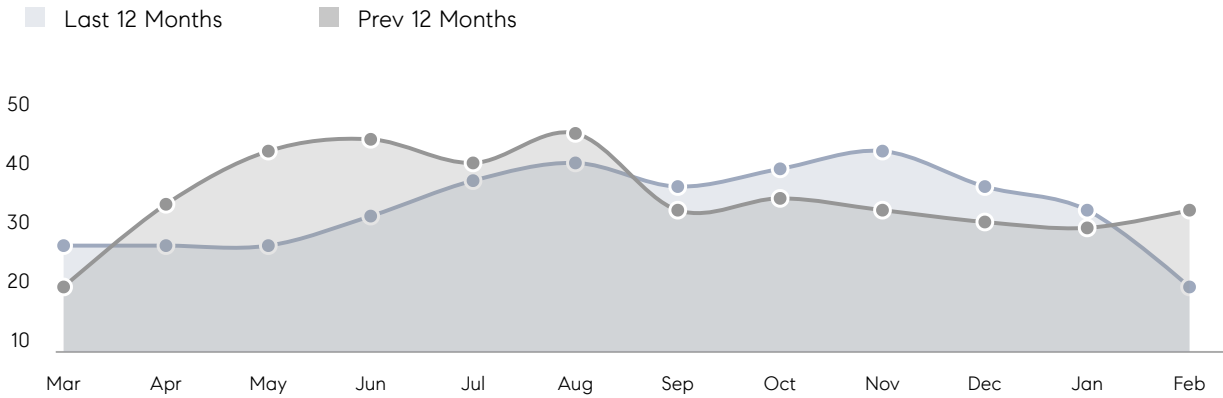
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	91	-65%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$399,900	\$326,690	22.4%
	# OF CONTRACTS	22	11	100.0%
	NEW LISTINGS	12	18	-33%
Houses	AVERAGE DOM	32	90	-64%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$399,900	\$329,667	21%
	# OF CONTRACTS	22	11	100%
	NEW LISTINGS	12	17	-29%
Condo/Co-op/TH	AVERAGE DOM	-	102	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$299,900	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

# Hillside

FEBRUARY 2023

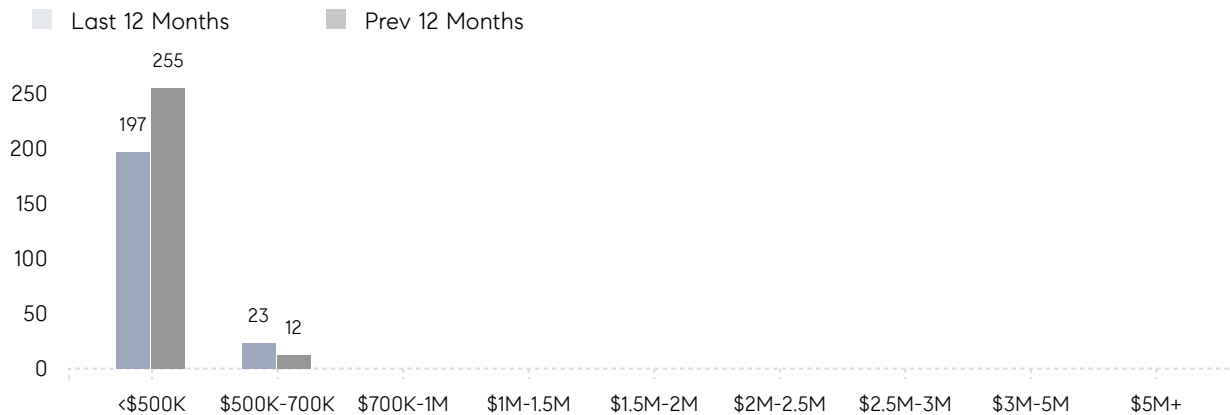
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# Kenilworth

FEBRUARY 2023

## UNDER CONTRACT

<b>7</b>	<b>\$524K</b>	<b>\$485K</b>
Total Properties	Average Price	Median Price
<b>-12%</b>	<b>5%</b>	<b>-1%</b>
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

## UNITS SOLD

<b>4</b>	<b>\$415K</b>	<b>\$420K</b>
Total Properties	Average Price	Median Price
<b>-33%</b>	<b>-13%</b>	<b>-6%</b>
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

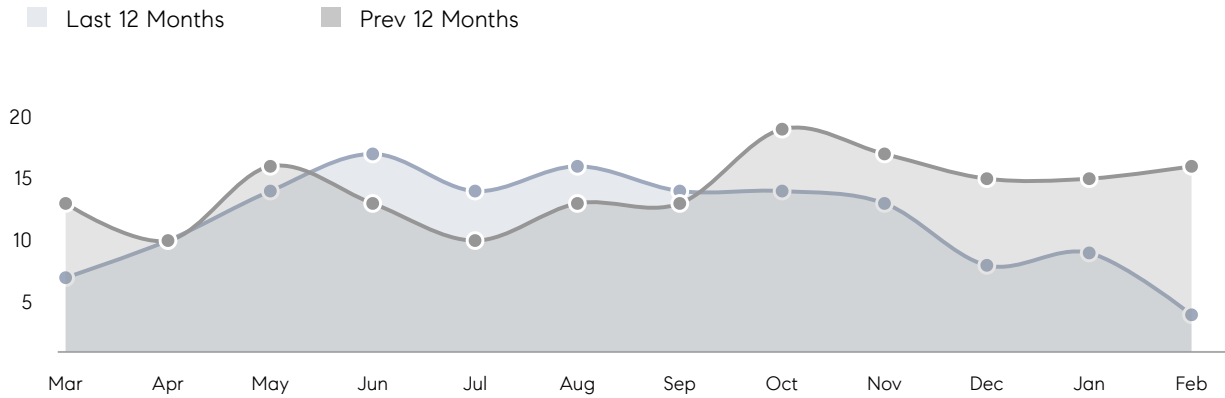
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	68	68	0%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$415,000	\$474,317	-12.5%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	2	10	-80%
Houses	AVERAGE DOM	68	68	0%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$415,000	\$474,317	-13%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	2	10	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

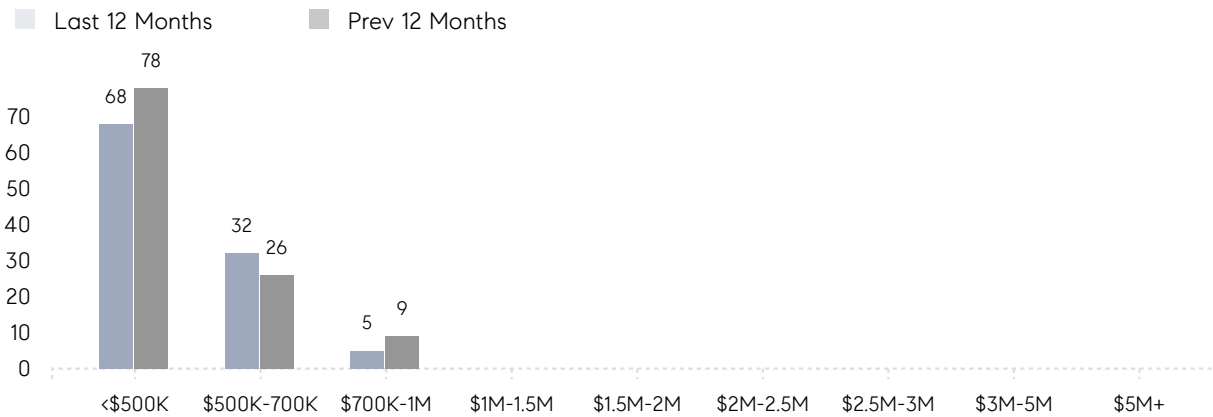
# Kenilworth

FEBRUARY 2023

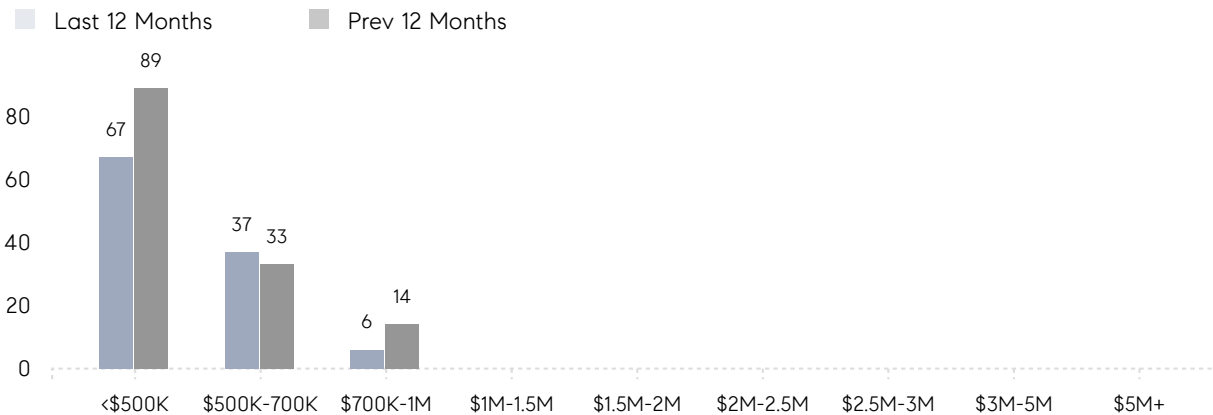
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Linden

FEBRUARY 2023

## UNDER CONTRACT

**26**  
Total  
Properties

**\$478K**  
Average  
Price

**\$466K**  
Median  
Price

**63%**  
Increase From  
Feb 2022

**26%**  
Increase From  
Feb 2022

**21%**  
Increase From  
Feb 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$452K**  
Average  
Price

**\$404K**  
Median  
Price

**-38%**  
Decrease From  
Feb 2022

**7%**  
Increase From  
Feb 2022

**-4%**  
Decrease From  
Feb 2022

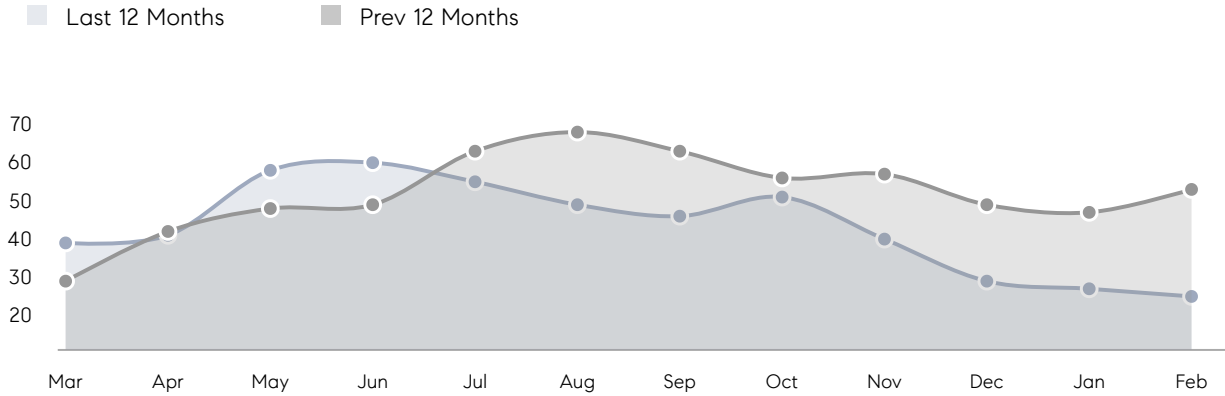
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	53	44	20%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$452,667	\$422,014	7.3%
	# OF CONTRACTS	26	16	62.5%
	NEW LISTINGS	27	27	0%
Houses	AVERAGE DOM	52	40	30%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$490,200	\$428,157	14%
	# OF CONTRACTS	26	13	100%
	NEW LISTINGS	25	24	4%
Condo/Co-op/TH	AVERAGE DOM	60	165	-64%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$265,000	\$250,000	6%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	2	3	-33%

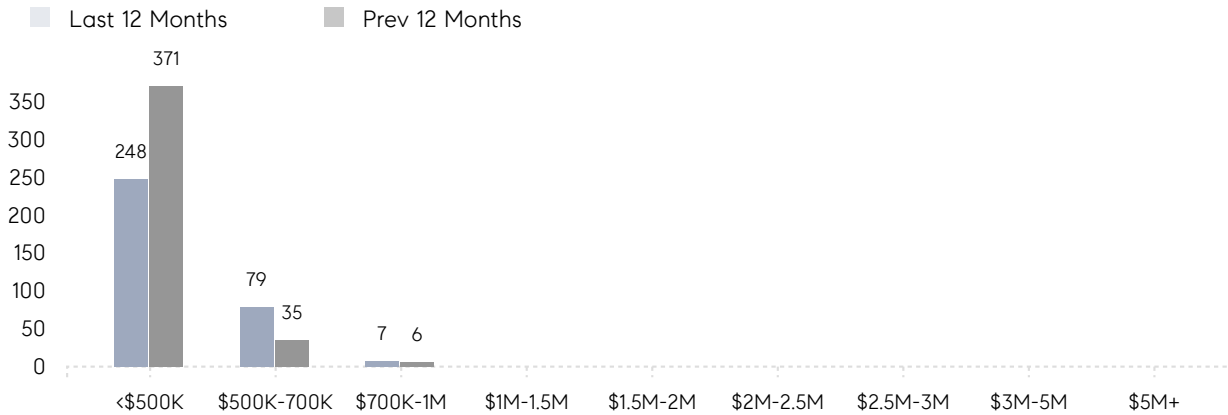
# Linden

FEBRUARY 2023

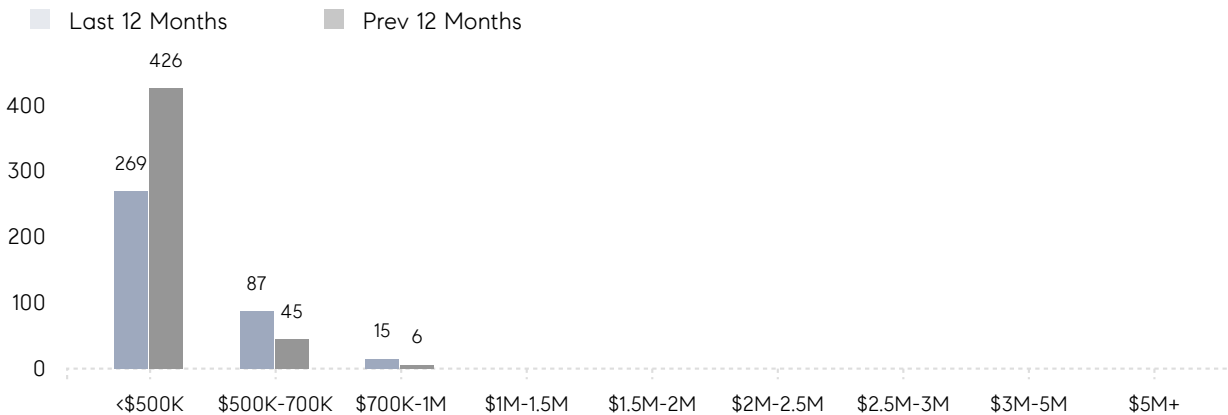
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mountainside

FEBRUARY 2023

## UNDER CONTRACT

**2**  
Total  
Properties

**\$947K**  
Average  
Price

**\$947K**  
Median  
Price

**-60%**  
Decrease From  
Feb 2022

**14%**  
Increase From  
Feb 2022

**19%**  
Increase From  
Feb 2022

## UNITS SOLD

**0**  
Total  
Properties

–  
Average  
Price

–  
Median  
Price

**0%**  
Change From  
Feb 2022

–  
Change From  
Feb 2022

–  
Change From  
Feb 2022

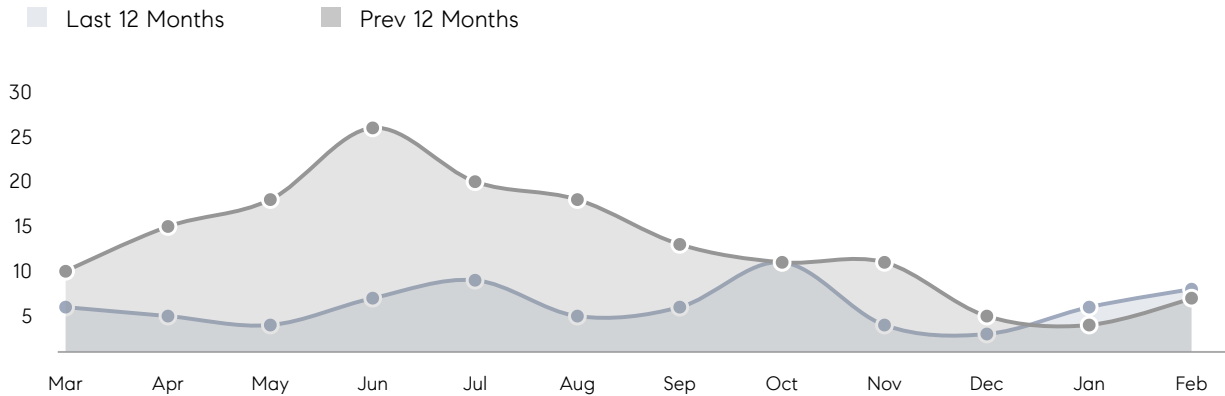
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	70	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$787,714	-
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	4	8	-50%
Houses	AVERAGE DOM	-	70	-
	% OF ASKING PRICE	-	96%	
	AVERAGE SOLD PRICE	-	\$787,714	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

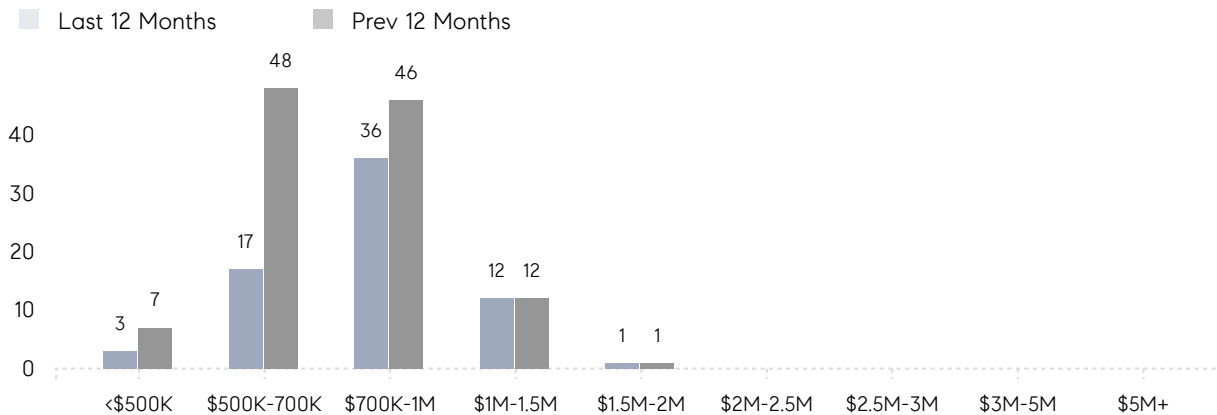
# Mountainside

FEBRUARY 2023

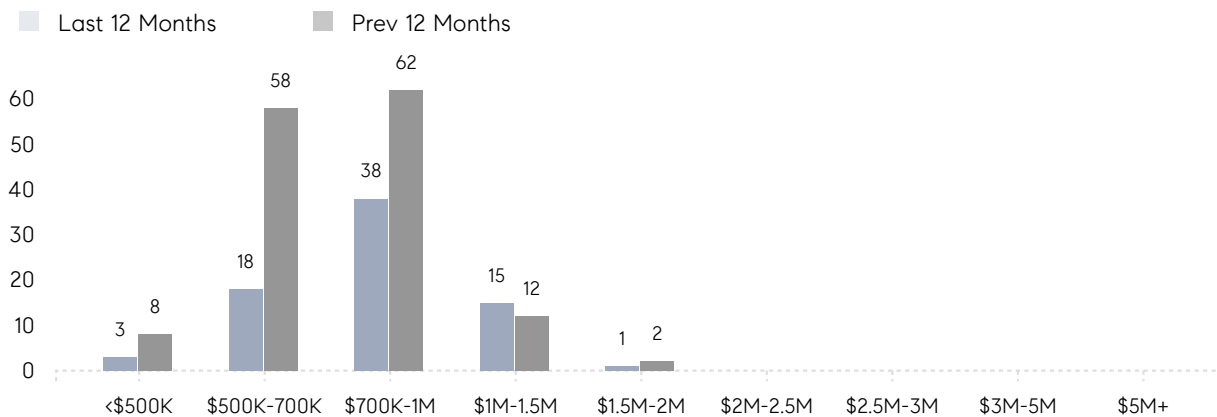
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# New Providence

FEBRUARY 2023

## UNDER CONTRACT

**9**  
Total  
Properties

**\$862K**  
Average  
Price

**\$949K**  
Median  
Price

**-47%**  
Decrease From  
Feb 2022

**-1%**  
Decrease From  
Feb 2022

**12%**  
Increase From  
Feb 2022

## UNITS SOLD

**5**  
Total  
Properties

**\$701K**  
Average  
Price

**\$665K**  
Median  
Price

**-58%**  
Decrease From  
Feb 2022

**1%**  
Increase From  
Feb 2022

**6%**  
Increase From  
Feb 2022

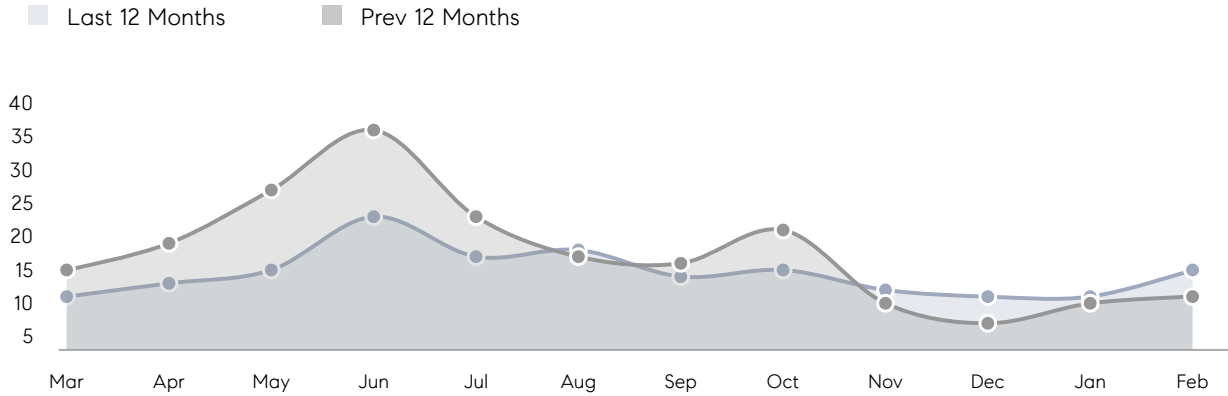
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	138	39	254%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$701,200	\$691,338	1.4%
	# OF CONTRACTS	9	17	-47.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	59	16	269%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$729,000	\$696,460	5%
	# OF CONTRACTS	5	17	-71%
	NEW LISTINGS	7	17	-59%
Condo/Co-op/TH	AVERAGE DOM	455	286	59%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$590,000	\$635,000	-7%
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	6	1	500%

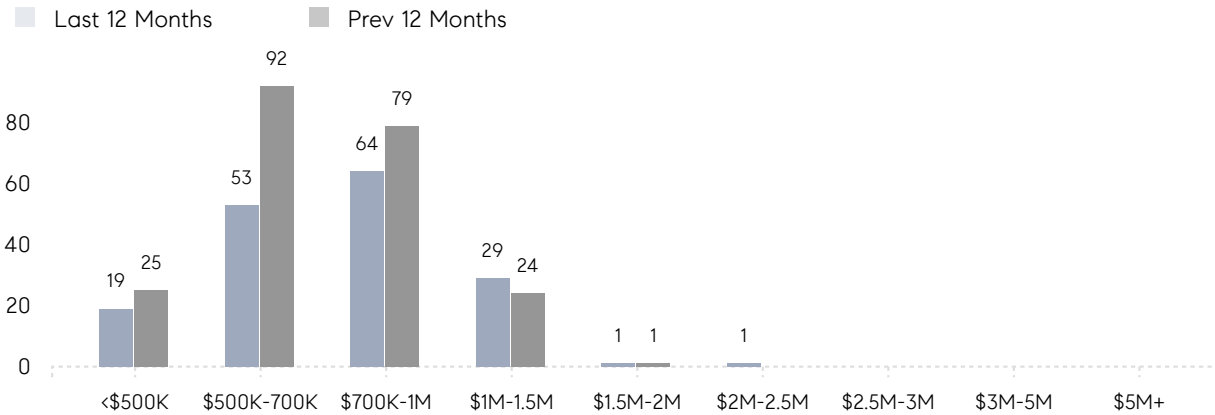
# New Providence

FEBRUARY 2023

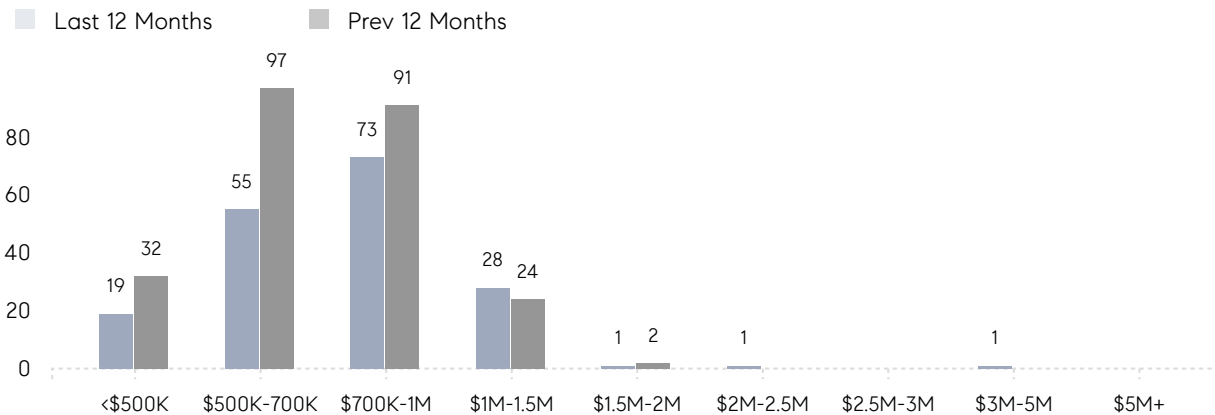
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# Plainfield

FEBRUARY 2023

## UNDER CONTRACT

**24**  
Total  
Properties

**\$394K**  
Average  
Price

**\$379K**  
Median  
Price

**-20%**  
Decrease From  
Feb 2022

**10%**  
Increase From  
Feb 2022

**3%**  
Increase From  
Feb 2022

## UNITS SOLD

**21**  
Total  
Properties

**\$371K**  
Average  
Price

**\$365K**  
Median  
Price

**-9%**  
Decrease From  
Feb 2022

**-7%**  
Decrease From  
Feb 2022

**-9%**  
Decrease From  
Feb 2022

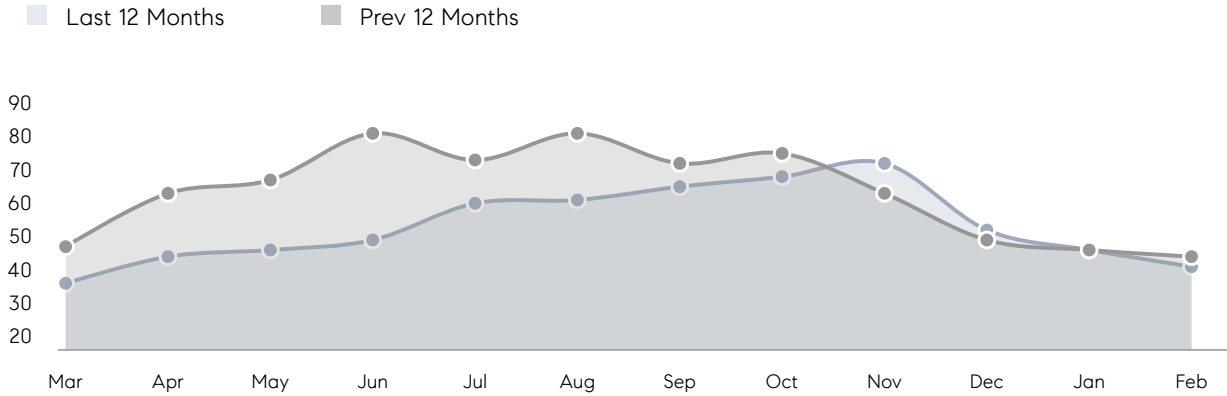
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	50	-12%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$371,476	\$399,290	-7.0%
	# OF CONTRACTS	24	30	-20.0%
	NEW LISTINGS	29	33	-12%
Houses	AVERAGE DOM	44	49	-10%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$371,476	\$408,461	-9%
	# OF CONTRACTS	23	28	-18%
	NEW LISTINGS	28	31	-10%
Condo/Co-op/TH	AVERAGE DOM	-	63	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$303,000	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	2	-50%

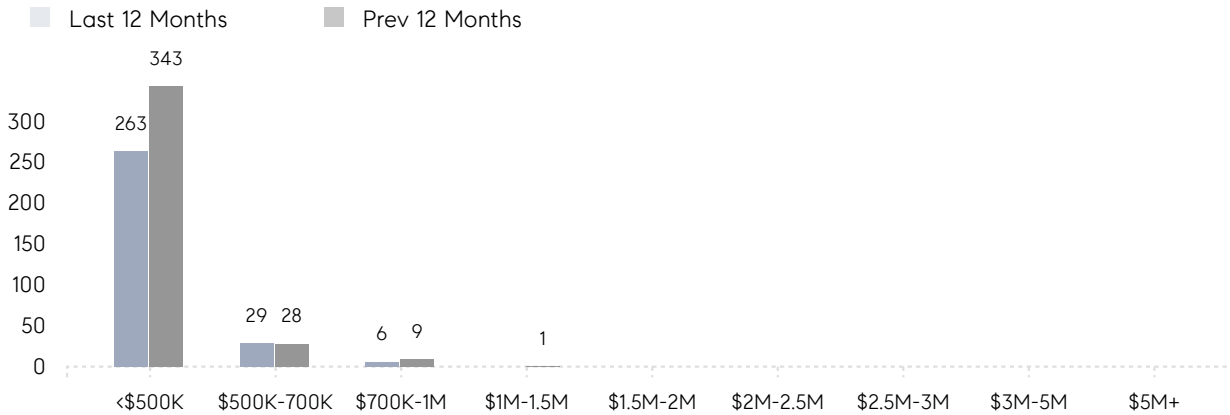
# Plainfield

FEBRUARY 2023

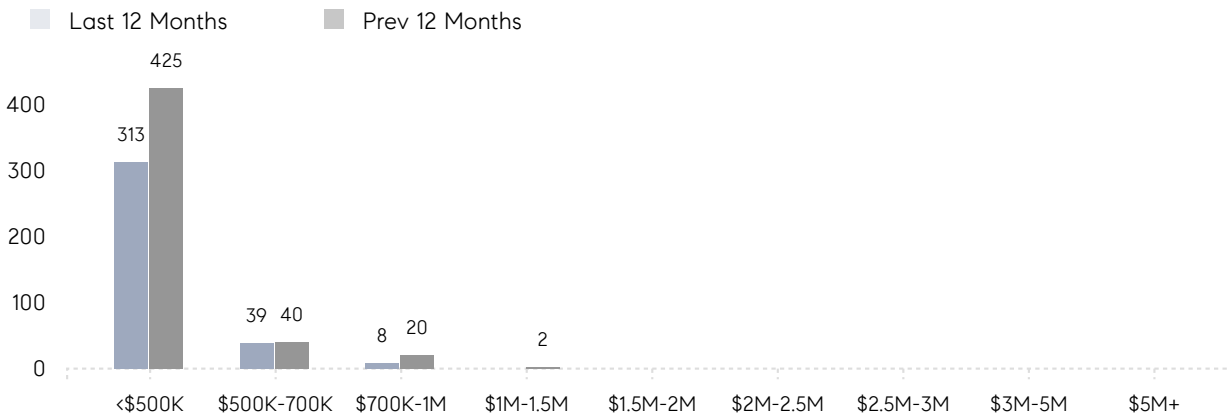
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Rahway

FEBRUARY 2023

## UNDER CONTRACT

<b>14</b>	<b>\$394K</b>	<b>\$384K</b>
Total Properties	Average Price	Median Price
<b>-53%</b>	<b>1%</b>	<b>-4%</b>
Decrease From Feb 2022	Change From Feb 2022	Decrease From Feb 2022

## UNITS SOLD

<b>16</b>	<b>\$431K</b>	<b>\$440K</b>
Total Properties	Average Price	Median Price
<b>-16%</b>	<b>16%</b>	<b>17%</b>
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

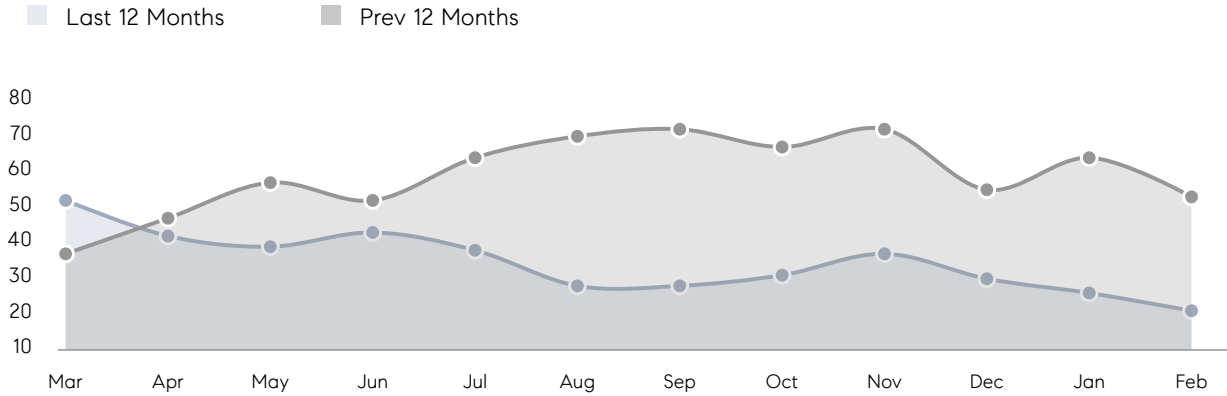
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	34	35	-3%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$431,438	\$373,258	15.6%
	# OF CONTRACTS	14	30	-53.3%
	NEW LISTINGS	13	28	-54%
Houses	AVERAGE DOM	34	27	26%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$431,438	\$388,681	11%
	# OF CONTRACTS	11	28	-61%
	NEW LISTINGS	9	24	-62%
Condo/Co-op/TH	AVERAGE DOM	-	77	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$291,000	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	4	4	0%

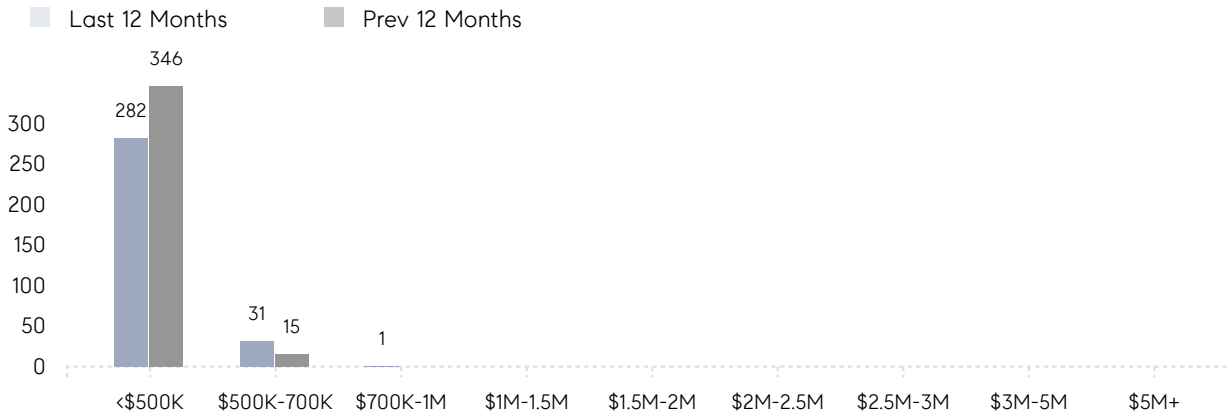
# Rahway

FEBRUARY 2023

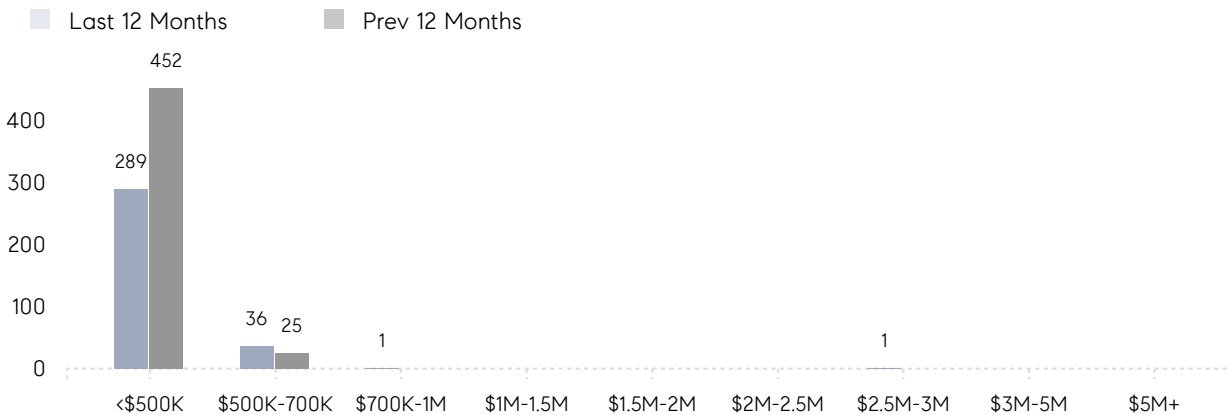
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Roselle

FEBRUARY 2023

## UNDER CONTRACT

**20**  
Total  
Properties

**\$410K**  
Average  
Price

**\$434K**  
Median  
Price

**5%**  
Increase From  
Feb 2022

**26%**  
Increase From  
Feb 2022

**24%**  
Increase From  
Feb 2022

## UNITS SOLD

**13**  
Total  
Properties

**\$431K**  
Average  
Price

**\$430K**  
Median  
Price

**-46%**  
Decrease From  
Feb 2022

**10%**  
Increase From  
Feb 2022

**4%**  
Increase From  
Feb 2022

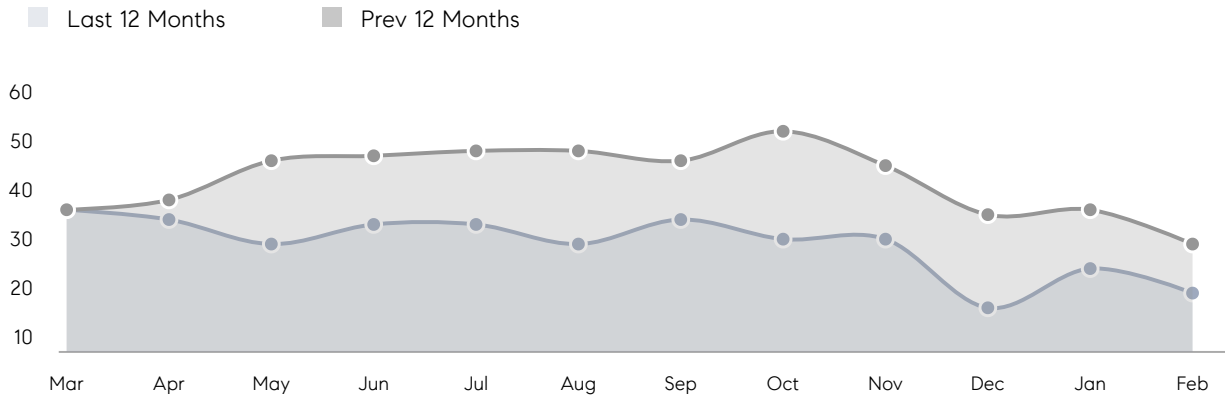
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$431,692	\$393,354	9.7%
	# OF CONTRACTS	20	19	5.3%
	NEW LISTINGS	18	16	13%
Houses	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$431,692	\$411,091	5%
	# OF CONTRACTS	17	15	13%
	NEW LISTINGS	15	11	36%
Condo/Co-op/TH	AVERAGE DOM	-	36	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$198,250	-
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	5	-40%

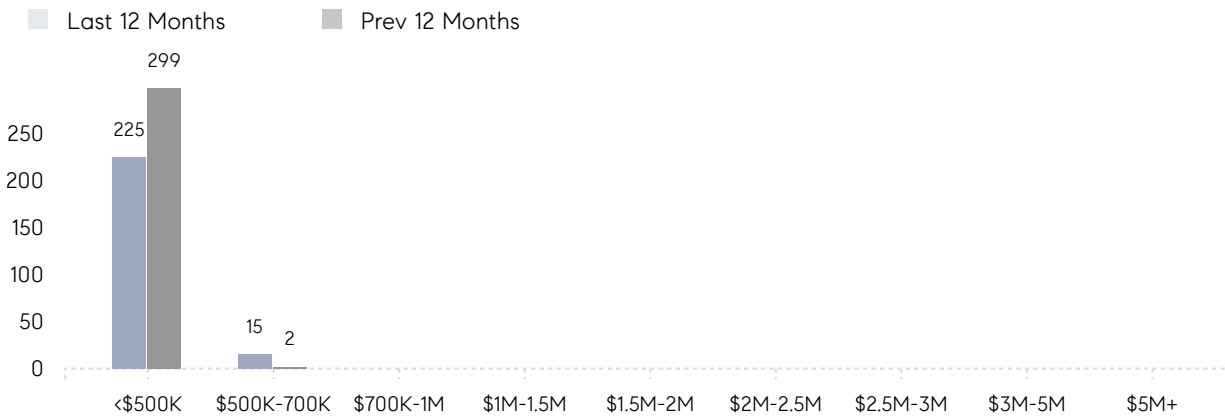
# Roselle

FEBRUARY 2023

## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Roselle Park

FEBRUARY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$449K**  
Average  
Price

**\$444K**  
Median  
Price

**167%**  
Increase From  
Feb 2022

**6%**  
Increase From  
Feb 2022

**4%**  
Increase From  
Feb 2022

## UNITS SOLD

**4**  
Total  
Properties

**\$447K**  
Average  
Price

**\$472K**  
Median  
Price

**-67%**  
Decrease From  
Feb 2022

**3%**  
Increase From  
Feb 2022

**7%**  
Increase From  
Feb 2022

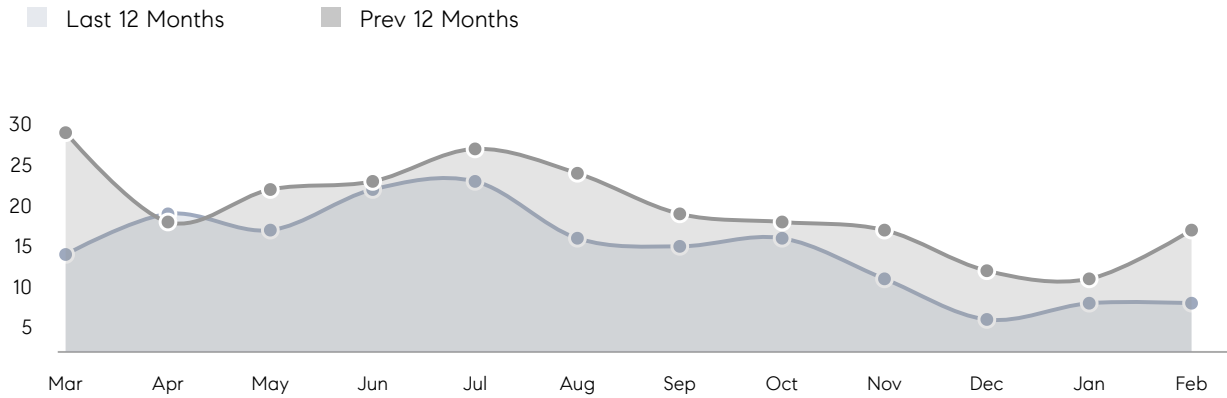
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	82	19	332%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$447,339	\$435,833	2.6%
	# OF CONTRACTS	8	3	166.7%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	82	20	310%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$447,339	\$460,000	-3%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$170,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

# Roselle Park

FEBRUARY 2023

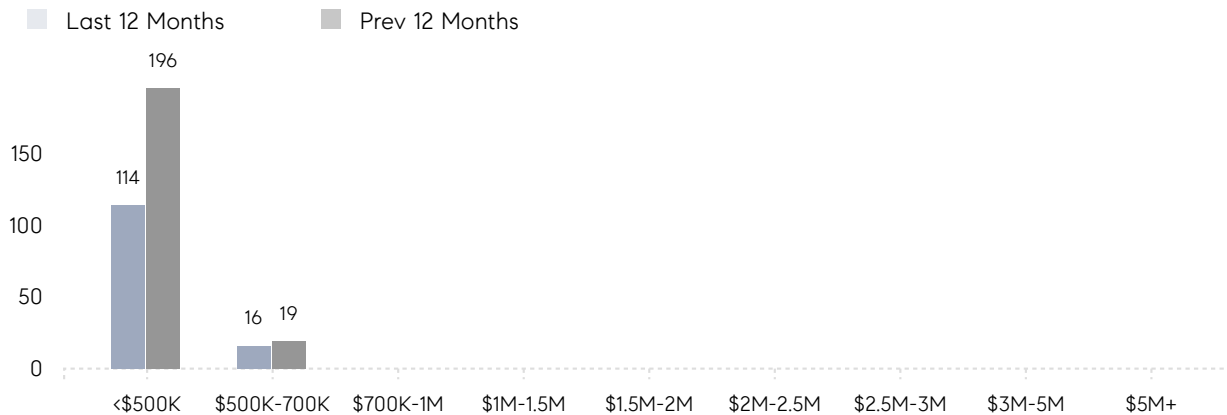
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# Scotch Plains

FEBRUARY 2023

## UNDER CONTRACT

**21**  
Total  
Properties

**\$776K**  
Average  
Price

**\$699K**  
Median  
Price

**17%**  
Increase From  
Feb 2022

**12%**  
Increase From  
Feb 2022

**38%**  
Increase From  
Feb 2022

## UNITS SOLD

**18**  
Total  
Properties

**\$643K**  
Average  
Price

**\$605K**  
Median  
Price

**13%**  
Increase From  
Feb 2022

**4%**  
Increase From  
Feb 2022

**0%**  
Change From  
Feb 2022

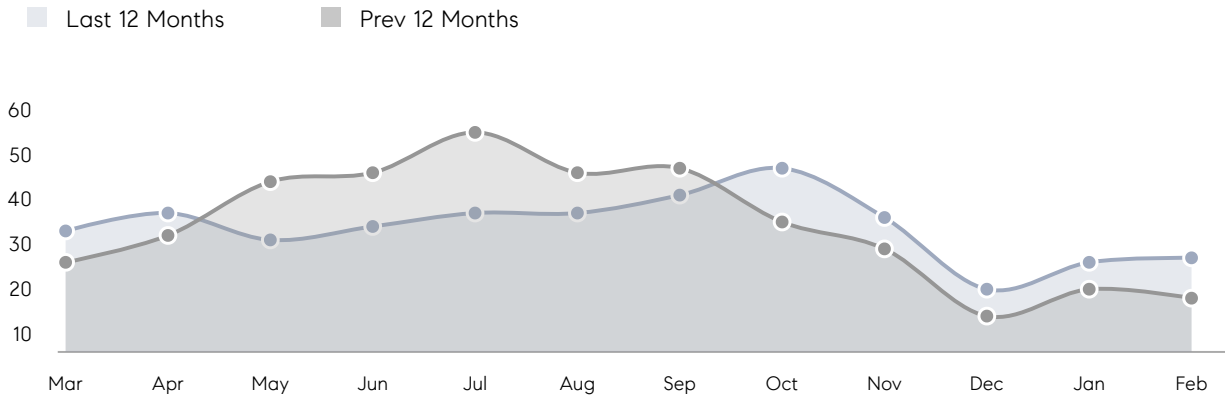
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	38	21	81%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$643,667	\$620,109	3.8%
	# OF CONTRACTS	21	18	16.7%
	NEW LISTINGS	24	20	20%
Houses	AVERAGE DOM	42	21	100%
	% OF ASKING PRICE	99%	106%	
	AVERAGE SOLD PRICE	\$705,667	\$636,200	11%
	# OF CONTRACTS	18	16	13%
	NEW LISTINGS	21	20	5%
Condo/Co-op/TH	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$333,667	\$378,750	-12%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	3	0	0%

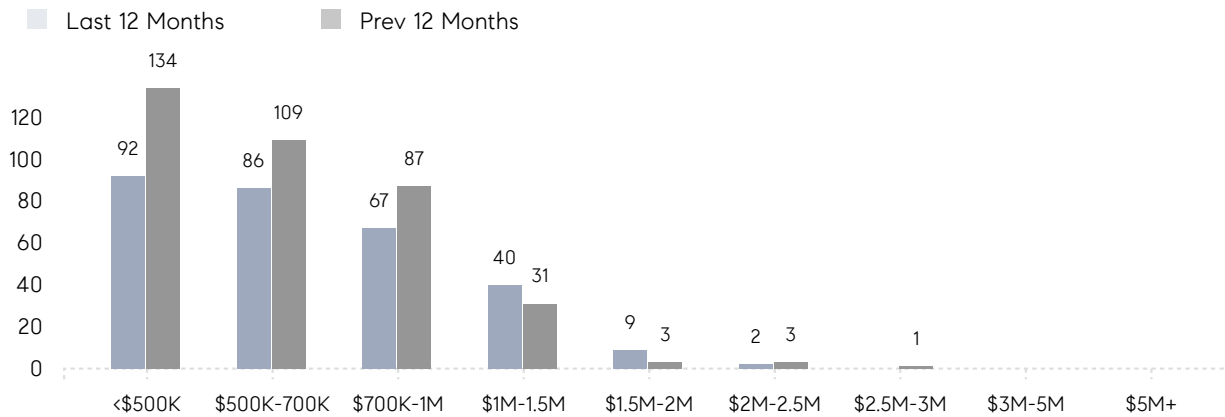
# Scotch Plains

FEBRUARY 2023

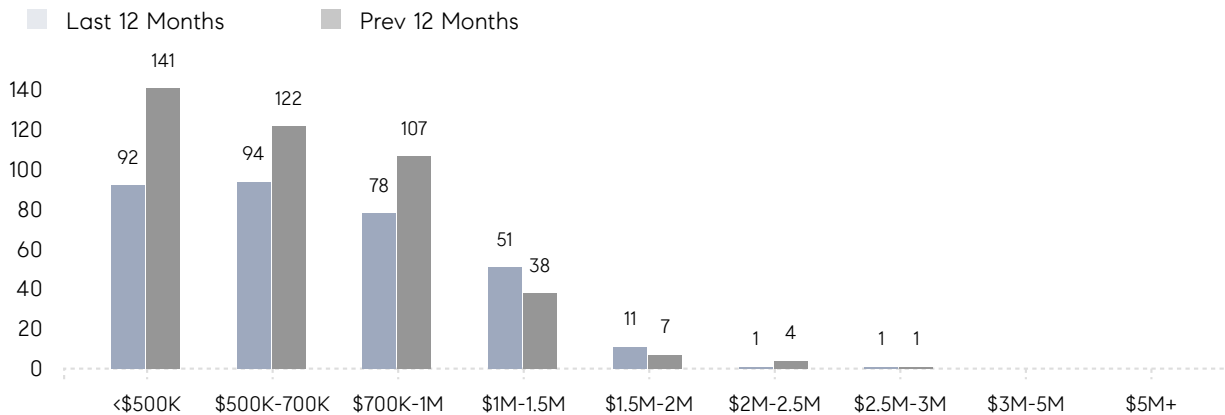
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Springfield

FEBRUARY 2023

## UNDER CONTRACT

**8**  
Total  
Properties

**\$539K**  
Average  
Price

**\$492K**  
Median  
Price

**-56%**  
Decrease From  
Feb 2022

**18%**  
Increase From  
Feb 2022

**17%**  
Increase From  
Feb 2022

## UNITS SOLD

**9**  
Total  
Properties

**\$582K**  
Average  
Price

**\$570K**  
Median  
Price

**-10%**  
Decrease From  
Feb 2022

**34%**  
Increase From  
Feb 2022

**18%**  
Increase From  
Feb 2022

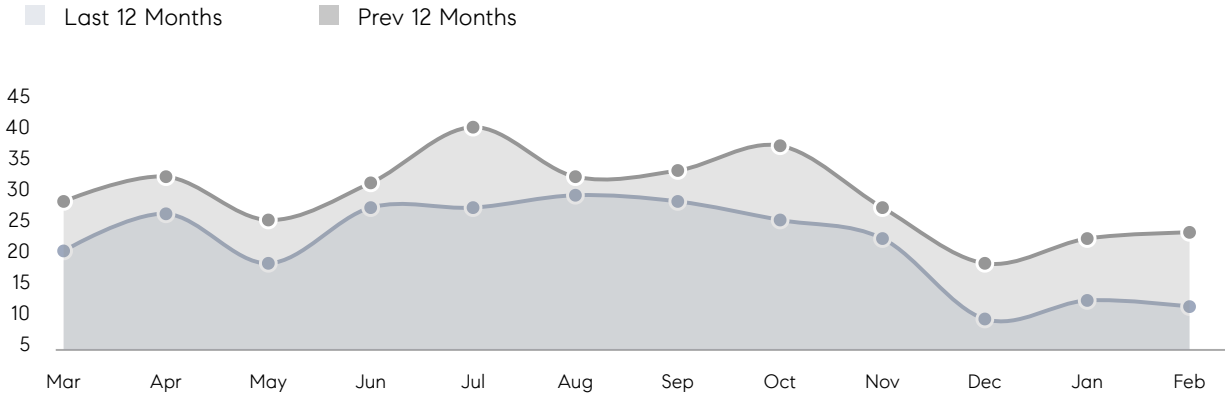
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	39	8%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$582,444	\$434,150	34.2%
	# OF CONTRACTS	8	18	-55.6%
	NEW LISTINGS	9	22	-59%
Houses	AVERAGE DOM	46	31	48%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$622,750	\$519,357	20%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	8	59	-86%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$260,000	\$235,333	10%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	2	3	-33%

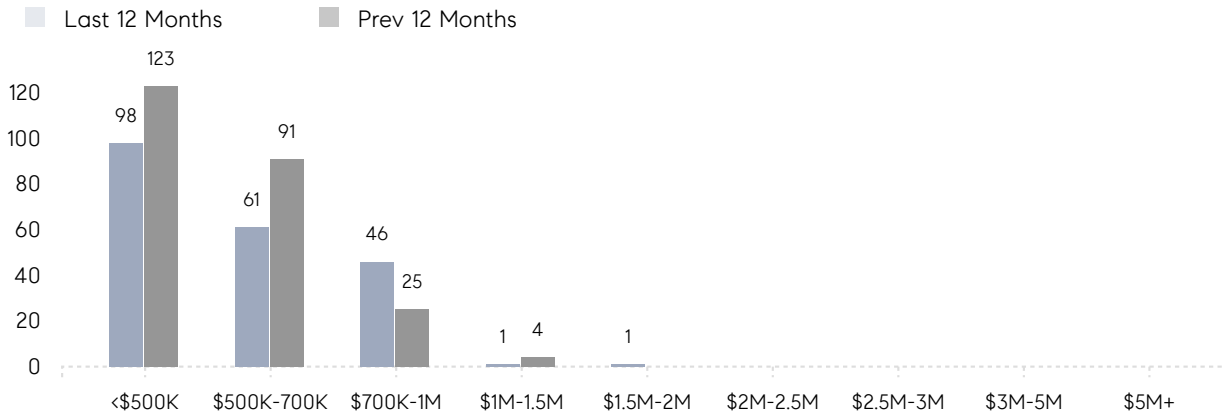
# Springfield

FEBRUARY 2023

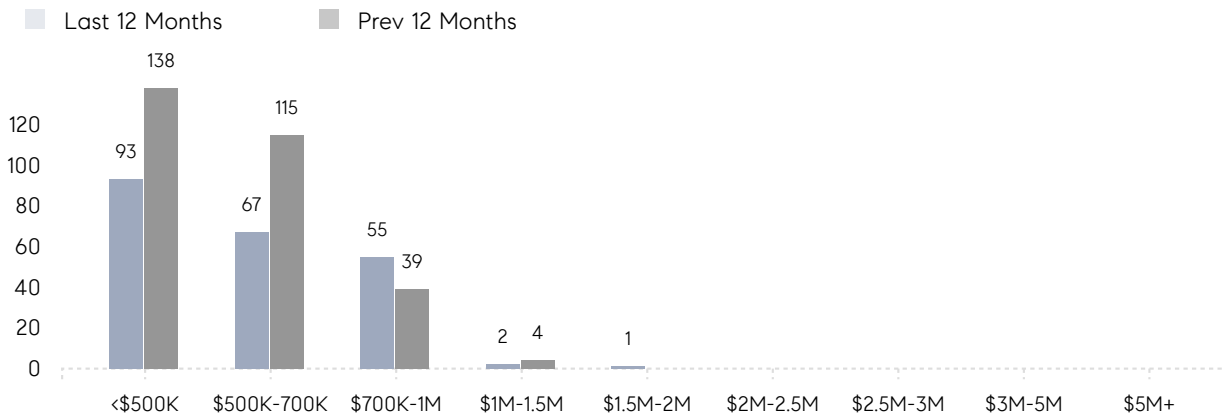
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Summit

FEBRUARY 2023

## UNDER CONTRACT

<b>26</b>	<b>\$1.3M</b>	<b>\$1.2M</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>-4%</b>	<b>23%</b>
Change From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

## UNITS SOLD

<b>11</b>	<b>\$1.1M</b>	<b>\$980K</b>
Total Properties	Average Price	Median Price
<b>-21%</b>	<b>18%</b>	<b>13%</b>
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

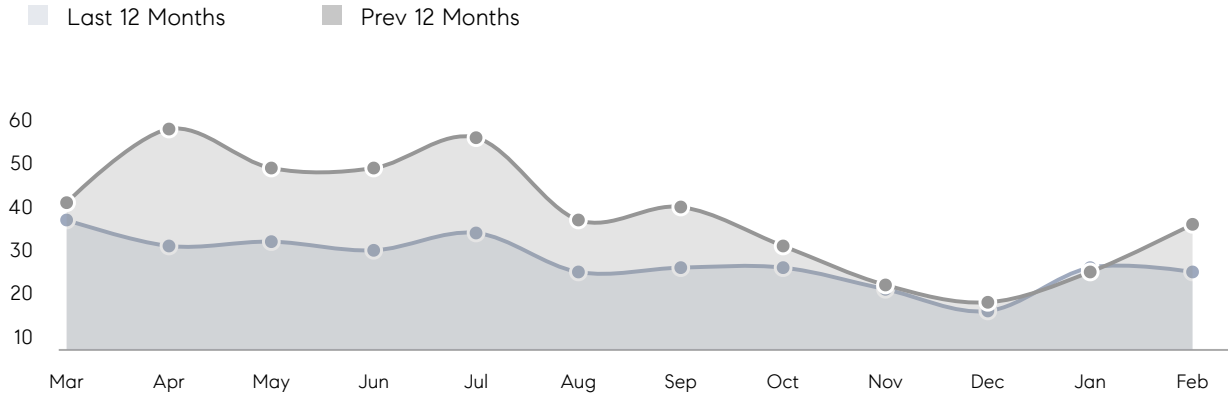
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	31	39%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$1,145,334	\$971,107	17.9%
	# OF CONTRACTS	26	26	0.0%
	NEW LISTINGS	25	38	-34%
Houses	AVERAGE DOM	50	17	194%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$1,290,833	\$1,201,650	7%
	# OF CONTRACTS	23	23	0%
	NEW LISTINGS	22	32	-31%
Condo/Co-op/TH	AVERAGE DOM	35	68	-49%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$970,735	\$394,750	146%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	6	-50%

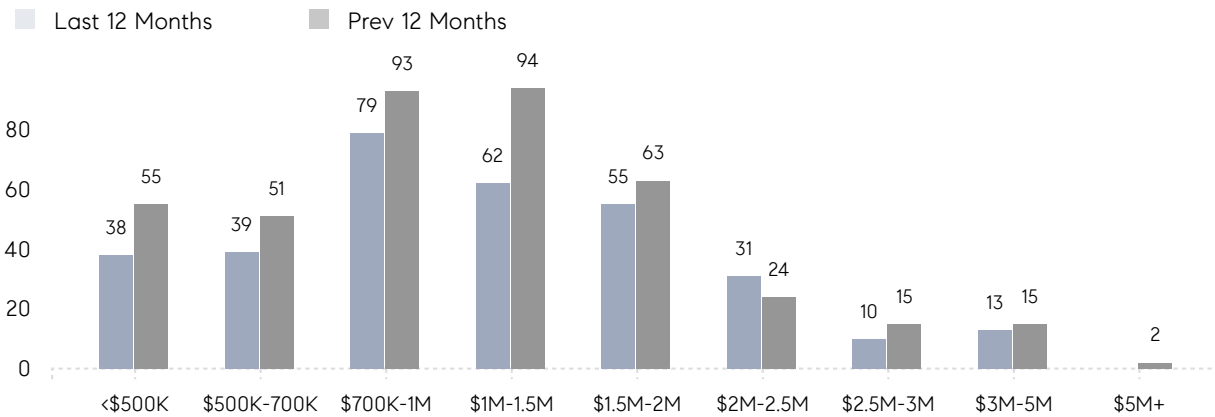
# Summit

FEBRUARY 2023

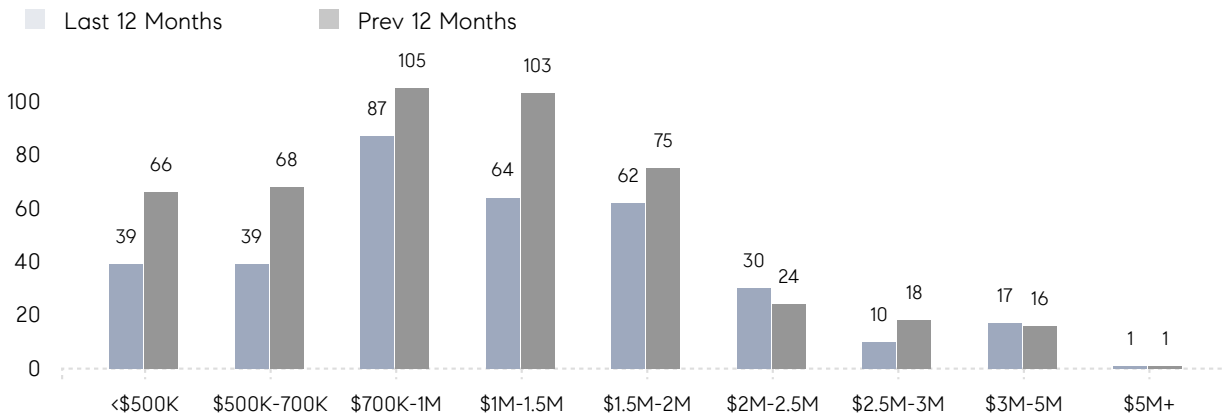
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Union

FEBRUARY 2023

## UNDER CONTRACT

**45**  
Total  
Properties

**\$468K**  
Average  
Price

**\$496K**  
Median  
Price

**0%**  
Change From  
Feb 2022

**6%**  
Increase From  
Feb 2022

**9%**  
Increase From  
Feb 2022

## UNITS SOLD

**30**  
Total  
Properties

**\$506K**  
Average  
Price

**\$525K**  
Median  
Price

**-36%**  
Decrease From  
Feb 2022

**17%**  
Increase From  
Feb 2022

**17%**  
Increase From  
Feb 2022

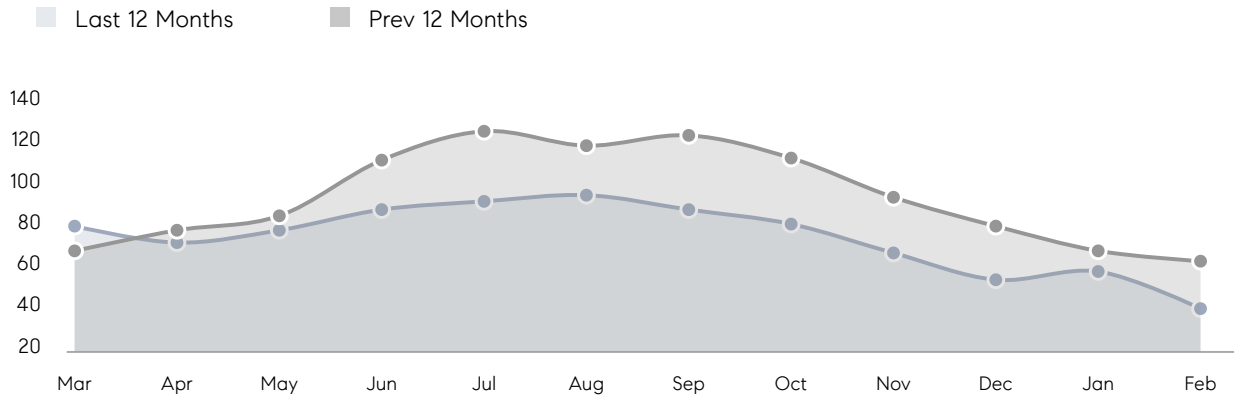
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	61	44	39%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$506,333	\$433,041	16.9%
	# OF CONTRACTS	45	45	0.0%
	NEW LISTINGS	30	46	-35%
Houses	AVERAGE DOM	66	43	53%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$520,833	\$448,522	16%
	# OF CONTRACTS	42	41	2%
	NEW LISTINGS	27	41	-34%
Condo/Co-op/TH	AVERAGE DOM	11	54	-80%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$375,833	\$206,000	82%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	5	-40%

# Union

FEBRUARY 2023

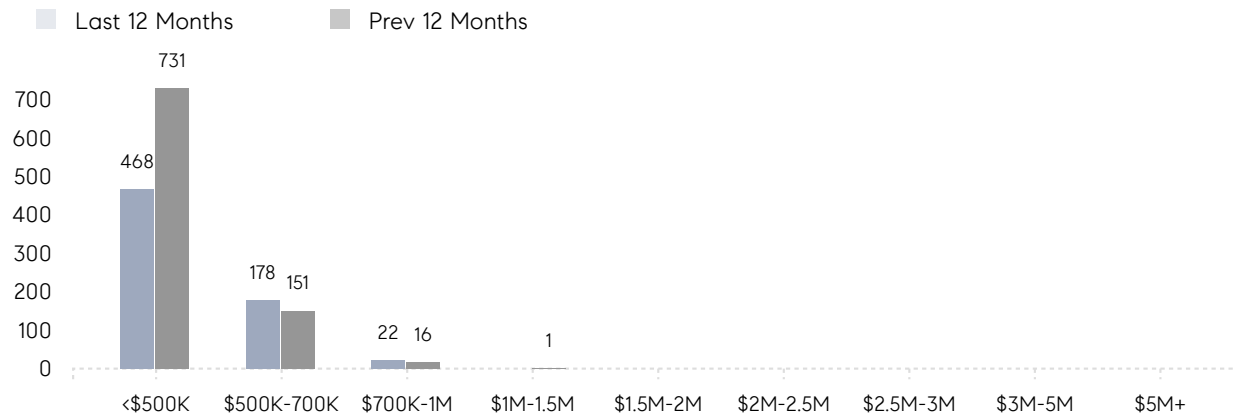
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





# Westfield

FEBRUARY 2023

## UNDER CONTRACT

**17**  
Total  
Properties

**\$1.1M**  
Average  
Price

**\$1.0M**  
Median  
Price

**-62%**  
Decrease From  
Feb 2022

**15%**  
Increase From  
Feb 2022

**22%**  
Increase From  
Feb 2022

## UNITS SOLD

**10**  
Total  
Properties

**\$1.2M**  
Average  
Price

**\$1.3M**  
Median  
Price

**-47%**  
Decrease From  
Feb 2022

**26%**  
Increase From  
Feb 2022

**53%**  
Increase From  
Feb 2022

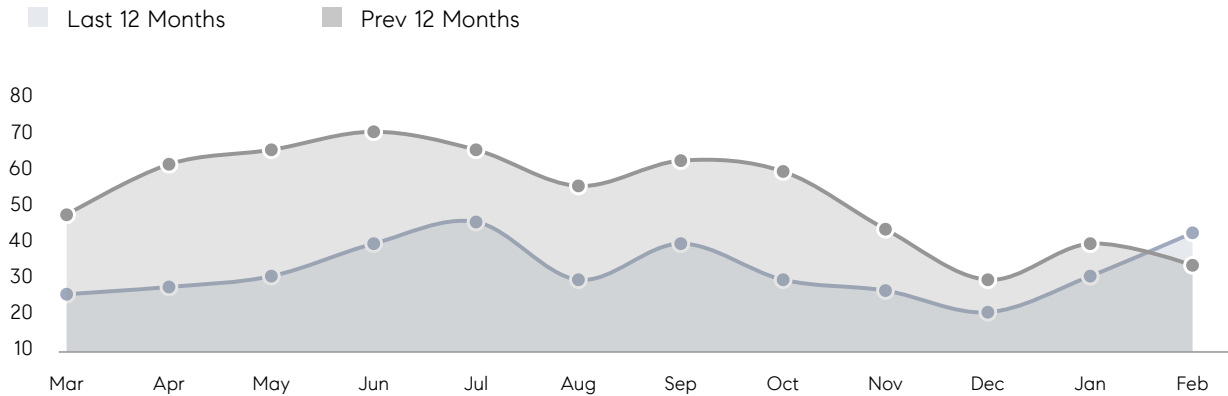
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	46	40	15%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,258,000	\$998,832	25.9%
	# OF CONTRACTS	17	45	-62.2%
	NEW LISTINGS	29	45	-36%
Houses	AVERAGE DOM	46	39	18%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,258,000	\$1,070,941	17%
	# OF CONTRACTS	17	41	-59%
	NEW LISTINGS	28	44	-36%
Condo/Co-op/TH	AVERAGE DOM	-	48	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$385,913	-
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	1	1	0%

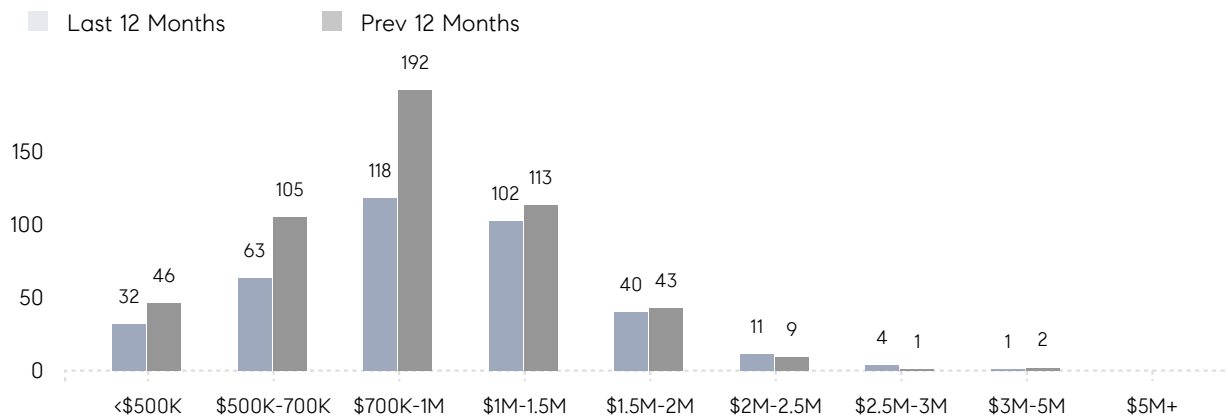
# Westfield

FEBRUARY 2023

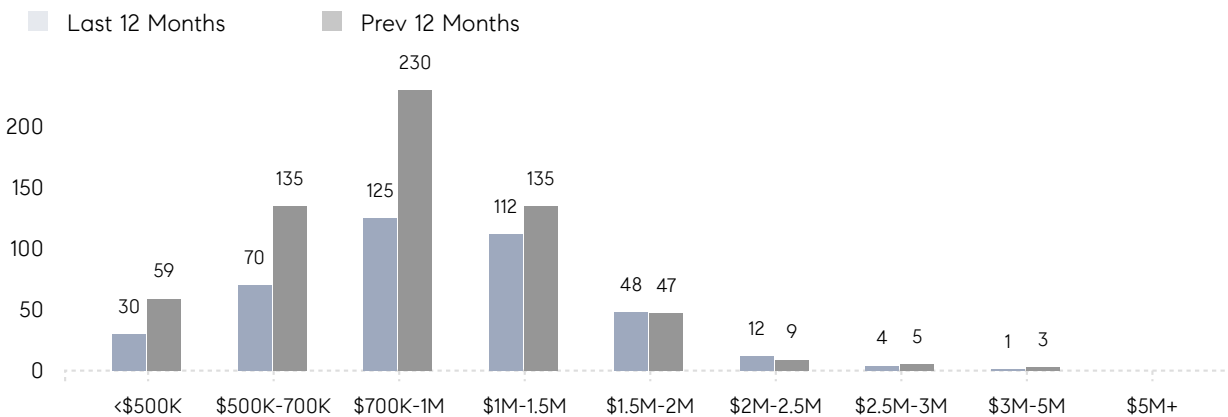
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





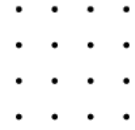
# COMPASS

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# Berkeley Heights

FEBRUARY 2023



## \$716K

Average  
Sales Price

## -11%

Decrease In Sales  
From Feb 2022

## \$700K

Median  
Sales Price

## -33%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## 13%

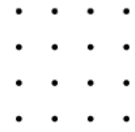
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Clark

FEBRUARY 2023



## \$482K

Average  
Sales Price

## -20%

Decrease In Sales  
From Feb 2022

## \$508K

Median  
Sales Price

## -17%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## 52%

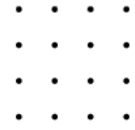
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Cranford

FEBRUARY 2023



## \$536K

Average  
Sales Price

## -40%

Decrease In Sales  
From Feb 2022

## \$494K

Median  
Sales Price

## -7%

Decrease In Contracts  
From Feb 2022

## 102%

Average %  
Of Asking Price

## -62%

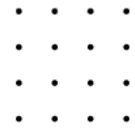
Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Elizabeth

FEBRUARY 2023



## \$405K

Average  
Sales Price

## -31%

Decrease In Sales  
From Feb 2022

## \$392K

Median  
Sales Price

## 4%

Increase In Contracts  
From Feb 2022

## 103%

Average %  
Of Asking Price

## -23%

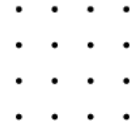
Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Fanwood

FEBRUARY 2023



## \$775K

Average  
Sales Price

## 50%

Increase In Sales  
From Feb 2022

## \$510K

Median  
Sales Price

## -25%

Decrease In Contracts  
From Feb 2022

## 100%

Average %  
Of Asking Price

## 444%

Increase In  
Days On Market  
From Feb 2022

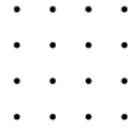
Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS



# Garwood

FEBRUARY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Feb 2022

—

Median  
Sales Price

0%

Change In Contracts  
From Feb 2022

—

Average %  
Of Asking Price

—

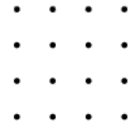
Change In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Hillside

FEBRUARY 2023



## \$399K

Average  
Sales Price

## 10%

Increase In Sales  
From Feb 2022

## \$420K

Median  
Sales Price

## 100%

Increase In Contracts  
From Feb 2022

## 104%

Average %  
Of Asking Price

## -65%

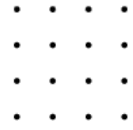
Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Kenilworth

FEBRUARY 2023



## \$415K

Average  
Sales Price

## -33%

Decrease In Sales  
From Feb 2022

## \$420K

Median  
Sales Price

## -12%

Decrease In Contracts  
From Feb 2022

## 99%

Average %  
Of Asking Price

## 0%

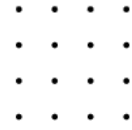
Change In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Linden

FEBRUARY 2023



## \$452K

Average  
Sales Price

## -38%

Decrease In Sales  
From Feb 2022

## \$404K

Median  
Sales Price

## 63%

Increase In Contracts  
From Feb 2022

## 102%

Average %  
Of Asking Price

## 20%

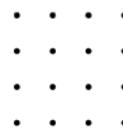
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Mountainside

FEBRUARY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Feb 2022

—

Median  
Sales Price

-60%

Decrease In Contracts  
From Feb 2022

—

Average %  
Of Asking Price

—

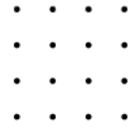
Change In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# New Providence

FEBRUARY 2023



## \$701K

Average  
Sales Price

## -58%

Decrease In Sales  
From Feb 2022

## \$665K

Median  
Sales Price

## -47%

Decrease In Contracts  
From Feb 2022

## 99%

Average %  
Of Asking Price

## 254%

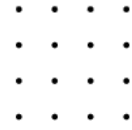
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Plainfield

FEBRUARY 2023



## \$371K

Average  
Sales Price

## -9%

Decrease In Sales  
From Feb 2022

## \$365K

Median  
Sales Price

## -20%

Decrease In Contracts  
From Feb 2022

## 103%

Average %  
Of Asking Price

## -12%

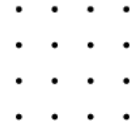
Decrease In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Rahway

FEBRUARY 2023



## \$431K

Average  
Sales Price

## -16%

Decrease In Sales  
From Feb 2022

## \$440K

Median  
Sales Price

## -53%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## -3%

Decrease In  
Days On Market  
From Feb 2022

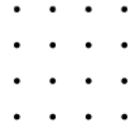
Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS



# Roselle

FEBRUARY 2023



## \$431K

Average  
Sales Price

## -46%

Decrease In Sales  
From Feb 2022

## \$430K

Median  
Sales Price

## 5%

Increase In Contracts  
From Feb 2022

## 102%

Average %  
Of Asking Price

## 16%

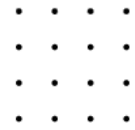
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Roselle Park

FEBRUARY 2023



## \$447K

Average  
Sales Price

## -67%

Decrease In Sales  
From Feb 2022

## \$472K

Median  
Sales Price

## 167%

Increase In Contracts  
From Feb 2022

## 99%

Average %  
Of Asking Price

## 332%

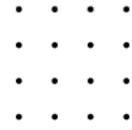
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Scotch Plains

FEBRUARY 2023



## \$643K

Average  
Sales Price

## 13%

Increase In Sales  
From Feb 2022

## \$605K

Median  
Sales Price

## 17%

Increase In Contracts  
From Feb 2022

## 100%

Average %  
Of Asking Price

## 81%

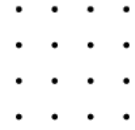
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Springfield

FEBRUARY 2023



## \$582K

Average  
Sales Price

## -10%

Decrease In Sales  
From Feb 2022

## \$570K

Median  
Sales Price

## -56%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## 8%

Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Summit

FEBRUARY 2023



## \$1.1M

Average  
Sales Price

## -21%

Decrease In Sales  
From Feb 2022

## \$980K

Median  
Sales Price

## 0%

Change In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## 39%

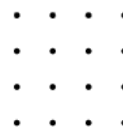
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Union

FEBRUARY 2023



## \$506K

Average  
Sales Price

## -36%

Decrease In Sales  
From Feb 2022

## \$525K

Median  
Sales Price

## 0%

Change In Contracts  
From Feb 2022

## 100%

Average %  
Of Asking Price

## 39%

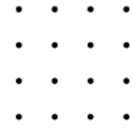
Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

# Westfield

FEBRUARY 2023



## \$1.2M

Average  
Sales Price

## -47%

Decrease In Sales  
From Feb 2022

## \$1.3M

Median  
Sales Price

## -62%

Decrease In Contracts  
From Feb 2022

## 101%

Average %  
Of Asking Price

## 15%

Increase In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS