



THE OTHER SIDE REAL ESTATE

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WESTFIELD TOWNSHIP

Exclusive Market Intelligence — July 2026 | Union County, NJ

SINGLE FAMILY MEDIAN PRICE

\$1,500,000

+16.4% vs July 2025

DAYS ON MARKET (SF)

18 Days

+5.9% slower pace

MONTHS SUPPLY

1.4 Months

Highly Balanced Inventory

SINGLE FAMILY RESIDENCE MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	CHANGE	THRU 7-2025	THRU 7-2026	CHANGE
New Listings	31	26	-16.1%	276	237	-14.1%
Closed Sales	54	37	-31.5%	188	163	-13.3%
Days on Market Until Sale	17	18	+5.9%	21	17	-19.0%
Median Sales Price	\$1,288,500	\$1,500,000	+16.4%	\$1,287,500	\$1,450,000	+12.6%
Percent of List Price Received	108.7%	107.5%	-1.1%	109.6%	108.7%	-0.8%
Inventory of Homes for Sale	35	32	-8.6%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

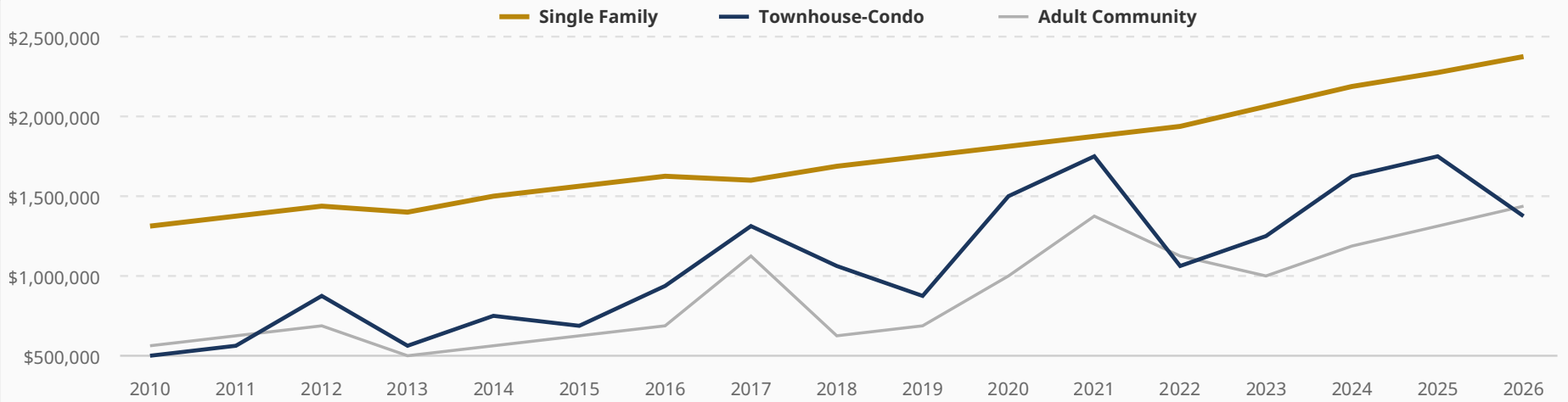
TOWNHOUSE-CONDO MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	CHANGE	THRU 7-2025	THRU 7-2026	CHANGE
New Listings	5	3	-40.0%	16	21	+31.3%
Closed Sales	1	5	+400.0%	13	15	+15.4%
Days on Market Until Sale	115	21	-81.7%	21	29	+38.1%
Median Sales Price	\$969,000	\$400,000	-58.7%	\$640,000	\$345,000	-46.1%
Percent of List Price Received	99.0%	104.2%	+5.3%	104.3%	106.1%	+1.7%
Inventory of Homes for Sale	4	6	+50.0%	—	—	—
Months Supply of Inventory	2.0	2.4	+20.0%	—	—	—

ADULT COMMUNITY MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	CHANGE	THRU 7-2025	THRU 7-2026	CHANGE
New Listings	1	0	-100.0%	4	1	-75.0%
Closed Sales	1	0	-100.0%	3	1	-66.7%
Days on Market Until Sale	27	0	-100.0%	19	0	-100.0%
Median Sales Price	\$745,000	\$0	-100.0%	\$745,000	\$1,415,000	+89.9%
Percent of List Price Received	102.8%	0.0%	-100.0%	103.5%	101.1%	-2.3%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	0.0	0.0	—	—	—	—

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 August 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).