

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Union County

Union County

Single Family

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	306	302	- 1.3%	2,842	3,013	+ 6.0%
Closed Sales	329	298	- 9.4%	2,033	1,947	- 4.2%
Days on Market Until Sale	27	27	0.0%	29	29	0.0%
Median Sales Price*	\$715,000	\$714,000	- 0.1%	\$630,000	\$675,000	+ 7.1%
Percent of List Price Received*	106.2%	104.8%	- 1.3%	105.9%	105.9%	0.0%
Inventory of Homes for Sale	462	479	+ 3.7%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	26	34	+ 30.8%	313	357	+ 14.1%
Closed Sales	35	41	+ 17.1%	236	225	- 4.7%
Days on Market Until Sale	21	30	+ 42.9%	31	32	+ 3.2%
Median Sales Price*	\$429,000	\$400,000	- 6.8%	\$415,000	\$407,500	- 1.8%
Percent of List Price Received*	105.6%	102.6%	- 2.8%	104.5%	103.5%	- 1.0%
Inventory of Homes for Sale	60	65	+ 8.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1	1	0.0%	15	17	+ 13.3%
Closed Sales	0	2	--	14	13	- 7.1%
Days on Market Until Sale	0	13	--	71	36	- 49.3%
Median Sales Price*	\$0	\$587,450	--	\$812,500	\$705,000	- 13.2%
Percent of List Price Received*	0.0%	100.0%	--	99.1%	104.8%	+ 5.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

* 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.

Historical Median Sales Price by Property Type By Month

