

U N I O N T W P .

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	419 Putnam Road	Colonial	4	3.1	113	\$629,000	\$599,000	\$598,000	99.83%	\$80,600
2	828 Hemlock Road	Colonial	4	4	62	\$535,000	\$499,999	\$495,000	99.00%	\$40,700
3	724 Palisade Road	Colonial	4	3	19	\$495,000	\$495,000	\$500,000	101.01%	\$60,300
4	304 Halsey Avenue	Colonial	3	3	9	\$474,900	\$474,900	\$470,000	98.97%	\$63,100
5	453 Clark Place	Colonial	5	3	7	\$469,000	\$469,000	\$466,000	99.36%	\$62,300
6	672 Winchester Avenue	SplitLev	3	2	16	\$439,000	\$439,000	\$430,000	97.95%	\$52,700
7	512 Fairway Drive	SplitLev	3	2.1	24	\$429,000	\$429,000	\$430,000	100.23%	\$53,300
8	548 Olive Terrace	CapeCod	4	2	30	\$399,999	\$399,999	\$380,000	95.00%	\$44,900
9	107 Elmwood Avenue	Bi-Level	4	2.1	22	\$399,900	\$399,900	\$395,000	98.77%	\$50,300
10	208 Parkside Drive	Colonial	3	2.1	26	\$399,900	\$399,900	\$395,000	98.77%	\$60,600
11	628 Robinson Terrace	Custom	4	2	10	\$399,900	\$399,900	\$399,000	99.77%	\$52,600
12	639 Duquesne Terrace	Colonial	3	1.1	129	\$399,000	\$399,000	\$387,500	97.12%	\$50,100
13	324 Whitewood Road	CapeCod	5	2	22	\$399,000	\$399,000	\$387,000	96.99%	\$52,100
14	2536 Linn Avenue	CapeCod	4	3	9	\$399,000	\$399,000	\$410,000	102.76%	\$43,300
15	392 Wallingford Terrace	Colonial	4	3	158	\$389,000	\$369,000	\$360,000	97.56%	\$39,200
16	706 Green Lane	TwnIntUn	3	3.1	5	\$389,000	\$389,000	\$399,000	102.57%	\$53,600
17	1975 Mountainview Avenue	CapeCod	4	2.1	19	\$375,000	\$375,000	\$370,000	98.67%	\$46,000
18	515 Olive Terrace	CapeCod	3	1.1	23	\$374,000	\$374,000	\$374,000	100.00%	\$46,000
19	302 Plymouth Road	Colonial	4	2.1	13	\$369,000	\$369,000	\$380,000	102.98%	\$54,200
20	788 Lehigh Avenue	SplitLev	3	2	12	\$369,000	\$369,000	\$359,000	97.29%	\$44,100
21	409 Spring Street	Colonial	3	1.1	17	\$365,000	\$365,000	\$375,000	102.74%	\$43,500
22	231 Winfield Terrace	Colonial	3	2.1	92	\$359,000	\$345,000	\$348,000	100.87%	\$44,900
23	2267 Morrison Avenue	Colonial	3	3	12	\$359,000	\$359,000	\$369,000	102.79%	\$48,600
24	529 Homer Terrace	CapeCod	4	2	55	\$359,000	\$339,000	\$339,000	100.00%	\$45,000
25	244 Forest Drive	Colonial	3	2.1	30	\$359,000	\$359,000	\$367,000	102.23%	\$49,300
26	307 Delaware Avenue	CapeCod	4	3	16	\$350,000	\$350,000	\$352,000	100.57%	\$47,700
27	873 S Park Terrace	Colonial	3	2.1	33	\$350,000	\$350,000	\$350,000	100.00%	\$45,400
28	232 Delaware Avenue	Colonial	3	2	136	\$349,900	\$345,000	\$325,000	94.20%	\$41,100
29	30 Grove Road	SplitLev	3	2	12	\$349,900	\$349,900	\$350,000	100.03%	\$45,100
30	1670 Earl Street	CapeCod	4	2	14	\$349,000	\$349,000	\$360,000	103.15%	\$45,600

*Union Twp. May SOLDS Continued on Next Page

"ACTIVE" Listings in Union Twp.

as of 05/31/2018

Number of Units: 144
 Average List Price: \$351,849
 Average Days on Market: 88

"UNDER CONTRACT" Listings in Union Twp.

as of 05/31/2018

Number of Units: 107
 Average List Price: \$311,644
 Average Days on Market: 57

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
31	475 Carpenter Place	Colonial	3	1.1	36	\$347,000	\$347,000	\$357,000	102.88%	\$50,400
32	1131 Bushnell Street	CapeCod	3	1.1	31	\$333,000	\$338,000	\$335,000	99.11%	\$44,900
33	811 Firethorn Drive	TwnIntUn	2	2.1	8	\$325,000	\$325,000	\$325,000	100.00%	\$43,800
34	851 Midland Boulevard	Tudor	4	2	9	\$325,000	\$325,000	\$326,000	100.31%	\$45,800
35	215 Longview Road	Colonial	3	1	55	\$324,900	\$324,900	\$345,000	106.19%	\$48,400
36	146 Washington Avenue	SplitLev	3	1.1	87	\$319,900	\$319,900	\$311,000	97.22%	\$47,000
37	924 Lafayette Avenue	CapeCod	4	2	47	\$319,900	\$339,900	\$339,900	100.00%	\$44,300
38	312 Perry Avenue	Colonial	2	2.1	34	\$319,000	\$319,000	\$320,000	100.31%	\$34,900
39	542 Bailey Avenue	Colonial	3	2	20	\$319,000	\$319,000	\$319,000	100.00%	\$46,600
40	1005 Redspire Drive	TwnIntUn	2	2.1	230	\$317,000	\$249,900	\$248,000	99.24%	\$42,400
41	701 Summit Road	CapeCod	3	1	18	\$315,000	\$315,000	\$315,000	100.00%	\$37,800
42	38 Jensen Lane	CapeCod	3	2	85	\$314,500	\$307,500	\$310,000	100.81%	\$49,300
43	1927 Ostwood Terrace	CapeCod	4	3	57	\$305,000	\$310,000	\$315,000	101.61%	\$42,700
44	2237 Stecher Avenue	CapeCod	3	2.1	7	\$300,000	\$300,000	\$290,000	96.67%	\$46,500
45	2605 Juliat Place	SplitLev	3	2	30	\$299,900	\$299,900	\$309,000	103.03%	\$47,000
46	1965 Morrison Avenue	Colonial	3	2.1	16	\$299,500	\$299,500	\$310,000	103.51%	\$51,800
47	626 Duquesne Terrace	Colonial	3	1.1	12	\$299,000	\$299,000	\$304,500	101.84%	\$57,400
48	293 Forest Drive	Colonial	3	1	12	\$295,000	\$295,000	\$300,000	101.69%	\$42,500
49	1212 Plane Street	Colonial	3	2	36	\$288,000	\$288,000	\$280,000	97.22%	\$36,900
50	1787 Oak Hill Drive	CapeCod	3	1	8	\$285,000	\$285,000	\$268,000	94.04%	\$42,900
51	30 Concord Place	CapeCod	3	2	188	\$279,000	\$259,000	\$268,000	103.47%	\$41,800
52	1608 Vauxhall Road	CapeCod	4	2	23	\$259,900	\$259,900	\$245,000	94.27%	\$42,000
53	2243 Morrison Avenue	CapeCod	3	2	214	\$259,900	\$239,900	\$230,000	95.87%	\$43,200
54	366 Crawford Terrace	Colonial	3	1.1	15	\$250,000	\$250,000	\$260,500	104.20%	\$36,000
55	1404 Summit Place	Colonial	3	1.1	31	\$249,900	\$249,900	\$245,000	98.04%	\$42,900
56	2626 Juliat Place	Bi-Level	3	1.1	4	\$249,000	\$249,000	\$240,000	96.39%	\$45,800
57	2086 Leonard Terrace	CapeCod	4	1.1	0	\$219,900	\$219,900	\$216,000	98.23%	\$38,200
58	1272 Glenn Avenue	CapeCod	3	2	43	\$219,900	\$219,900	\$215,000	97.77%	\$48,900
59	452 Tournament Drive, 5	TwnEndUn	2	2	26	\$210,000	\$210,000	\$205,000	97.62%	\$29,000
60	75 Smith Street	Colonial	2	1	68	\$205,900	\$205,900	\$197,000	95.68%	\$20,600
61	1020 Warren Avenue	Colonial	4	1	10	\$195,000	\$195,000	\$202,000	103.59%	\$35,900
62	1550 Walker Avenue	Colonial	3	2	141	\$189,900	\$189,900	\$201,000	105.85%	\$33,200
63	1077 Sterling Road	CapeCod	5	2	10	\$187,000	\$187,000	\$214,575	114.75%	\$47,700
64	1500 Bradford Terrace	Colonial	3	1	19	\$180,000	\$180,000	\$189,000	105.00%	\$33,300
65	1500 Julian Terrace	CapeCod	2	1	32	\$174,900	\$174,900	\$176,000	100.63%	\$41,200

Union Twp. 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	42	41	59	42	65								50
Active Listings	35	48	75	119	68								69
Avg List Price	\$301,010	\$324,915	\$337,375	\$350,812	\$371,362								\$337,095
Avg Sales Price	\$263,988	\$325,756	\$300,771	\$308,202	\$330,015								\$305,746
Days on Market	66	65	60	50	43								57
Sales Price as % of List Price	87.70%	100.26%	89.15%	87.85%	88.87%								91%
Under Contract	16	27	53	121	56								55

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	237	249	5.06%
Avg. Days on Market	73	55	-24.66%
Avg. Sales Price	\$282,903	\$307,568	8.72%



Union Twp. Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$259,927	\$269,666	\$281,594	\$297,244
SP	\$249,345	\$265,006	\$274,178	\$292,301
LP to SP Ratio	95.93%	98.27%	97.37%	98.34%

