

Union

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Maple Avenue	OneFloor	1	1.0	53	\$159,900	\$159,900	\$160,000	100.06%	\$20,000	8.00
2	375 Carnegie Place	Colonial	3	2.0	42	\$106,700	\$106,700	\$190,000	178.07%	\$17,900	10.61
3	1239 Victor Avenue	Colonial	3	1.0	215	\$199,000	\$199,000	\$199,000	100.00%	\$33,300	5.98
4	703 Pinehurst-9	FirstFlr	1	1.0	60	\$199,999	\$199,999	\$200,000	100.00%	\$21,500	9.30
5	1933 Hillside Avenue	Colonial	2	1.0	7	\$199,900	\$199,900	\$215,000	107.55%	\$33,000	6.52
6	255 Tucker Avenue Apt 231	OneFloor	1	1.0	77	\$250,000	\$250,000	\$225,000	90.00%	\$20,400	11.03
7	602 Deepdale 10	FirstFlr	2	2.0	19	\$239,000	\$239,000	\$239,000	100.00%	\$26,900	8.88
8	531 Clubhouse-9	OneFloor	2	2.0	15	\$240,000	\$240,000	\$248,000	103.33%	\$26,900	9.22
9	551 Clubhouse-6	OneFloor	2	2.0	10	\$245,000	\$245,000	\$250,000	102.04%	\$27,500	9.09
10	854 Valley Street	TwnIntUn	2	1.1	11	\$269,000	\$269,000	\$270,000	100.37%	\$29,000	9.31
11	357 Carnegie Place	Colonial	5	2.1	43	\$285,000	\$285,000	\$295,000	103.51%	\$28,400	10.39
12	151 Country Club Drive	TwnIntUn	2	2.0	10	\$290,000	\$290,000	\$297,500	102.59%	\$31,500	9.44
13	1525 Rose Terrace	Colonial	3	1.1	61	\$300,000	\$300,000	\$300,000	100.00%	\$37,400	8.02
14	355 Burroughs Terrace	Colonial	2	1.1	26	\$305,000	\$305,000	\$300,000	98.36%	\$39,100	7.67
15	2171 Morrison Avenue	CapeCod	3	1.0	28	\$270,000	\$270,000	\$310,000	114.81%	\$42,600	7.28
16	1060 Schneider Avenue	Colonial	3	1.0	16	\$300,000	\$300,000	\$315,000	105.00%	\$47,600	6.62
17	1767 Earl Street	CapeCod	3	2.0	76	\$295,000	\$295,000	\$320,000	108.47%	\$37,700	8.49
18	608 Rosewood Drive	TwnEndUn	2	2.1	60	\$359,000	\$339,000	\$324,000	95.58%	\$47,200	6.86
19	113 E Swanstrom Place	TwnIntUn	2	2.1	56	\$328,000	\$328,000	\$329,000	100.30%	\$41,900	7.85
20	322 Greenbriar-8	MultiFlr	3	2.1	12	\$329,900	\$329,900	\$330,000	100.03%	\$34,600	9.54
21	859 Salem Road	CapeCod	3	2.0	25	\$349,999	\$349,999	\$335,000	95.71%	\$43,500	7.70
22	1559 Barton Road	CapeCod	4	1.1	10	\$325,000	\$325,000	\$345,000	106.15%	\$41,200	8.37
23	1054 Woolley Avenue	CapeCod	4	3.0	39	\$349,900	\$349,900	\$355,000	101.46%	\$36,900	9.62
24	538 Homer Terrace	CapeCod	4	1.1	13	\$349,999	\$349,999	\$362,000	103.43%	\$47,500	7.62
25	775 Pinewood Road	CapeCod	3	1.0	30	\$370,000	\$370,000	\$366,000	98.92%	\$42,700	8.57

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26	1537 Rose Terrace	Colonial	3	2.1	40	\$399,000	\$359,000	\$370,000	103.06%	\$42,500	8.71
27	907 Ray Avenue	Colonial	3	2.0	13	\$375,000	\$375,000	\$375,000	100.00%	\$43,700	8.58
28	1919 Haviland Drive	SplitLev	3	1.1	17	\$369,900	\$369,900	\$375,000	101.38%	\$54,000	6.94
29	1751 Colgate Place	SplitLev	3	2.0	15	\$385,000	\$385,000	\$375,000	97.40%	\$56,700	6.61
30	1222 Francyne Way	HalfDupl	3	1.1	16	\$369,500	\$375,000	\$375,000	100.00%	\$47,500	7.89
31	2278 Morrison Avenue	SplitLev	3	1.1	11	\$349,000	\$349,000	\$376,000	107.74%	\$51,200	7.34
32	1146 Caldwell Avenue	Colonial	2	2.0	10	\$359,000	\$359,000	\$380,000	105.85%	\$35,900	10.58
33	392 Bergen Street	Colonial	2	2.0	6	\$340,000	\$340,000	\$385,000	113.24%	\$41,600	9.25
34	2032 Lentz Avenue	CapeCod	3	2.0	6	\$359,000	\$359,000	\$386,000	107.52%	\$42,200	9.15
35	520 Andress Terrace	SplitLev	3	1.1	57	\$379,900	\$379,900	\$387,500	102.00%	\$46,300	8.37
36	1281 Glenn Avenue	CapeCod	3	2.1	18	\$379,000	\$399,000	\$395,000	99.00%	\$44,300	8.92
37	1581 N Hillcrest Terrace	Colonial	4	2.0	14	\$350,000	\$350,000	\$395,000	112.86%	\$35,700	11.06
38	918 W Chestnut Street	SplitLev	5	2.0	34	\$409,900	\$420,000	\$400,000	95.24%	\$43,100	9.28
39	642 Florence Terrace	CapeCod	3	2.0	18	\$379,000	\$379,000	\$400,000	105.54%	\$60,200	6.64
40	549 Winthrop Place	CapeCod	4	2.0	7	\$379,900	\$379,900	\$400,000	105.29%	\$45,500	8.79
41	1116 Howard Street	Colonial	4	3.1	9	\$399,900	\$399,900	\$400,000	100.03%	\$48,600	8.23
42	367 Palisade Road	Custom	4	2.0	11	\$399,900	\$399,900	\$402,000	100.53%	\$51,000	7.88
43	1059 Kensington Terrace	Colonial	3	1.1	10	\$389,000	\$389,000	\$403,500	103.73%	\$43,100	9.36
44	106 Mary Alice Court	TwndUn	3	2.1	11	\$400,000	\$400,000	\$405,000	101.25%	\$60,900	6.65
45	38 Station Square	TwndUn	3	2.1	30	\$424,800	\$424,800	\$405,000	95.34%	\$54,200	7.47
46	238 Longview Road	Colonial	3	1.1	13	\$399,000	\$399,000	\$410,000	102.76%	\$44,900	9.13
47	1275 Carlton Terrace	SplitLev	3	1.1	14	\$385,000	\$385,000	\$411,000	106.75%	\$53,400	7.70
48	358 Salem Road	CapeCod	4	2.0	84	\$429,000	\$399,900	\$415,000	103.78%	\$40,400	10.27
49	1035 Nicholas Avenue	Colonial	3	1.2	15	\$385,000	\$385,000	\$415,000	107.79%	\$43,100	9.63
50	2790 Audrey Terrace	SplitLev	3	1.2	19	\$349,999	\$349,999	\$415,000	118.57%	\$52,900	7.84

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51	1079 Liberty Avenue	Colonial	3	1.0	22	\$415,000	\$415,000	\$416,000	100.24%	\$43,200	9.63
52	742 Green Lane	TwndEndUn	3	4.0	18	\$429,000	\$429,000	\$420,000	97.90%	\$55,900	7.51
53	269 New Jersey Avenue	Colonial	2	2.0	22	\$409,000	\$409,000	\$422,500	103.30%	\$40,300	10.48
54	1080 Nicholas Avenue	Colonial	3	2.0	15	\$399,000	\$399,000	\$425,000	106.52%	\$42,200	10.07
55	2311 Morrison Avenue	SplitLev	3	2.1	20	\$398,500	\$398,500	\$430,000	107.90%	\$54,100	7.95
56	515 Golf Terrace	Colonial	4	2.1	32	\$449,000	\$449,000	\$435,000	96.88%	\$41,800	10.41
57	971 Balsam Way	Colonial	3	1.2	8	\$419,000	\$419,000	\$437,000	104.30%	\$44,700	9.78
58	215 Elmwood Avenue	Bi-Level	4	1.1	11	\$415,000	\$415,000	\$440,000	106.02%	\$52,400	8.40
59	2238 Morrison Avenue	CapeCod	3	2.0	8	\$379,000	\$379,000	\$441,000	116.36%	\$52,700	8.37
60	1860 Long Terrace	Colonial	3	1.1	10	\$429,999	\$429,999	\$445,000	103.49%	\$53,100	8.38
61	1209 Victor Avenue	Custom	4	3.0	6	\$439,000	\$439,000	\$449,000	102.28%	\$41,900	10.72
62	1489 Carlsen Drive	CapeCod	3	3.0	28	\$418,888	\$418,888	\$450,000	107.43%	\$46,900	9.59
63	1386 Beverly Road	Colonial	3	2.1	21	\$449,000	\$449,000	\$450,000	100.22%	\$53,700	8.38
64	2771 Larchmont Road	Colonial	3	2.1	15	\$419,000	\$419,000	\$455,000	108.59%	\$51,900	8.77
65	723 Midland Boulevard	CapeCod	4	3.0	29	\$439,000	\$439,000	\$455,000	103.64%	\$47,600	9.56
66	2771 Alice Terrace	SplitLev	4	2.1	8	\$445,900	\$445,900	\$460,000	103.16%	\$63,800	7.21
67	581 Carlyle Place	CapeCod	3	3.0	67	\$450,000	\$450,000	\$460,000	102.22%	\$40,900	11.25
68	446 Durling Road	SplitLev	3	2.0	11	\$469,000	\$469,000	\$460,000	98.08%	\$51,700	8.90
69	372 Forest Drive	CapeCod	4	2.0	14	\$450,000	\$450,000	\$465,000	103.33%	\$45,100	10.31
70	987 Carteret Avenue	SplitLev	3	2.1	9	\$469,000	\$469,000	\$470,000	100.21%	\$53,500	8.79
71	626 Summit Road	Colonial	4	3.0	145	\$489,900	\$485,900	\$485,000	99.81%	\$42,400	11.44
72	367 Ward Street	Custom	3	3.1	17	\$499,000	\$499,000	\$499,000	100.00%	\$57,300	8.71
73	446 Bailey Avenue	Colonial	3	2.1	15	\$485,000	\$485,000	\$517,500	106.70%	\$51,700	10.01
74	2474 Wilson Terrace	SplitLev	4	3.0	18	\$529,900	\$529,900	\$522,000	98.51%	\$64,300	8.12
75	350 Washington Avenue	Colonial	5	2.2	16	\$529,000	\$529,000	\$542,500	102.55%	\$56,100	9.67

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76	2241 Stecher Avenue	Colonial	5	3.1	0	\$560,000	\$560,000	\$560,000	100.00%	\$41,800	13.40
77	604 Duquesne Terrace	Colonial	3	1.1	10	\$569,000	\$569,000	\$560,000	98.42%	\$53,900	10.39
78	900 Pennsylvania Avenue	Colonial	5	3.0	12	\$569,000	\$569,000	\$572,000	100.53%	\$59,400	9.63
79	388 Ward Street	Colonial	4	4.0	53	\$629,999	\$616,000	\$616,000	100.00%	\$33,400	18.44
80	436 Clark Place	Custom	4	3.1	26	\$685,000	\$669,000	\$650,000	97.16%	\$75,500	8.61
81	458 Lehigh Avenue	Colonial	5	4.0	3	\$718,900	\$718,900	\$699,999	97.37%		
AVERAGE					27	\$386,617	\$385,537	\$395,617	103.53%		8.96

"Active" Listings in Union

Number of Units: 63
 Average List Price: \$407,709
 Average Days on Market: 67

"Under Contract" Listings in Union

Number of Units: 117
 Average List Price: \$382,728
 Average Days on Market: 34

Union 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	59	78	53	42	41	62	40	48	31	33	33	27	43
List Price	\$350,896	\$375,377	\$330,374	\$351,819	\$380,021	\$344,251	\$367,320	\$381,726	\$370,953	\$383,686	\$385,477	\$385,537	\$370,080
Sales Price	\$346,665	\$368,876	\$329,905	\$350,611	\$375,959	\$340,729	\$367,292	\$383,868	\$378,664	\$392,057	\$389,277	\$395,617	\$372,405
SP:LP%	98.77%	98.02%	99.88%	99.73%	99.04%	98.97%	100.10%	100.54%	102.01%	102.27%	101.12%	103.53%	100.73%
SP to AV	8.01	7.70	7.49	7.93	7.88	7.62	8.20	8.18	8.07	8.73	8.70	8.96	8.25
# Units Sold	52	37	41	36	29	42	49	60	59	69	70	81	625
3 Mo Rate of Ab	2.08	2.21	2.32	2.36	2.79	2.54	2.07	1.76	1.75	1.75	1.80		2.13
Active Listings	101	98	87	86	84	74	80	86	80	88	91	63	85
Under Contracts	92	108	96	90	110	125	146	152	176	163	137	117	126

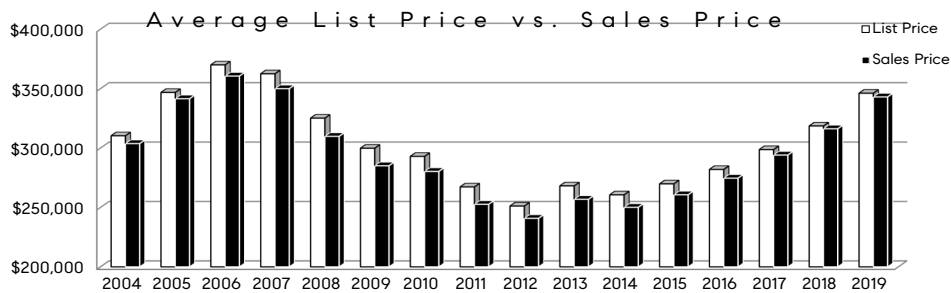
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	50	43	-13.38%
Sales Price	\$342,985	\$372,405	8.58%
LP:SP	99.26%	100.73%	1.47%
SP:AV	7.66	8.25	7.63%

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YTD	2019	2020	% Change
# Units Sold	633	625	-1.26%
Rate of Ab 3Mo	1.94	1.08	-44.33%
Actives	105	63	-40.00%
Under Contracts	95	117	23.16%

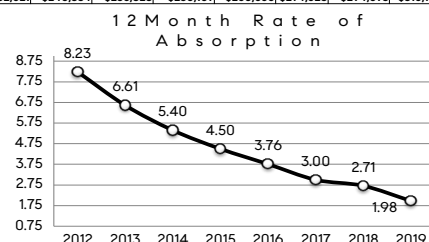
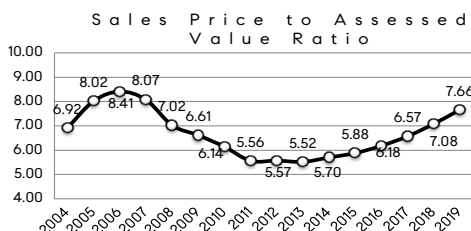
Union Township Yearly Market Trends



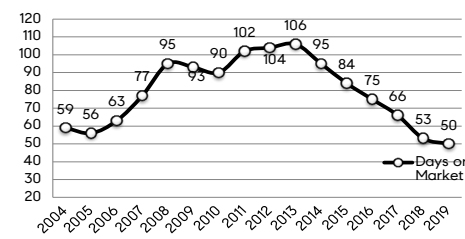
Union Township Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	\$281,995	\$298,907	\$318,570	\$346,142
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	\$274,628	\$294,073	\$316,187	\$342,985



Average Days on Market



Number of Units Sold

