

Union Township

September 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	974 Floyd Terrace	Ranch	2	1.0	185	\$239,900	\$144,900	\$144,900	100.00%	\$37,900	3.82
2	350 Salem Road	CapeCod	4	1.0	114	\$207,300	\$197,000	\$150,299	76.29%	\$42,800	3.51
3	257 Winfield Terrace	CapeCod	3	1.0	264	\$185,000	\$160,000	\$155,000	96.88%	\$36,000	4.31
4	331 Tebe Place	TwndEndUn	2	1.1	10	\$168,000	\$168,000	\$165,000	98.21%	\$27,900	5.91
5	1529 Elaine Terrace	CapeCod	3	1.1	9	\$154,750	\$154,750	\$170,500	110.18%	\$42,000	4.06
6	870 Salem Road	CapeCod	3	1.1	32	\$199,900	\$199,900	\$180,000	90.05%	\$39,200	4.59
7	885 Madison Avenue	Tudor	3	2.0	8	\$150,000	\$150,000	\$185,000	123.33%	\$42,000	4.40
8	507 Golf Terrace	Colonial	2	1.0	564	\$255,000	\$190,000	\$190,000	100.00%	\$35,300	5.38
9	839 Valley Street C	TwndIntUn	2	2.1	38	\$195,000	\$195,000	\$190,000	97.44%	\$31,200	6.09
10	541 Clubhouse Court 10	TwndEndUn	2	2.0	26	\$215,000	\$209,900	\$195,500	93.14%	\$29,000	6.74
11	392 Wallingford Terrace	Colonial	4	3.0	187	\$260,900	\$224,000	\$200,000	89.29%	\$39,200	5.10
12	287 Kawahmee Drive	Colonial	3	1.1	188	\$242,900	\$209,000	\$209,000	100.00%	\$35,700	5.85
13	1246 Orange Avenue	CapeCod	3	2.1	15	\$215,000	\$215,000	\$210,000	97.67%	\$43,800	4.79
14	2209 Berwyn Street	CapeCod	4	1.0	197	\$229,000	\$229,000	\$220,000	96.07%	\$37,000	5.95
15	1186 Erhardt Street	CapeCod	3	1.0	3	\$219,000	\$219,000	\$227,000	103.65%	\$39,700	5.72
16	1784 Columbia Terrace	RanchRas	3	2.0	18	\$225,000	\$225,000	\$232,500	103.33%	\$51,100	4.55
17	2164 Keller Circle	Bi-Level	4	1.1	1621	\$269,000	\$269,000	\$240,000	89.22%	\$48,400	4.96
18	1479 Walker Avenue	CapeCod	4	1.2	153	\$259,000	\$249,000	\$249,000	100.00%	\$40,500	6.15
19	491 Ellen Street	Colonial	3	1.0	272	\$264,000	\$264,000	\$254,000	96.21%	\$43,200	5.88
20	1056 Warren Avenue	Colonial	3	1.1	34	\$234,000	\$234,000	\$260,100	111.15%	\$41,700	6.24
21	164 Elmwood Avenue	SeeRem	4	3.0	39	\$274,900	\$274,900	\$265,000	96.40%	\$50,400	5.26
22	159 Hickory Road	CapeCod	4	2.0	62	\$299,900	\$299,900	\$266,000	88.70%	\$47,000	5.66
23	953 Salem Road	Colonial	3	1.0	18	\$259,000	\$259,000	\$267,000	103.09%	\$41,300	6.46
24	2189 Morrison Avenue	CapeCod	3	2.0	91	\$329,000	\$299,000	\$270,000	90.30%	\$42,600	6.34
25	815 Firethorn Drive	TwndIntUn	2	2.1	19	\$279,000	\$279,000	\$277,000	99.28%	\$41,400	6.69

© 2004-2016 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

Union Township

September 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
26	1578 Edmund Terrace	Colonial	3	2.1	123	\$315,000	\$315,000	\$280,000	88.89%	\$54,700	5.12
27	225 Connecticut Road	Colonial	3	1.0	16	\$289,900	\$289,900	\$283,000	97.62%	\$43,000	6.58
28	769 Suburban Road	CapeCod	3	1.0	275	\$299,900	\$299,900	\$285,000	95.03%	\$47,800	5.96
29	381 Broadwell Avenue	Custom	4	3.0	32	\$295,000	\$295,000	\$287,500	97.46%	\$52,100	5.52
30	959 Grandview Avenue	Colonial	3	3.0	0	\$299,000	\$299,000	\$288,000	96.32%	\$38,500	7.48
31	1205 Liberty Avenue	CapeCod	3	2.0	23	\$290,000	\$290,000	\$290,000	100.00%	\$41,200	7.04
32	1679 Porter Road	Colonial	4	2.0	56	\$284,999	\$284,999	\$295,000	103.51%	\$39,200	7.53
33	176 Leo Place	CapeCod	4	2.0	27	\$299,000	\$299,000	\$295,000	98.66%	\$43,600	6.77
34	728 Pinewood Road	CapeCod	4	1.1	116	\$315,000	\$299,000	\$300,000	100.33%	\$42,900	6.99
35	554 Thoreau Terrace	CapeCod	3	2.0	90	\$325,000	\$315,000	\$307,000	97.46%	\$41,200	7.45
36	2797 Kathleen Terrace	SplitLev	3	2.1	94	\$359,800	\$329,800	\$325,000	98.54%	\$55,300	5.88
37	188 Indian Run Parkway	Colonial	3	2.1	26	\$329,900	\$329,900	\$325,000	98.51%	\$48,800	6.66
38	268 Lincoln Avenue	CapeCod	2	2.0	15	\$329,900	\$329,900	\$335,000	101.55%	\$53,600	6.25
39	474 Twin Oaks Road	Colonial	3	1.1	119	\$359,900	\$349,900	\$340,000	97.17%	\$48,200	7.05
40	49 Station Square	TwnEndUn	2	3.0	28	\$349,900	\$349,900	\$347,000	99.17%	\$47,200	7.35
41	46 Station Square	TwnEndUn	3	2.1	26	\$399,998	\$399,998	\$386,000	96.50%	\$54,200	7.12
42	792 Green Lane	TwnEndUn	2	3.1	137	\$399,999	\$389,999	\$387,500	99.36%	\$53,100	7.30
43	634 Dwight Terrace	SplitLev	3	2.1	79	\$449,900	\$399,900	\$398,000	99.52%	\$67,000	5.94
44	105 Apple Tree Lane	Colonial	4	2.1	92	\$429,000	\$429,000	\$400,000	93.24%	\$68,800	5.81
45	307 Whitewood Road	Colonial	4	3.1	18	\$579,000	\$579,000	\$573,000	98.96%		
					124	\$285,101	\$275,385	\$268,884	97.95%		5.91

ACTIVE LISTINGS IN UNION TWP

Number of Units: 207
 Average List Price: \$306,287
 Average Days on Market: 113

UNDER CONTRACT LISTINGS IN UNION TWP

Number of Units: 144
 Average List Price: \$262,221
 Average Days on Market: 76

© 2004-2016 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

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	80	77	82	64	71	124				81
List Price	\$294,063	\$261,263	\$273,450	\$283,068	\$291,746	\$274,527	\$291,431	\$287,578	\$275,385				\$281,328
Sales Price	\$287,872	\$251,697	\$263,085	\$274,950	\$284,764	\$267,100	\$286,750	\$281,841	\$268,884				\$274,126
Sales Price as a % of List Price	98.60%	96.19%	95.27%	96.77%	98.02%	97.60%	98.53%	97.79%	97.95%				97.43%
Sales Price to Assessed Value	6.01	5.74	6.16	6.06	6.23	6.09	6.33	6.55	5.91				6.15
# Units Sold	32	38	44	38	43	56	45	61	45				402
Active Listings	214	210	218	232	251	244	234	227	207				226
Under Contracts	114	136	154	156	154	164	160	147	144				148

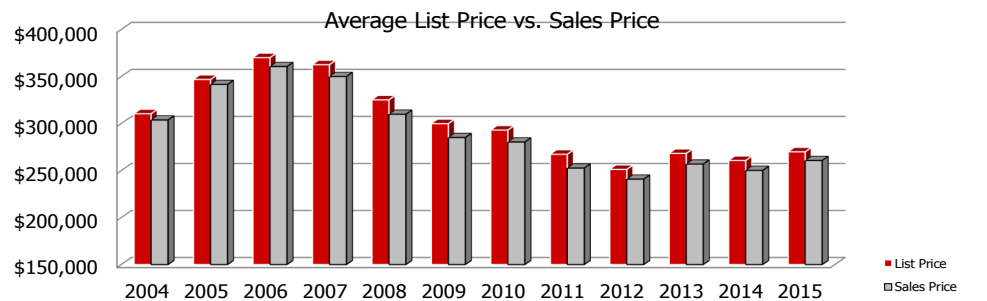
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	87	81	-7.15%
Sales Price	\$263,532	\$274,126	4.02%
Assessed Value to Sales Price	5.88	6.15	4.53%

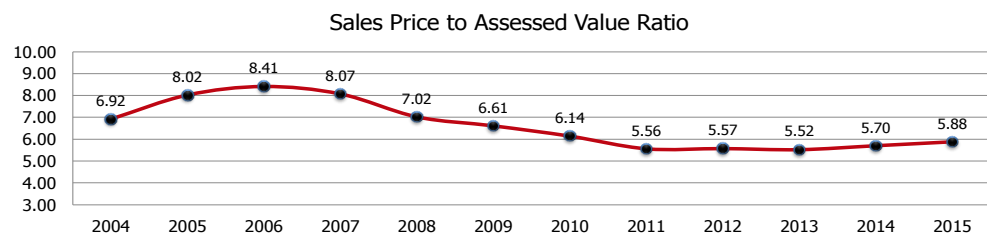


	2015	2016	% Change
# Units Sold	367	402	9.54%
Active Listings	285	207	-27.37%
Under Contracts	152	144	-5.26%

Union Township Yearly Market Trends



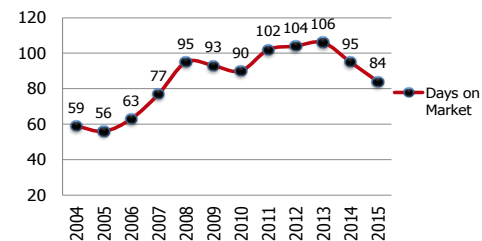
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$310,308	\$346,789	\$369,962	\$362,498	\$325,145	\$299,822	\$292,972	\$267,254	\$251,157	\$268,136	\$260,613	\$269,855
SP	\$303,720	\$341,506	\$360,550	\$349,956	\$309,811	\$285,061	\$280,310	\$252,621	\$240,834	\$256,828	\$250,107	\$260,660



Union Township Yearly Market Trends



Average Days on Market



Number of Units Sold

