

# Union March 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	806 PINWOOD RD	CapeCod	\$287,500	\$256,000	\$41,100	3/1/2010	68	89.04%	6.23
2	402 WARD ST	CapeCod	\$389,900	\$380,000	\$46,500	3/1/2010	20	97.46%	8.17
3	1529 ROSE TER	Colonial	\$259,000	\$255,000	\$37,300	3/5/2010	71	98.46%	6.84
4	2719 COUTO CT	Colonial	\$479,000	\$475,000	\$31,100	3/5/2010	616	99.16%	15.27
5	22 OAKWOOD CRES	Colonial	\$334,900	\$325,000	\$52,600	3/7/2010	92	97.04%	6.18
6	2612 SPRUCE ST	Ranch	\$299,000	\$300,000	\$62,000	3/8/2010	97	100.33%	4.84
7	710 GREEN LN	TwnIntUn	\$424,900	\$393,000	\$61,800	3/9/2010	3	92.49%	6.36
8	100 GLENWOOD CT	SplitLev/Colo	\$360,000	\$345,000	\$61,800	3/11/2010	94	95.83%	5.58
9	26 PORTLAND RD	SplitLev	\$314,900	\$290,000	\$44,900	3/15/2010	77	92.09%	6.46
10	680 THOREAU TER	Colonial	\$315,000	\$290,000	\$45,200	3/15/2010	28	92.06%	6.42
11	1778 UNION AVE	CapeCod	\$259,900	\$249,000	\$42,500	3/16/2010	41	95.81%	5.86
12	1875 PILGRIM WAY	CapeCod	\$269,000	\$265,000	\$48,300	3/18/2010	92	98.51%	5.49
13	312 NEW JERSEY AVE	CapeCod	\$299,000	\$300,000	\$41,000	3/18/2010	79	100.33%	7.32
14	1633 N HILLCREST TER	Bi-Level	\$325,000	\$305,000	\$46,600	3/22/2010	82	93.85%	6.55
15	1024 BERTRAM TERRACE	Colonial	\$394,500	\$370,000	\$45,500	3/22/2010	74	93.79%	8.13
16	1222 RONY RD	CapeCod	\$347,500	\$315,000	\$41,800	3/23/2010	66	90.65%	7.54
17	341 WAYNE TER	Colonial	\$389,000	\$389,000	\$59,600	3/23/2010	9	100.00%	6.53
18	5 MAPLE-103	FirstFlr	\$199,000	\$185,000	\$21,500	3/26/2010	176	92.96%	8.60
19	1660 N HILLCREST TER	SplitLev	\$209,900	\$205,000	\$50,000	3/26/2010	13	97.67%	4.10
20	126 WYOMING AVE	CapeCod	\$259,000	\$273,000	\$40,500	3/26/2010	3	105.41%	6.74
21	2412 POPLAR ST	Colonial	\$469,900	\$437,000	\$72,300	3/26/2010	168	93.00%	6.04
22	543 OLIVE TER	Colonial	\$329,000	\$329,000	\$47,700	3/29/2010	132	100.00%	6.90
23	2186 KELLER CRES	Bi-Level	\$329,900	\$315,000	\$49,000	3/29/2010	69	95.48%	6.43
24	912 Caldwell Ave	Colonial	\$240,000	\$220,000	\$41,500	3/30/2010	453	91.67%	5.30
25	826 TRAVERS ST	Colonial	\$250,000	\$203,000	\$45,300	3/31/2010	211	81.20%	4.48
26	472 TWIN OAKS RD	CapeCod	\$267,500	\$250,000	\$46,100	3/31/2010	142	93.46%	5.42
27	342 MINUTE ARMS RD	SplitLev	\$389,900	\$370,000	\$57,300	3/31/2010	55	94.90%	6.46
Averages			\$321,930	\$307,000			112	95.28%	6.67

**Average Days on Market**

**112**

**Average List Price**

**\$321,930**

**Average Sales Price**

**\$307,000**

**% of List Price to Sales Price**

**95.28%**

**Sales Price to Assessed Value Ratio**

**6.67**

**# of Units for the Month**

**27**



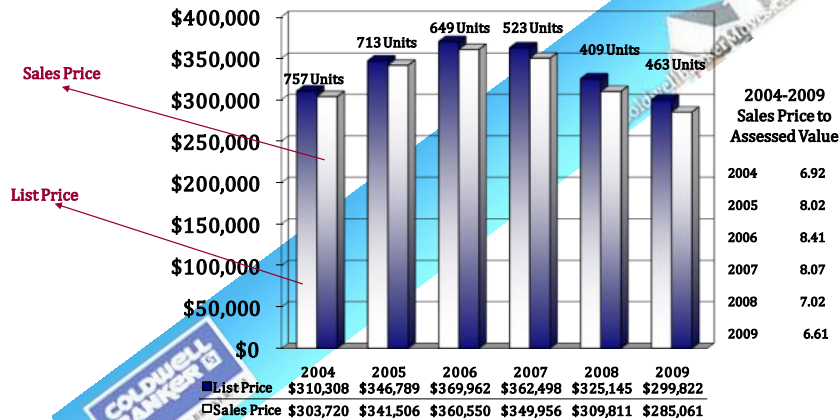
### Union 2010 Year to Date Market Trends

**FLASHBACK!!!!**  
**March 2009 YTD:**  
**AVG YTD Sales Price: \$ 295,826**  
**DOM: 97**  
**#Units YTD: 70**  
**SP:AV 6.56**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$297,984	\$324,505	\$321,930										\$312,903
Average Sales Price	\$287,129	\$309,533	\$307,000										\$299,594
Days on Market	91	124	112										106
% of List Price to Sales Price	96.80%	95.51%	95.28%										95.94%
Sales Price to Assessed Value	6.16	6.62	6.67										6.46
# Units Sold	28	15	27										70

### Union Market Averages 2004-2009

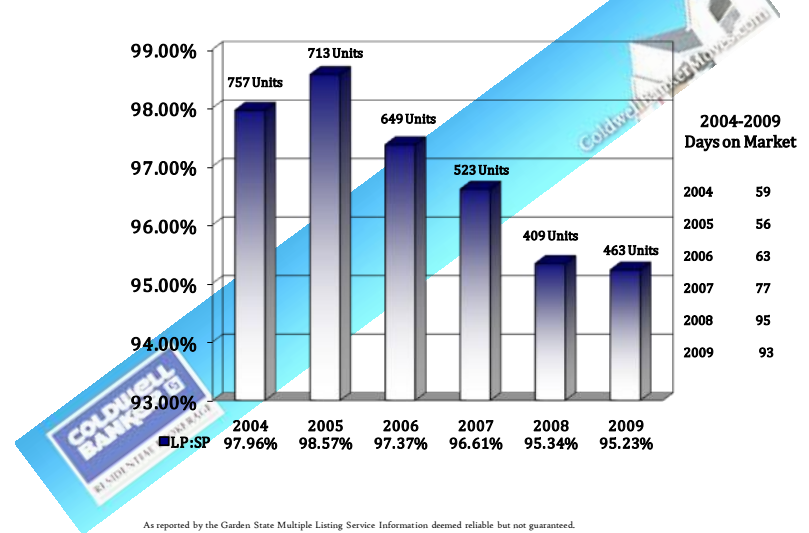
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.