



THE OTHER SIDE REAL ESTATE

Web: theothersiderealestate.com | Tel: 908-264-3773

WESTFIELD TOWNSHIP

Exclusive Market Intelligence — August 2026 | Union County, NJ

SINGLE FAMILY MEDIAN PRICE

\$1,700,000

+38.8% vs August 2025

DAYS ON MARKET (SF)

31 Days

+82.4% slower pace

MONTHS SUPPLY

1.0 Months

Tight Seller's Market

SINGLE FAMILY RESIDENCE MARKET PERFORMANCE

KEY METRICS	AUGUST 2025	AUGUST 2026	PERCENT CHANGE	THRU 8-2025	THRU 8-2026	PERCENT CHANGE
New Listings	20	19	-5.0%	296	257	-13.2%
Closed Sales	30	25	-16.7%	218	188	-13.8%
Days on Market Until Sale	17	31	+82.4%	20	19	-5.0%
Median Sales Price	\$1,225,000	\$1,700,000	+38.8%	\$1,281,000	\$1,450,500	+13.2%
Percent of List Price Received	106.4%	105.5%	-0.8%	109.2%	108.3%	-0.8%
Inventory of Homes for Sale	31	23	-25.8%	—	—	—
Months Supply of Inventory	1.3	1.0	-23.1%	—	—	—

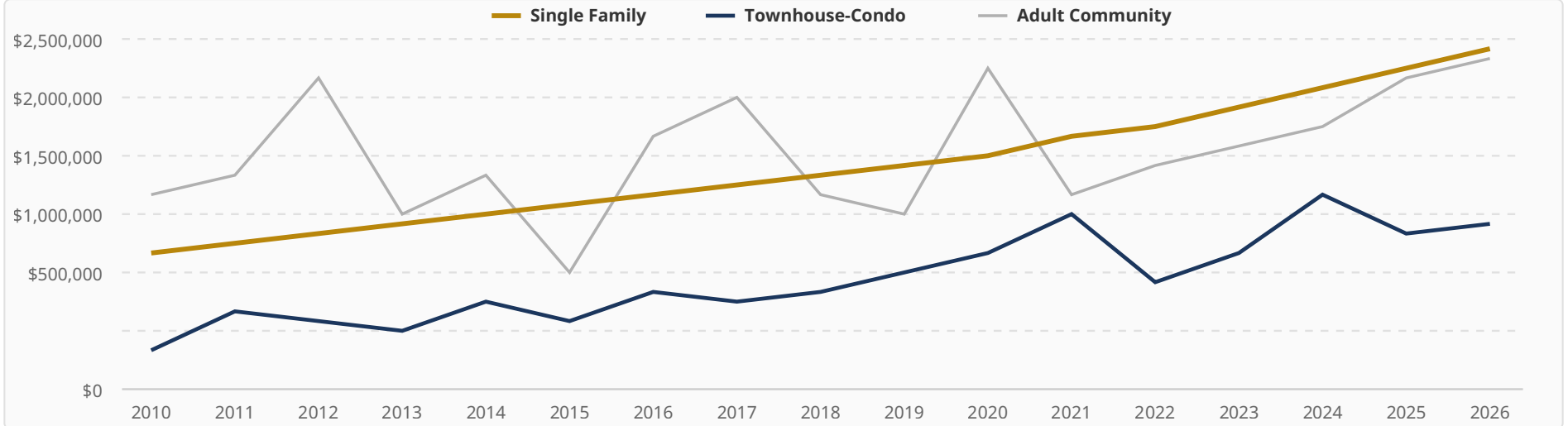
TOWNHOUSE-CONDO MARKET PERFORMANCE

KEY METRICS	AUGUST 2025	AUGUST 2026	PERCENT CHANGE	THRU 8-2025	THRU 8-2026	PERCENT CHANGE
New Listings	1	3	+200.0%	17	24	+41.2%
Closed Sales	1	2	+100.0%	14	17	+21.4%
Days on Market Until Sale	9	28	+211.1%	20	29	+45.0%
Median Sales Price	\$280,000	\$492,500	+75.9%	\$594,000	\$345,000	-41.9%
Percent of List Price Received	96.6%	110.3%	+14.2%	103.7%	106.6%	+2.8%
Inventory of Homes for Sale	2	6	+200.0%	—	—	—
Months Supply of Inventory	0.9	2.5	+177.8%	—	—	—

ADULT COMMUNITY MARKET PERFORMANCE

KEY METRICS	AUGUST 2025	AUGUST 2026	PERCENT CHANGE	THRU 8-2025	THRU 8-2026	PERCENT CHANGE
New Listings	0	1	—	4	2	-50.0%
Closed Sales	1	0	-100.0%	4	1	-75.0%
Days on Market Until Sale	11	0	-100.0%	17	0	-100.0%
Median Sales Price	\$724,900	\$0	-100.0%	\$734,950	\$1,415,000	+92.5%
Percent of List Price Received	100.0%	0.0%	-100.0%	102.6%	101.1%	-1.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	0.0	1.0	—	—	—	—

HISTORICAL MEDIAN SALES PRICE TREND (2010 – 2026)



* Does not account for sale concessions and/or downpayment assistance. Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size. Current as of September 09, 2026. All data sourced from multiple listing services in the State of New Jersey. Prepared by The Other Side Real Estate (theothersiderealestate.com | 908-264-3773).