

# U N I O N T W P .

## Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	887 Colonial Avenue	Colonial	4	3.2	110	\$575,000	\$575,000	\$570,000	99.13%	\$81,000
2	731 Palisade Road	Colonial	4	3	49	\$499,900	\$499,900	\$499,900	100.00%	\$38,500
3	720 Colonial Arms Road	SplitLev	4	2.1	57	\$465,000	\$430,000	\$420,000	97.67%	\$55,900
4	2596 Reid Street	Bi-Level	4	3	67	\$449,000	\$449,000	\$435,000	96.88%	\$52,600
5	570 Golf Terrace	Colonial	3	2.1	8	\$425,000	\$425,000	\$427,000	100.47%	\$55,400
6	974 Carteret Avenue	SplitLev	3	2.1	9	\$419,000	\$419,000	\$420,000	100.24%	\$48,300
7	762 Inwood Road	SplitLev	3	2.1	69	\$415,000	\$395,000	\$374,500	94.81%	\$60,000
8	480 Crawford Terrace	Tudor	4	2	13	\$400,000	\$400,000	\$382,000	95.50%	\$40,100
9	310 Plymouth Road	Colonial	3	2.1	10	\$400,000	\$400,000	\$420,000	105.00%	\$53,900
10	177 Kimberly Road	CapeCod	4	2	69	\$399,000	\$399,000	\$385,000	96.49%	\$48,200
11	146 Mary Alice Court	TwndUn	2	2.1	35	\$395,000	\$395,000	\$395,000	100.00%	\$53,700
12	342 Russell Street	Colonial	5	4	7	\$395,000	\$395,000	\$415,000	105.06%	\$49,900
13	259 Kawameeh Drive	CapeCod	4	2	7	\$379,900	\$379,900	\$379,900	100.00%	\$48,300
14	2795 Carol Road	Colonial	3	1.1	17	\$379,000	\$379,000	\$390,000	102.90%	\$52,600
15	334 Nottingham Way	SplitLev	3	2	133	\$375,000	\$365,000	\$360,000	98.63%	\$51,200
16	1804 Berkshire Drive	Colonial	3	2	16	\$374,900	\$374,900	\$376,000	100.29%	\$46,700
17	257 Woodmont Road	Detached	3	2	17	\$369,000	\$369,000	\$369,000	100.00%	\$48,800
18	2719 Academy Road	SplitLev	3	1.1	20	\$369,000	\$369,000	\$361,000	97.83%	\$49,100
19	10 Burwell Street	CapeCod	3	2	50	\$359,000	\$359,000	\$345,000	96.10%	\$45,800
20	2248 Stecher Avenue	CapeCod	3	2	16	\$359,000	\$359,000	\$345,000	96.10%	\$47,000
21	1130 Cranbury Road	SplitLev	3	2	20	\$359,000	\$359,000	\$365,000	101.67%	\$47,500
22	1259 Grandview Avenue	Colonial	3	2	0	\$355,000	\$355,000	\$365,000	102.82%	\$55,000
23	1697 Van Ness Terrace	Colonial	4	2	20	\$352,000	\$352,000	\$355,000	100.85%	\$37,400
24	823 Travers Street	CapeCod	3	3	20	\$349,900	\$349,900	\$350,000	100.03%	\$49,900
25	1487 Brookside Drive	Bi-Level	4	2	18	\$349,900	\$349,900	\$352,000	100.60%	\$55,600
26	281 Lansdowne Avenue	Colonial	3	1.1	12	\$349,900	\$349,900	\$355,000	101.46%	\$39,000
27	824 Mitchell Avenue	SplitLev	3	1.1	12	\$349,000	\$349,000	\$350,000	100.29%	\$49,300
28	1603 North Sunset Place	Colonial	4	2.1	17	\$339,900	\$339,900	\$340,000	100.03%	\$47,800
29	2779 Carol Road	Colonial	3	2	9	\$339,500	\$339,500	\$360,500	106.19%	\$49,300
30	469 Ellen Street	CapeCod	4	3	63	\$339,000	\$329,000	\$320,000	97.26%	\$49,700

\*Union Twp. June SOLDS Continued on Next Page

### "ACTIVE" Listings in Union Twp.

as of 06/30/2018

Number of Units: 150  
 Average List Price: \$348,535  
 Average Days on Market: 86

### "UNDER CONTRACT" Listings in Union Twp.

as of 06/30/2018

Number of Units: 119  
 Average List Price: \$312,990  
 Average Days on Market: 50

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
31	644 Thoreau Terrace	Colonial	3	2	7	\$334,900	\$334,900	\$335,000	100.03%	46,400
32	1270 Robinson Terrace	Colonial	3	1.1	30	\$332,500	\$332,500	\$310,000	93.23%	40,100
33	1626 Porter Road	Colonial	3	2	125	\$329,900	\$324,900	\$325,000	100.03%	38,100
34	2768 Spruce Street	CapeCod	3	1	69	\$329,900	\$315,000	\$315,000	100.00%	41,700
35	109 Headley Terrace	Colonial	3	2	24	\$329,000	\$329,000	\$325,000	98.78%	42,200
36	2023 Edison Terrace	Contemp	4	2	27	\$320,000	\$320,000	\$300,000	93.75%	53,200
37	362 Crawford Terrace	Colonial	3	1.1	16	\$319,900	\$319,900	\$320,000	100.03%	34,300
38	2617 Browning Place	CapeCod	4	1.1	15	\$310,000	\$310,000	\$280,000	90.32%	37,300
39	2037 High Street	Ranch	2	2	8	\$309,900	\$309,900	\$320,000	103.26%	40,800
40	716 Summit Road	CapeCod	4	1	55	\$309,000	\$309,000	\$290,000	93.85%	41,100
41	2202 Stecher Avenue	CapeCod	4	2	20	\$309,000	\$309,000	\$303,000	98.06%	45,600
42	444 Stratford Road	Colonial	3	1	233	\$297,500	\$255,000	\$240,000	94.12%	42,800
43	247 Longview Road	Colonial	3	1.1	30	\$297,500	\$297,500	\$295,000	99.16%	44,700
44	2650 Burns Place	CapeCod	3	2	15	\$289,323	\$289,323	\$290,000	100.23%	45,400
45	2049 High Street	Ranch	2	2	19	\$289,000	\$289,000	\$279,000	96.54%	38,100
46	42 Franklin Street	Colonial	2	1	0	\$288,000	\$288,000	\$288,000	100.00%	26,400
47	795 Hemlock Road	CapeCod	3	2	11	\$285,000	\$285,000	\$310,000	108.77%	43,400
48	292 Beechwood Avenue	Meditter	3	1	36	\$279,999	\$279,999	\$276,950	98.91%	41,600
49	1041 Salem Road	Colonial	4	1.1	10	\$279,000	\$279,000	\$275,000	98.57%	43,100
50	965 Valley Street	TwIntUn	2	2.1	14	\$269,900	\$269,900	\$260,000	96.33%	38,000
51	2149 Balmoral Avenue	Detached	2	1	45	\$250,000	\$250,000	\$225,000	90.00%	31,200
52	914 Ray Avenue	CapeCod	3	1.1	95	\$249,100	\$239,600	\$223,125	93.12%	42,300
53	18 May Terrace	SplitLev	3	1.1	157	\$240,000	\$240,000	\$256,000	106.67%	39,200
54	1249 Shetland Drive	Colonial	3	2	167	\$239,500	\$229,900	\$232,000	100.91%	42,100
55	2612 Browning Place	CapeCod	3	1.1	677	\$239,000	\$205,000	\$200,000	97.56%	39,800
56	201 Broadmoor Court	OneFloor	2	2	9	\$219,900	\$219,900	\$225,000	102.32%	27,500
57	171 Country Club Boulevard, 7	TwIntUn	2	2	8	\$219,900	\$219,900	\$219,900	100.00%	31,500
58	111 Country Club Boulevard, 3	OneFloor	2	2	6	\$219,900	\$219,900	\$230,000	104.59%	27,500
59	521 521 Clubhouse Court, 2	OneFloor	2	2	12	\$218,750	\$218,750	\$215,000	98.29%	26,900
60	521 Clubhouse, 5	OneFloor	2	2	8	\$200,000	\$200,000	\$200,000	100.00%	26,900

## Union Twp. 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
<b># Units Sold</b>	42	41	59	43	66	60							42
<b>Active Listings</b>	35	48	75	119	68	66							58
<b>Avg List Price</b>	\$301,010	\$324,915	\$337,375	\$350,812	\$371,362	\$331,143							\$280,912
<b>Avg Sales Price</b>	\$263,988	\$325,756	\$300,771	\$305,523	\$328,573	\$329,079							\$254,102
<b>Days on Market</b>	66	65	60	49	43	48							47
<b>Sales Price as % of List Price</b>	87.70%	100.26%	89.15%	87.09%	88.48%	99.38%							75%
<b>Under Contract</b>	16	27	53	121	56	67							46

### 1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
<b># Units Sold</b>	284	311	8.36%
<b>Avg. Days on Market</b>	70	54	-22.86%
<b>Avg. Sales Price</b>	\$283,773	\$311,116	9.64%



### Union Twp. Yearly Market Trends

2014 to 2017

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

