

# Union Township

## January 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	255 Tucker Avenue Apt 303	OneFloor	1	1.0	14	\$89,000	\$89,000	\$85,000	95.51%	\$10,500	8.10
2	82 Concord Avenue	Colonial,	3	1.1	156	\$149,000	\$149,000	\$149,000	100.00%	\$37,600	3.96
3	297 Revere Avenue	CapeCod	3	2.0	30	\$185,000	\$185,000	\$181,500	98.11%	\$38,100	4.76
4	551 Clubhouse Court	TwnIntUn	2	2.0	125	\$195,000	\$190,000	\$180,000	94.74%	\$27,500	6.55
5	875 Salem Road	Colonial	3	2.0	107	\$199,000	\$170,000	\$160,000	94.12%	\$39,500	4.05
6	442 Tournament Drive	TwnEndUn	2	2.0	92	\$199,900	\$199,900	\$192,000	96.05%	\$29,000	6.62
7	245 Phillips Terrace	Colonial	3	1.1	162	\$207,000	\$207,000	\$205,000	99.03%	\$41,900	4.89
8	1146 Darby Lane	Colonial	3	1.0	50	\$220,000	\$220,000	\$195,000	88.64%	\$34,000	5.74
9	2831 Spruce Street	SplitLev	3	2.0	50	\$224,900	\$324,900	\$315,000	96.95%	\$47,400	6.65
10	162 Renner Avenue	CapeCod	2	1.0	42	\$230,000	\$230,000	\$230,000	100.00%	\$33,500	6.87
11	1383 Omara Drive	SplitLev	3	2.1	32	\$239,900	\$239,900	\$230,000	95.87%	\$55,700	4.13
12	1036 Woodland Avenue	RanchRas	3	3.0	12	\$254,900	\$254,900	\$254,000	99.65%	\$50,700	5.01
13	1814 Burnet Avenue	CapeCod	4	2.0	61	\$261,900	\$249,900	\$230,000	92.04%	\$45,200	5.09
14	172 Elmwood Avenue	CapeCod	3	1.0	194	\$264,900	\$229,900	\$215,000	93.52%	\$41,900	5.13
15	369 Delaware Avenue	CapeCod	4	2.1	16	\$269,000	\$269,000	\$269,000	100.00%	\$50,000	5.38
16	131 Walton Avenue	SplitLev	3	1.1	10	\$269,000	\$269,000	\$255,000	94.80%	\$50,100	5.09
17	493 Salem Road	CapeCod	4	2.1	169	\$269,900	\$239,800	\$245,000	102.17%	\$49,200	4.98
18	2064 Morrison Avenue	CapeCod	4	1.0	290	\$279,000	\$235,000	\$220,000	93.62%	\$36,600	6.01
19	915 Rosemont Avenue	SplitLev	3	2.0	25	\$295,000	\$295,000	\$278,000	94.24%	\$41,000	6.78
20	2177 Keller Circle	Bi-Level	4	2.0	77	\$299,000	\$299,000	\$275,000	91.97%	\$49,400	5.57
21	1764 Columbia Terrace	SplitLev	3	2.1	27	\$314,900	\$314,900	\$314,900	100.00%	\$51,300	6.14
22	2746 Carol Road	Colonial	3	1.1	50	\$329,000	\$319,900	\$300,000	93.78%	\$41,500	7.23
23	390 Whitewood Road	Colonial	3	2.0	29	\$329,900	\$329,900	\$338,000	102.46%	\$45,800	7.38
24	518 Fairway Drive	SplitLev	3	1.1	226	\$334,900	\$334,900	\$285,000	85.10%	\$52,000	5.48
25	2104 Berwyn Street	Ranch	2	3.0	183	\$335,000	\$300,000	\$290,000	96.67%	\$47,500	6.11

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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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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	2754 Larchmont Road	Colonial	3	1.1	93	\$344,900	\$339,000	\$320,000	94.40%	\$52,700	6.07
27	206 Woodmont Road	Colonial	3	2.0	106	\$349,000	\$300,000	\$295,000	98.33%	\$49,700	5.94
28	1083 Burnet Avenue	Custom	4	3.0	17	\$349,900	\$349,900	\$350,000	100.03%	\$47,000	7.45
29	1017 Bertram Terrace	Colonial	4	2.1	53	\$379,000	\$379,000	\$357,500	94.33%	\$44,800	7.98
30	1114 Caldwell Avenue	CapeCod	3	3.0	40	\$379,000	\$379,000	\$379,000	100.00%	\$41,200	9.20
31	676 Palisade Road	Custom	4	3.0	76	\$434,900	\$429,000	\$417,000	97.20%	\$56,200	7.42
32	1061 Sterling Road	Colonial	3	2.2	86	\$439,000	\$439,000	\$426,500	97.15%		
33	459 Homestead Place	Colonial	5	3.0	117	\$624,900	\$589,700	\$580,000	98.36%		
<b>AVERAGES</b>			<b>3</b>		<b>85</b>	<b>\$289,261</b>	<b>\$283,345</b>	<b>\$273,224</b>	<b>96.33%</b>		<b>6.06</b>

### **ACTIVE** LISTINGS IN UNION TWP

**Number of Units:** 221  
**Average List Price:** \$285,327  
**Average Days on Market:** 148

### **UNDER CONTRACT** LISTINGS IN UNION TWP

**Number of Units:** 112  
**Average List Price:** \$236,750  
**Average Days on Market:** 116

# Union Township 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	85												85
List Price	\$283,345												\$283,345
Sales Price	\$273,224												\$273,224
Sales Price as a % of List Price	96.33%												96.33%
Sales Price to Assessed Value	6.06												6.06
# Units Sold	33												33
Active Listings	221												221
Under Contracts	112												112

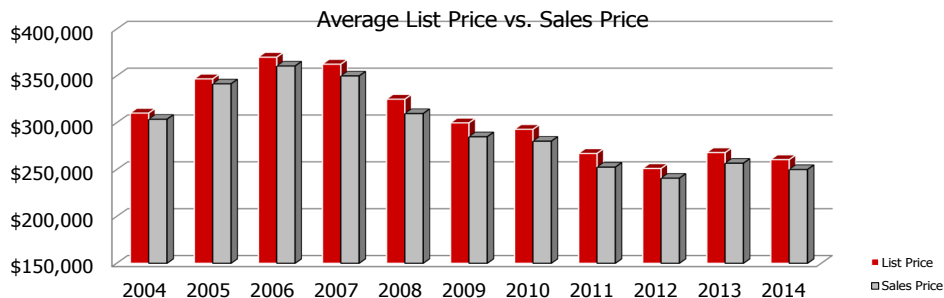
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	135	85	-36.89%
Sales Price	\$228,446	\$273,224	19.60%
Sales Price as a % of List Price	94.51%	96.33%	1.92%



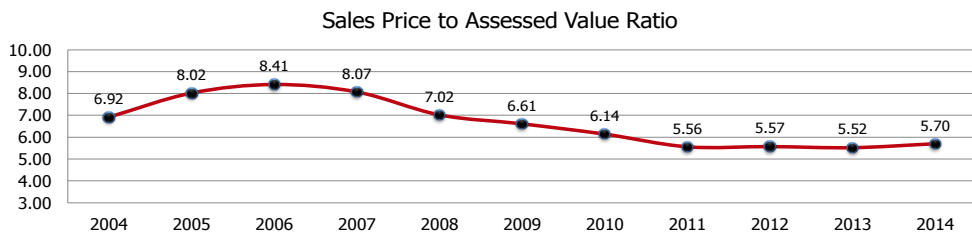
	2014	2015	% Change
# Units Sold	31	33	6.45%
Active Listings	231	221	-4.33%
Under Contracts	110	112	1.82%

## Union Township Yearly Market Trends

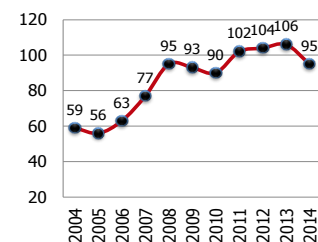


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$310,308	\$346,789	\$369,962	\$362,498	\$325,145	\$299,822	\$292,972	\$267,254	\$251,157	\$268,136	\$260,613
SP	\$303,720	\$341,506	\$360,550	\$349,956	\$309,811	\$285,061	\$280,310	\$252,621	\$240,834	\$256,828	\$250,107

## Union Township Yearly Market Trends



### Average Days on Market



### Number of Units Sold

