

# Union April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	621 GOLF TER	CapeCod	\$329,000	\$320,000	\$45,300	4/1/2010	85	97.26%	7.06
2	1978 LONG TER	Colonial	\$224,900	\$201,000	\$37,400	4/2/2010	42	89.37%	5.37
3	2016 STANLEY TER	CapeCod	\$229,000	\$196,000	\$40,000	4/2/2010	193	85.59%	4.90
4	587 ROBINSON TER	SplitLev	\$389,000	\$370,000	\$52,200	4/5/2010	13	95.12%	7.09
5	255 TUCKER AVE	OneFloor	\$139,900	\$130,000	\$21,600	4/6/2010	34	92.92%	6.02
6	828 VALLEY ST	Colonial	\$189,900	\$195,000	\$25,600	4/6/2010	10	102.69%	7.62
7	2035 PLEASANT PKY	Colonial/Tudor	\$145,900	\$145,900	\$35,900	4/7/2010	238	100.00%	4.06
8	524 HOMER TER	CapeCod	\$299,000	\$290,000	\$44,700	4/7/2010	12	96.99%	6.49
9	2350 LAURANA RD	SplitLev	\$369,000	\$330,000	\$48,200	4/8/2010	130	89.43%	6.85
10	215 SWANSTROM PL E	TwnIntUn	\$305,000	\$290,000	\$50,100	4/9/2010	189	95.08%	5.79
11	1268 SHETLAND DR	CapeCod	\$310,000	\$310,000	\$45,300	4/9/2010	35	100.00%	6.84
12	2208 STECHER AVE	CapeCod	\$242,000	\$225,000	\$43,300	4/12/2010	10	92.98%	5.20
13	2527 ALLEN AVE	Colonial/Cust	\$439,000	\$420,000	\$49,700	4/13/2010	62	95.67%	8.45
14	1423 ELAINE TERRACE SO	CapeCod	\$199,000	\$199,000	\$40,800	4/14/2010	26	100.00%	4.88
15	377 MARION ST	Colonial	\$222,999	\$205,000	\$28,600	4/14/2010	100	91.93%	7.17
16	1031 GRANDVIEW AVE	Colonial	\$175,000	\$169,000	\$40,000	4/16/2010	116	96.57%	4.23
17	703 PINEHURST CT-9	FirstFlr/OneFlo	\$209,000	\$190,000	\$26,500	4/16/2010	124	90.91%	7.17
18	1076 POTTER AVE	Colonial	\$330,000	\$324,000	\$41,100	4/16/2010	12	98.18%	7.88
19	903 RANDOLPH PL	SplitLev	\$354,900	\$347,000	\$51,500	4/16/2010	102	97.77%	6.74
20	943 GARDEN ST	Bi-Level	\$369,000	\$333,000	\$54,200	4/19/2010	109	90.24%	6.14
21	1629 KENNETH AVE	CapeCod	\$187,000	\$187,000	\$40,900	4/20/2010	89	100.00%	4.57
22	248 LINCOLN AVE	CapeCod	\$364,900	\$350,000	\$51,500	4/20/2010	24	95.92%	6.80
23	133 LAUREL AVE	SeeRem	\$151,500	\$155,000	\$33,400	4/22/2010	22	102.31%	4.64
24	2736 AUDREY TER	SplitLev	\$319,900	\$300,000	\$54,000	4/22/2010	315	93.78%	5.56



RESIDENTIAL BROKERAGE

Continued on Next Page...



RESIDENTIAL BROKERAGE

# Union April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
25	137 LOCUST DR	Colonial	\$349,999	\$330,000	\$48,900	4/22/2010	730	94.29%	6.75
26	2060 STECHER AVE	CapeCod	\$189,999	\$160,000	\$44,100	4/23/2010	86	84.21%	3.63
27	8 BRUNSWICK AVE	Colonial	\$329,000	\$320,000	\$37,300	4/23/2010	140	97.26%	8.58
28	646 WINCHESTER AVE	SplitLev	\$379,900	\$375,000	\$58,600	4/26/2010	28	98.71%	6.40
29	283 CLERMONT TER	Colonial	\$279,000	\$279,000	\$59,600	4/27/2010	21	100.00%	4.68
30	76 REINHOLD TERR	Colonial	\$354,900	\$351,000	\$58,300	4/27/2010	220	98.90%	6.02
31	311 HALSEY AVE	Colonial	\$378,500	\$380,000	\$50,600	4/27/2010	36	100.40%	7.51
32	260 HILTON AVE	Colo/FixrUppr	\$99,900	\$90,000	\$18,600	4/28/2010	25	90.09%	4.84
33	574 YORKTOWN RD	Colonial	\$485,800	\$487,500	\$59,500	4/28/2010	8	100.35%	8.19
34	1230 HIGHLAND AVE	Bi-Level	\$249,000	\$246,000	\$43,200	4/29/2010	227	98.80%	5.69
35	43 MAPLE AVE	Colonial	\$149,900	\$149,900	\$9,999	4/30/2010	33	100.00%	14.99
36	10 RICHARD TER	CapeCod	\$159,900	\$150,856	\$43,400	4/30/2010	32	94.34%	3.48
37	930 LIBERTY AVE	SplitLev	\$164,900	\$164,900	\$45,100	4/30/2010	164	100.00%	3.66
38	788 NIXON RD	SplitLev	\$319,900	\$305,000	\$44,700	4/30/2010	30	95.34%	6.82
39	1006 REDSPIRE DR	TwnIntUn	\$365,000	\$330,000	\$55,900	4/30/2010	74	90.41%	5.90
Averages			\$275,651	\$264,130			101	95.74%	6.27

**Average Days on Market**

**101**

**Average List Price**

**\$275,651**

**Average Sales Price**

**\$264,130**

**% of List Price to Sales Price**

**95.74%**

**Sales Price to Assessed Value Ratio**

**6.27**

**# of Units for the Month**

**39**





**RESIDENTIAL BROKERAGE**

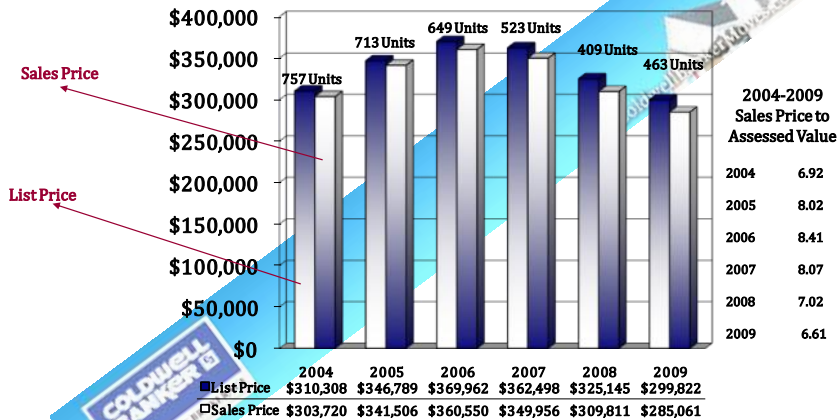
**Union 2010 Year to Date Market Trends**

**FLASHBACK!!!!**  
**April 2009 YTD:**  
**AVG YTD Sales Price: \$ 289,815**  
**DOM: 101**  
**#Units YTD: 104**  
**SP:AV 6.39**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$297,984	\$324,505	\$321,930	\$275,651									\$299,575
Average Sales Price	\$287,129	\$309,533	\$307,000	\$264,130									\$286,905
Days on Market	91	124	112	101									104
% of List Price to Sales Price	96.80%	95.51%	95.28%	95.74%									95.87%
Sales Price to Assessed Value	6.16	6.62	6.67	6.27									6.39
# Units Sold	28	15	27	39									109

**Union Market Averages 2004-2009**

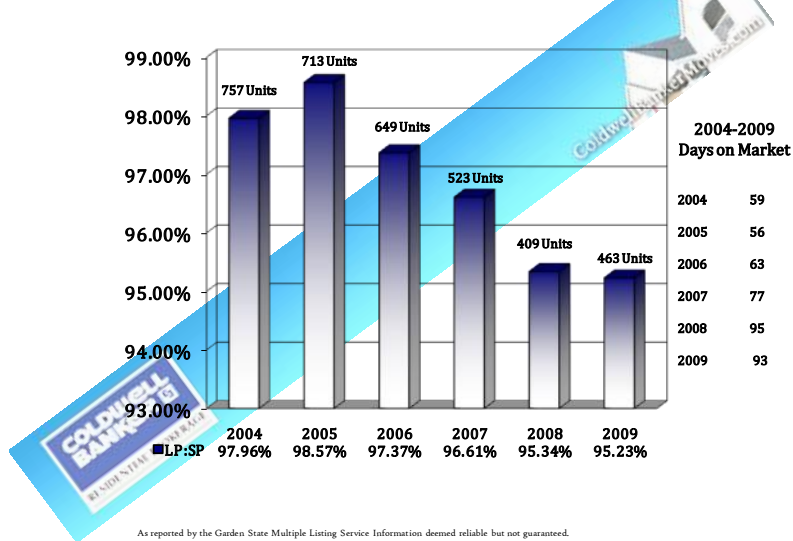
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

**Union Market Averages 2004-2009**

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.