

Union Township

March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	279 Oregon Street	Aframe	2	1.0	10	\$29,000	\$29,000	\$22,000	75.86%		
2	138 Burkley Place	Aframe	2	1.0	90	\$92,500	\$65,900	\$62,000	94.08%	\$8,500	7.29
3	36 Tuxedo Drive	Aframe	3	1.0	28	\$110,000	\$110,000	\$90,000	81.82%	\$17,800	5.06
4	402 Tournament Drive	TwnIntUn	1	1.0	60	\$110,000	\$110,000	\$92,000	83.64%	\$21,500	4.28
5	7 Girard Place C	OneFloor	1	1.0	1	\$105,000	\$105,000	\$95,000	90.48%	\$17,300	5.49
6	575 Thoreau Terrace	Bi-Level	3	2.0	252	\$245,000	\$175,000	\$150,000	85.71%	\$36,400	4.12
7	531 Clubhouse Court	FirstFlr	2	2.0	143	\$179,900	\$159,900	\$150,000	93.81%	\$26,900	5.58
8	4 Crestview Avenue	Colonial	3	1.0	4	\$169,000	\$169,000	\$156,750	92.75%	\$34,700	4.52
9	231 Winfield Terrace	Colonial	2	2.1	19	\$155,900	\$155,900	\$157,000	100.71%	\$41,400	3.79
10	33 Franklin Street	CapeCod	3	2.1	14	\$182,000	\$182,000	\$164,600	90.44%	\$34,500	4.77
11	837 E Valley Street	TwnIntUn	2	1.1	30	\$289,000	\$189,000	\$187,000	98.94%	\$28,400	6.58
12	332 Greenbriar Drive	TwnIntUn	2	2.0	41	\$199,900	\$199,900	\$197,000	98.55%	\$31,500	6.25
13	1674 Porter Road	Colonial	4	1.0	117	\$229,000	\$229,000	\$205,000	89.52%	\$35,300	5.81
14	16 W Line Avenue	TwnEndUn	3	2.1	164	\$245,000	\$245,000	\$230,000	93.88%	\$38,500	5.97
15	2580 Juliat Place	SplitLev	3	1.1	105	\$259,000	\$239,000	\$239,000	100.00%	\$42,000	5.69
16	586 Thoreau Terrace	CapeCod	4	2.0	14	\$264,900	\$264,900	\$245,000	92.49%	\$42,600	5.75
17	22 Farrington Street	Colonial	3	2.0	26	\$259,000	\$259,000	\$259,000	100.00%		
18	215 Monticello Street	RanchRas	2	2.0	93	\$289,000	\$275,000	\$261,000	94.91%	\$41,500	6.29
19	2592 Hamilton Terrace	CapeCod	3	1.0	12	\$264,900	\$264,900	\$264,900	100.00%	\$41,200	6.43
20	211 Washington Avenue	CapeCod	5	3.1	230	\$319,000	\$299,000	\$265,000	88.63%	\$47,600	5.57
21	37 Filbert Lane	CapeCod	3	1.0	15	\$269,900	\$269,900	\$269,900	100.00%	\$41,100	6.57
22	910 Rosemont Avenue	RanchRas	3	2.0	78	\$289,910	\$289,910	\$275,000	94.86%	\$41,300	6.66
23	817 Travers Street	CapeCod	3	1.1	19	\$275,000	\$275,000	\$275,000	100.00%	\$54,100	5.08
24	1863 Quaker Way	Colonial	3	1.1	92	\$244,000	\$244,000	\$275,319	112.84%	\$45,100	6.10
25	676 Lehigh Avenue	SplitLev	3	1.0	150	\$299,900	\$284,900	\$278,250	97.67%	\$40,600	6.85

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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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26	2600 Eleanor Terrace	SplitLev	3	1.1	81	\$285,000	\$285,000	\$280,000	98.25%	\$50,000	5.60
27	1018 Falls Terrace	Colonial	3	1.2	18	\$275,000	\$275,000	\$280,000	101.82%	\$39,700	7.05
28	1138 Caldwell Avenue	Tudor	3	1.1	108	\$315,000	\$284,000	\$284,000	100.00%	\$40,300	7.05
29	924 Floral Avenue	CapeCod	3	2.2	92	\$415,000	\$399,000	\$295,000	73.93%	\$45,000	6.56
30	117 Headley Terrace	Custom	4	3.0	17	\$330,000	\$315,000	\$305,000	96.83%	\$48,800	6.25
31	138 Hickory Road	CapeCod	3	2.1	7	\$295,000	\$295,000	\$305,000	103.39%	\$38,500	7.92
32	720 Suburban Road	Colonial	4	2.1	68	\$339,900	\$339,900	\$312,000	91.79%	\$52,100	5.99
33	498 Thoreau Terrace	CapeCod	4	2.0	105	\$350,000	\$340,000	\$335,000	98.53%	\$52,500	6.38
34	458 Shearer Avenue	Colonial	3	2.1	170	\$359,000	\$347,999	\$339,000	97.41%	\$47,400	7.15
35	1040 Stone Street	CapeCod	3	3.0	58	\$339,990	\$339,990	\$340,000	100.00%	\$54,600	6.23
36	192 Locust Drive	Colonial	4	3.0	114	\$389,000	\$379,000	\$373,000	98.42%		
37	333 Putnam Road	Colonial	4	2.1	105	\$387,000	\$387,000	\$377,000	97.42%	\$58,800	6.41
38	2440 Brentwood Road	SplitLev	3	2.1	24	\$399,000	\$399,000	\$380,000	95.24%	\$60,100	6.32
39	280 Parkside Drive	Contemp	3	2.1	57	\$398,000	\$398,000	\$390,000	97.99%	\$61,000	6.39
40	629 Duquesne Terrace	Colonial	3	2.1	49	\$425,000	\$425,000	\$400,000	94.12%	\$56,200	7.12
41	180 Kimberly Road	Colonial	3	2.1	43	\$419,000	\$419,000	\$400,000	95.47%	\$57,900	6.91
42	575 Robinson Terrace	Colonial	4	3.2	3	\$429,900	\$429,900	\$400,000	93.04%	\$52,500	7.62
43	2574 Juliat Place	Custom	5	3.1	8	\$404,900	\$404,900	\$409,000	101.01%		
44	359 Cambridge Drive	Colonial	4	2.2	73	\$479,000	\$479,000	\$506,000	105.64%	\$57,600	8.78
					68	\$282,055	\$273,450	\$263,085	95.27%		6.16

ACTIVE LISTINGS IN UNION TWP

Number of Units: 218
 Average List Price: \$286,567
 Average Days on Market: 121

UNDER CONTRACT LISTINGS IN UNION TWP

Number of Units: 154
 Average List Price: \$257,211
 Average Days on Market: 85

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Union Township 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	66	96	68										77
List Price	\$294,063	\$261,263	\$273,450										\$275,174
Sales Price	\$287,872	\$251,697	\$263,085										\$266,247
Sales Price as a % of List Price	98.60%	96.19%	95.27%										96.51%
Sales Price to Assessed Value	6.01	5.74	6.16										5.97
# Units Sold	32	38	44										114
Active Listings	214	210	218										214
Under Contracts	114	136	154										135

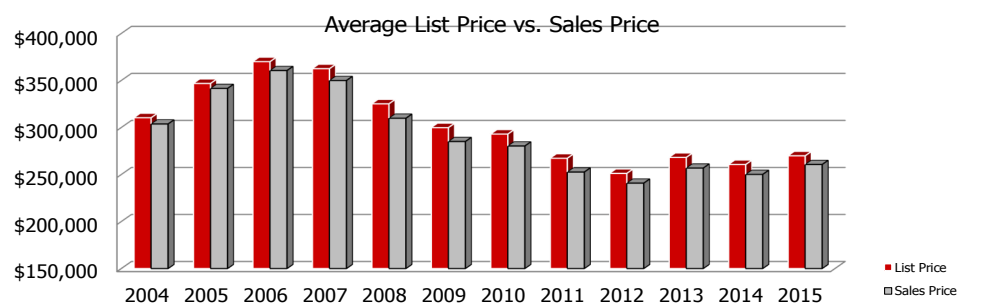
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	111	77	-30.81%
Sales Price	\$263,694	\$266,247	0.97%
Assessed Value to Sales Price	5.75	5.97	3.79%

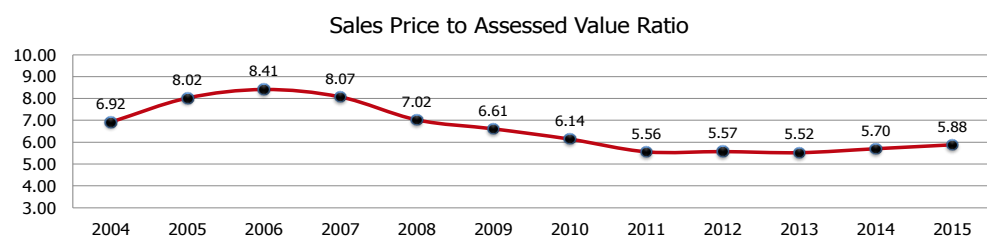


	2015	2016	% Change
# Units Sold	96	114	18.75%
Active Listings	255	218	-14.51%
Under Contracts	126	154	22.22%

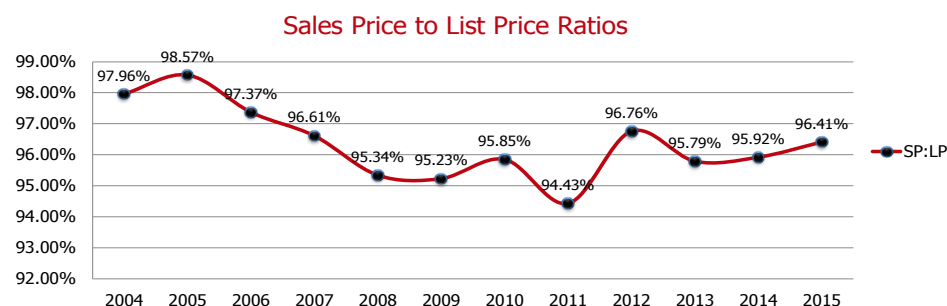
Union Township Yearly Market Trends



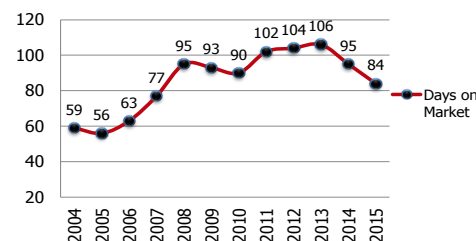
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$310,308	\$346,789	\$369,962	\$362,498	\$325,145	\$299,822	\$292,972	\$267,254	\$251,157	\$268,136	\$260,613	\$269,855
SP	\$303,720	\$341,506	\$360,550	\$349,956	\$309,811	\$285,061	\$280,310	\$252,621	\$240,834	\$256,828	\$250,107	\$260,660



Union Township Yearly Market Trends



Average Days on Market



Number of Units Sold

