

Union Township

February 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	261 Phillips Terrace	Colonial	3	1.1	69	\$290,000	\$110,000	\$114,500	104.09%	\$41,500	2.76
2	206 Arsdale Terrace	TwnIntUn	2	2.1	108	\$159,900	\$129,900	\$129,000	99.31%	\$26,200	4.92
3	1937 Ostwood Terrace	CapeCod	3	2.1	14	\$140,000	\$140,000	\$150,000	107.14%	\$46,900	3.20
4	600 Chestnut St Apt D	TwnIntUn	2	1.0	100	\$149,900	\$149,900	\$130,000	86.72%	\$31,000	4.19
5	1539 Gregory Avenue	CapeCod	4	2.0	18	\$169,000	\$169,000	\$171,000	101.18%	\$49,000	3.49
6	334 Russell Street	CapeCod	3	1.1	73	\$185,900	\$185,900	\$180,000	96.83%	\$23,000	7.83
7	2767 Vauxhall Road	CapeCod	4	3.0	13	\$199,000	\$199,000	\$99,000	49.75%	\$27,400	3.61
8	151 Country Club-7	TwnIntUn	2	2.0	39	\$299,900	\$199,900	\$194,000	97.05%	\$31,500	6.16
9	919 Lakeside Place	CapeCod	3	2.0	348	\$218,900	\$208,900	\$208,900	100.00%	\$49,200	4.25
10	2567 Allen Avenue	SplitLev	4	3.0	22	\$228,800	\$228,800	\$236,000	103.15%	\$62,500	3.78
11	12 Dean Terrace	CapeCod	3	1.0	335	\$249,900	\$229,900	\$185,000	80.47%	\$42,700	4.33
12	2621 Whittier Place	CapeCod	4	1.0	28	\$239,000	\$239,000	\$242,300	101.38%	\$36,200	6.69
13	1276 Shetland Drive	CapeCod	2	1.0	39	\$239,900	\$239,900	\$219,000	91.29%	\$41,600	5.26
14	1056 Sayre Road	CapeCod	4	1.0	7	\$244,900	\$244,900	\$243,000	99.22%	\$39,600	6.14
15	877 Savitt Place	SplitLev	3	1.1	86	\$260,000	\$245,000	\$200,000	81.63%	\$47,900	4.18
16	907 Ray Avenue	Colonial	3	1.0	159	\$279,800	\$249,000	\$242,958	97.57%	\$43,700	5.56
17	2087 High Street	CapeCod	4	2.0	20	\$249,000	\$249,000	\$255,000	102.41%	\$50,200	5.08
18	1312 Amberg Street	Colonial	3	2.0	91	\$269,800	\$249,900	\$245,000	98.04%	\$45,200	5.42
19	947 Moessner Avenue	Colonial	3	2.0	33	\$249,900	\$249,900	\$245,000	98.04%	\$41,000	5.98
20	1857 Berkshire Drive	Colonial	3	1.1	7	\$254,500	\$254,500	\$257,000	100.98%	\$46,800	5.49

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Not intended to solicit a property already listed.

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

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21	2019 Edison Terrace	Colonial	5	2.2	105	\$259,000	\$259,000	\$255,000	98.46%	\$48,700	5.24
22	559 Stratford Road	CapeCod	3	2.1	63	\$259,900	\$259,900	\$260,000	100.04%	\$55,800	4.66
23	2578 Jackson Avenue	CapeCod	4	2.0	16	\$299,000	\$299,000	\$270,000	90.30%	\$40,100	6.73
24	806 Firethorn Drive	TwnIntUn	2	2.1	128	\$329,900	\$322,900	\$313,000	96.93%	\$47,500	6.59
25	1053 Trent Place	Colonial	4	3.0	16	\$349,999	\$349,999	\$355,000	101.43%	\$50,400	7.04
26	101 Indian Run Parkway	Colonial	3	2.1	61	\$375,000	\$375,000	\$365,000	97.33%	\$46,200	7.90
AVERAGE					77	\$248,108	\$232,235	\$221,718	95.41%		5.25

"ACTIVE" LISTINGS IN UNION TWP

Number of Units: 236
Average List Price: \$270,312
Average Days on Market: 147

"UNDER CONTRACT" LISTINGS IN UNION TWP

Number of Units: 110
Average List Price: \$246,242
Average Days on Market: 139

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											109
List Price	\$240,300	\$232,235											\$236,621
Sales Price	\$228,446	\$221,718											\$225,377
Sales Price as a % of List Price	94.51%	95.41%											94.92%
Sales Price to Assessed Value	5.30	5.25											5.28
# Units Sold	31	26											57
Active Listings	231	236											234
Under Contracts	110	110											110

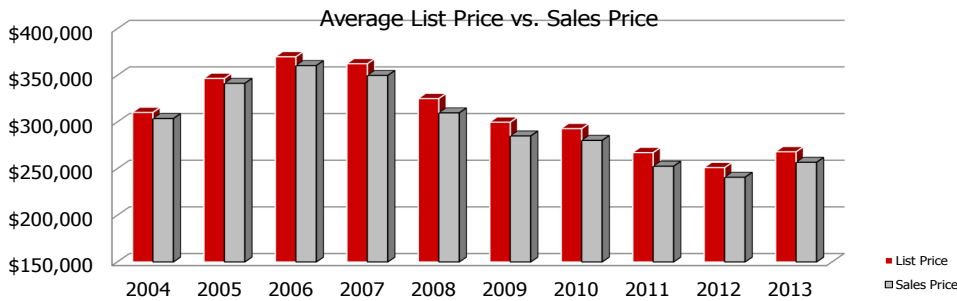
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	122	109	-10.70%
Sales Price	\$245,424	\$225,377	-8.17%
Sales Price as a % of List Price	95.22%	94.92%	-0.31%



	2013	2014	% Change
# Units Sold	52	57	9.62%
Active Listings	No Data	236	
Under Contracts	No Data	110	

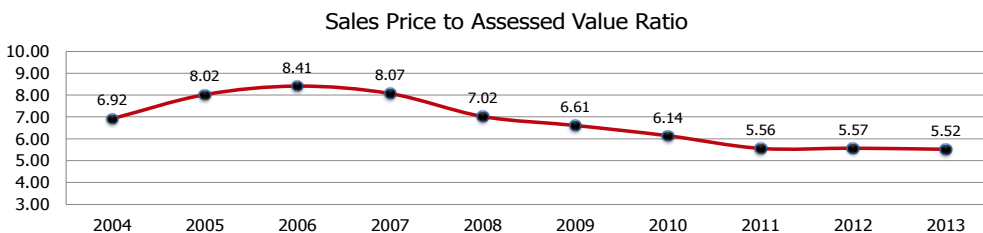
Union Township 2004-2013



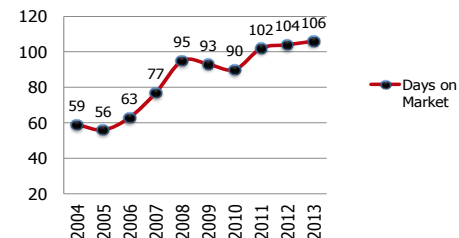
Union Township 2004-2013



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



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

