

Union Township

December 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1125 Jeanette Avenue	CapeCod	4	1.0	133	\$160,000	\$190,000	\$190,000	100.00%	\$48,200	3.94
2	1921 Arbor Lane	Colonial	3	1.1	231	\$319,000	\$269,000	\$250,000	92.94%	\$47,300	5.29
3	51 Maple Avenue	CapeCod	3	1.1	186	\$147,000	\$147,000	\$137,000	93.20%	\$16,100	8.51
4	801 Palmer Street	SplitLev	3	2.1	183	\$349,000	\$295,000	\$294,000	99.66%	\$48,300	6.09
5	1237 Grandview Avenue	Colonial	4	1.0	165	\$275,000	\$259,900	\$225,000	86.57%	\$46,900	4.80
6	1509 Brookside Drive	Colonial	3	2.1	90	\$239,900	\$209,900	\$210,000	100.05%	\$56,300	3.73
7	2212 Morrison Avenue	CapeCod	3	2.0	107	\$299,000	\$259,800	\$248,000	95.46%	\$45,700	5.43
8	312 Huguenot Avenue	Colonial	3	2.1	146	\$359,500	\$339,500	\$330,000	97.20%	\$49,600	6.65
9	291 Winfield Terrace	CapeCod	4	2.0	97	\$269,900	\$254,900	\$257,000	100.82%	\$42,300	6.08
10	2393 Steuben Street	Bi-Level	4	2.0	79	\$275,900	\$275,900	\$275,000	99.67%	\$62,100	4.43
11	2355 Kline Court	SplitLev	3	2.0	104	\$269,000	\$269,000	\$259,000	96.28%	\$49,100	5.27
12	835 Mitchell Avenue	Bi-Level	4	1.2	128	\$379,000	\$359,000	\$340,000	94.71%	\$53,500	6.36
13	312 Lilac Drive	TwnIntUn	2	2.1	130	\$314,900	\$310,000	\$303,000	97.74%	\$45,400	6.67
14	960 Potter Avenue	CapeCod	3	2.0	113	\$289,900	\$279,900	\$269,900	96.43%	\$43,000	6.28
15	2859 Debra Way	SplitLev	4	1.2	109	\$359,000	\$339,000	\$322,000	94.99%	\$59,000	5.46
16	1286 Marcella Drive	Bi-Level	3	1.1	86	\$289,990	\$229,990	\$220,000	95.66%	\$57,000	3.86
17	950 Caldwell Avenue	CapeCod	2	1.1	45	\$179,900	\$164,900	\$159,000	96.42%	\$37,100	4.29
18	337 Sherwood Road	CapeCod	4	2.0	94	\$265,000	\$258,000	\$251,000	97.29%	\$52,100	4.82
19	313 Lilac Drive	TwnIntUn	2	2.1	103	\$295,000	\$285,000	\$275,000	96.49%	\$42,000	6.55
20	2254 Stecher Avenue	CapeCod	4	1.1	27	\$220,000	\$220,000	\$210,000	95.45%	\$45,100	4.66
21	259 Monticello Street	Colonial	3	1.1	48	\$184,900	\$184,900	\$182,500	98.70%	\$40,400	4.52
22	312 Sherwood Road	Colonial	3	1.1	111	\$349,900	\$339,000	\$317,000	93.51%	\$52,400	6.05
23	2622 Hawthorne Avenue	CapeCod	3	1.0	66	\$249,000	\$235,000	\$229,000	97.45%	\$40,700	5.63
24	1030 Field Road	CapeCod	3	1.0	33	\$239,900	\$239,900	\$230,000	95.87%	\$39,800	5.78
25	2774 Killian Place	CapeCod	3	2.0	30	\$289,000	\$289,000	\$285,000	98.62%	\$40,600	7.02

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Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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26	1342 Brookfall Avenue	CapeCod	3	1.0	7	\$235,500	\$235,500	\$245,000	104.03%	\$45,800	5.35
27	410 Rosewood Drive	TwnIntUn	2	2.1	22	\$289,000	\$289,000	\$290,000	100.35%	\$44,800	6.47
28	877 Savitt Place	SplitLev	3	2.0	57	\$319,000	\$299,000	\$299,000	100.00%	\$47,900	6.24
29	2739 Audrey Terrace	SplitLev	3	3.0	52	\$359,900	\$359,900	\$335,000	93.08%	\$56,500	5.93
30	1827 Vauxhall Road	CapeCod	3	1.1	99	\$109,000	\$109,000	\$120,000	110.09%	\$39,500	3.04
31	2775 Larchmont Road	Colonial	3	2.0	14	\$350,000	\$350,000	\$342,500	97.86%	\$50,800	6.74
32	1354 Burnet Avenue	Ranch	2	1.0	7	\$118,900	\$118,900	\$135,500	113.96%	\$25,800	5.25
33	493 Crawford Terrace	Colonial	3	1.1	33	\$289,900	\$289,900	\$289,900	100.00%	\$37,800	7.67
34	2281 Balmoral Avenue	SplitLev	3	2.0	58	\$289,000	\$279,999	\$265,000	94.64%	\$51,200	5.18
35	322 Greenbriar Drive	FixrUppr	3	2.1	24	\$149,000	\$149,000	\$151,000	101.34%	\$34,600	4.36
36	1600 Edmund Terrace	CapeCod	4	2.1	13	\$289,900	\$289,900	\$295,000	101.76%	\$50,000	5.90
37	367 Stiles Street	CapeCod	3	1.0	14	\$110,000	\$110,000	\$110,000	100.00%	\$24,500	4.49
38	111 Swanstrom Place E	TwnIntUn	2	2.1	27	\$285,000	\$285,000	\$285,000	100.00%	\$42,200	6.75
39	892 Douglas Terrace	SplitLev	3	2.1	63	\$324,900	\$324,900	\$317,000	97.57%	\$55,600	5.70
40	1222 Erhardt Street	Colonial	4	2.0	14	\$315,000	\$315,000	\$305,000	96.83%	\$41,300	7.38
41	107 Swanstrom Place E	TwnIntUn	2	2.1	24	\$314,900	\$314,900	\$309,000	98.13%	\$43,000	7.19
42	805 Nixon Road	SplitLev	3	1.1	6	\$299,999	\$299,999	\$287,500	95.83%	\$43,800	6.56
43	304 Huguenot Avenue	CapeCod	4	2.0	11	\$329,500	\$329,500	\$334,900	101.64%	\$43,500	7.70
44	424 Crawford Terrace	Colonial	4	2.1	5	\$199,000	\$199,000	\$148,000	74.37%	\$40,900	3.62
45	7B Bashford Avenue	OneFloor	1	1.0	59	\$99,000	\$99,000	\$90,000	90.91%	\$17,300	5.20
46	400 Sherwood Road	Colonial	2	2.1	11	\$309,000	\$309,000	\$295,000	95.47%	\$47,400	6.22
AVERAGES			3		71	\$266,391	\$257,824	\$250,385	97.37%		5.68

ACTIVE LISTINGS IN UNION TWP

Number of Units: 219
 Average List Price: \$281,149
 Average Days on Market: 144

UNDER CONTRACT LISTINGS IN UNION TWP

Number of Units: 114
 Average List Price: \$241,934
 Average Days on Market: 113

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Union Township 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	135	77	132	106	136	72	81	78	88	95	80	71	95
List Price	\$240,300	\$232,235	\$276,022	\$231,503	\$253,775	\$258,051	\$280,796	\$269,866	\$285,635	\$263,404	\$252,050	\$257,824	\$260,613
Sales Price	\$228,446	\$221,718	\$260,781	\$222,797	\$243,302	\$248,500	\$272,052	\$264,703	\$271,270	\$252,451	\$245,239	\$250,385	\$250,107
Sales Price as a % of List Price	94.51%	95.41%	94.36%	94.93%	95.89%	96.64%	97.14%	98.97%	94.58%	93.99%	96.88%	97.37%	95.92%
Sales Price to Assessed Value	5.30	5.25	5.63	5.92	5.38	5.77	5.80	5.91	5.84	5.98	5.76	5.68	5.70
# Units Sold	31	26	32	30	41	41	48	39	40	55	26	46	455
Active Listings	231	236	243	258	262	282	282	271	258	250	241	219	253
Under Contracts	110	110	117	135	143	135	124	138	144	131	131	114	128

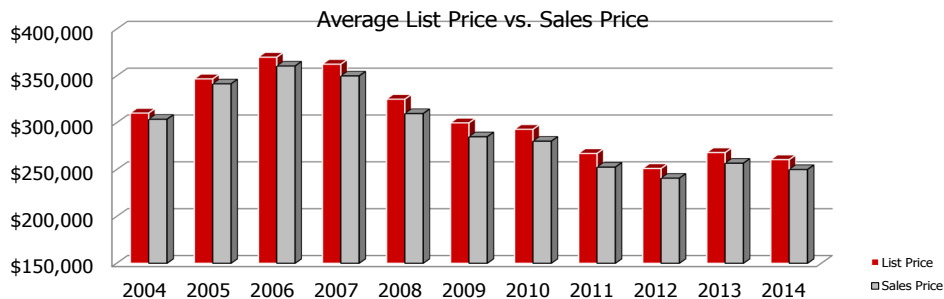
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	106	95	-10.20%
Sales Price	\$256,828	\$250,107	-2.62%
Sales Price as a % of List Price	95.79%	95.92%	0.14%



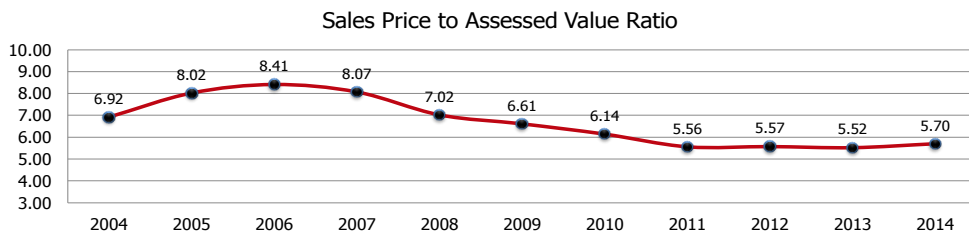
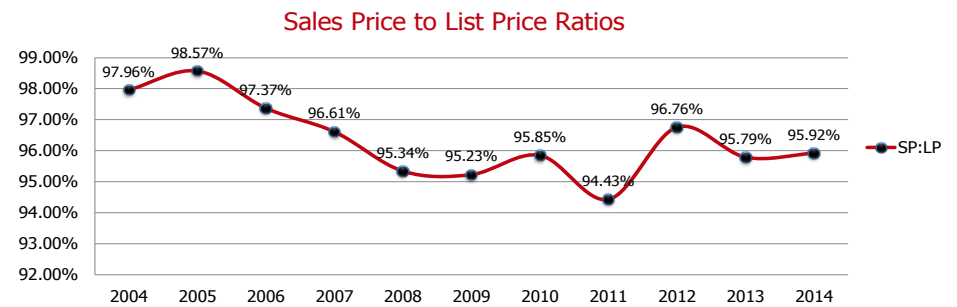
	2013	2014	% Change
# Units Sold	426	455	6.81%
Active Listings	204	219	7.35%
Under Contracts	99	114	15.15%

Union Township Yearly Market Trends

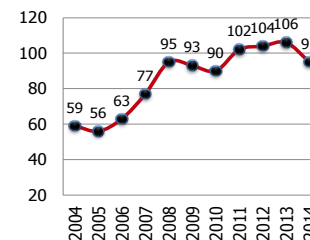


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$310,308	\$346,789	\$369,962	\$362,498	\$325,145	\$299,822	\$292,972	\$267,254	\$251,157	\$268,136	\$260,613
SP	\$303,720	\$341,506	\$360,550	\$349,956	\$309,811	\$285,061	\$280,310	\$252,621	\$240,834	\$256,828	\$250,107

Union Township Yearly Market Trends



Average Days on Market



Number of Units Sold

