











**LIVING ROOM**

Open to dining & kitchen • Plank floor • Wood burning fireplace









**KITCHEN**

Black appliances • Open to dining room









## MASTER BEDROOM

Balcony to enjoy outdoors, walk-in closet





**HALL BATH**

Shower over tub





## DINING ROOM

Cheerful dining area open to kitchen



# 2572 VILLAGE DR • UNION CITY

## Home Features

- Living space: 1,524 sq.ft.
- 3 bedrooms, 2.5 baths
- 2 car attached garage
- Wood laminate plank floors throughout
- Laundry near bedrooms
- Walk to nearby cafes, Union Square Marketplace, etc.

## Kitchen

- Black appliances
- Free standing electric range
- Stained wood recessed panel cabinets
- Wood plank floor
- Tile counter tops
- Large panel ceiling lighting
- Open to dining room

## Living Room

- Wood laminate plank floor
- Wood burning fireplace with glass doors
- Sliding glass doors to patio
- Open to dining room
- Pass-thru to kitchen

## Master Suite

- Windows on two sides
- Wood laminate plank floor
- Walk-in closet
- Sliding glass doors to balcony

## Exterior

- Wood shingle exterior
- Balcony (shaded by trees)
- Backyard patio
- Mature shade trees

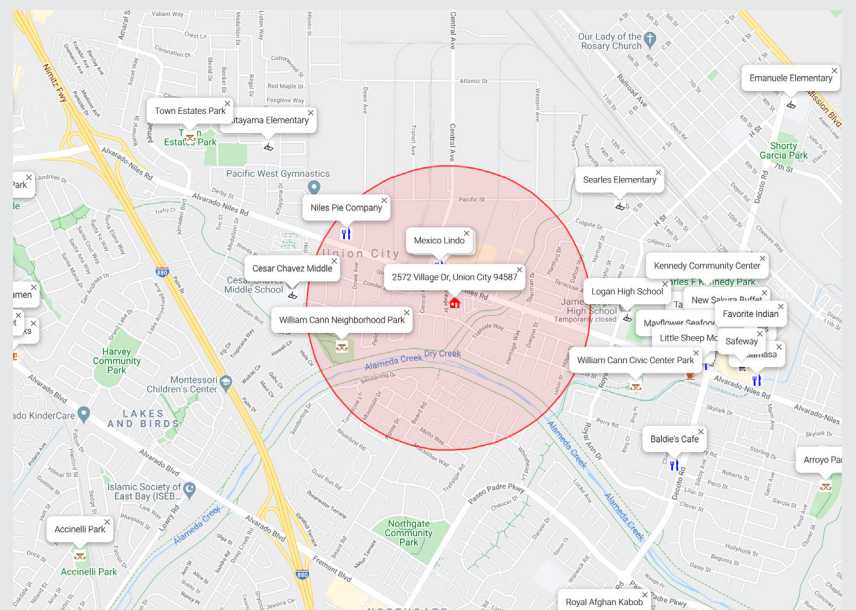
## NEARBY ATTRACTIONS

### Short walk to:

- Mexico Lindo
- Rose Garden
- Niles Pie Company
- Mr. Pickle's Sandwich
- Mexico Tipico
- William Cann Park
- Chavez Middle School
- Logan High

### Moderate walk to:

- Favorite Indian
- New Sakura Buffet
- Little Sheep Mongolian
- Mayflower Seafood
- Tadamasu
- Baldie's Cafe
- Starbucks
- Safeway
- Kennedy Community Center



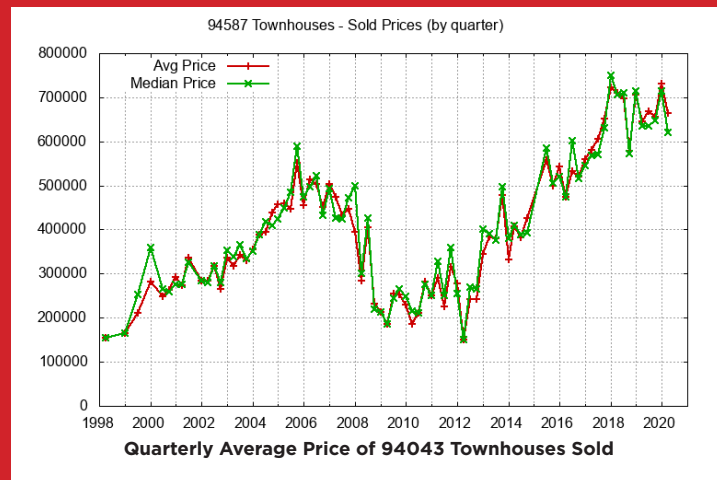
\*Red circle marks 0.5 miles around 2572 Village Dr, Union City 94587



## REAL ESTATE TRENDS

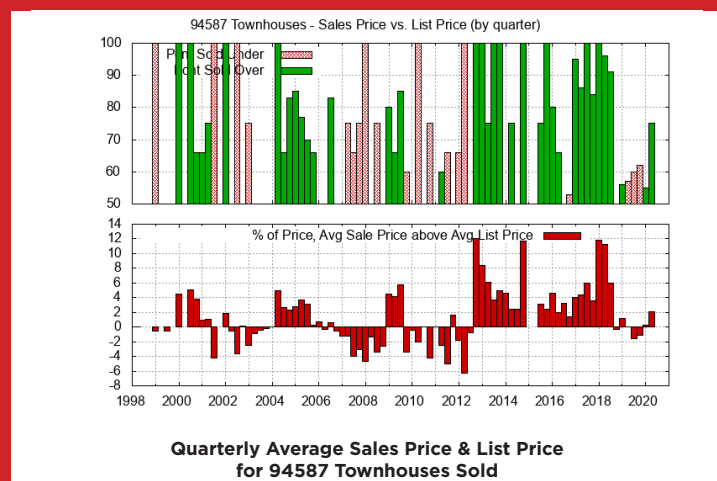
### Average and Median Home Price of 94587 Townhouses Sold

When trying to understand 94587 neighborhood values for townhouses the first and most often real estate trend looked at is either average or median townhouse sales price. The average price can be pushed up by a particularly expensive home being sold. Much less often an especially low price for one or more homes can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices.



### Sales Price vs. List Price for 94587 Townhouses Sold

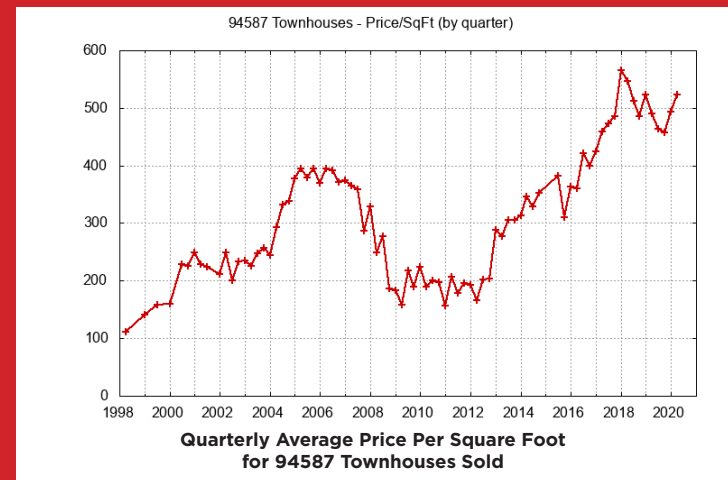
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More 94587 homes being sold over list price is a very good indicator of rising home prices. More homes being sold under list price is a very good indicator of falling home prices.



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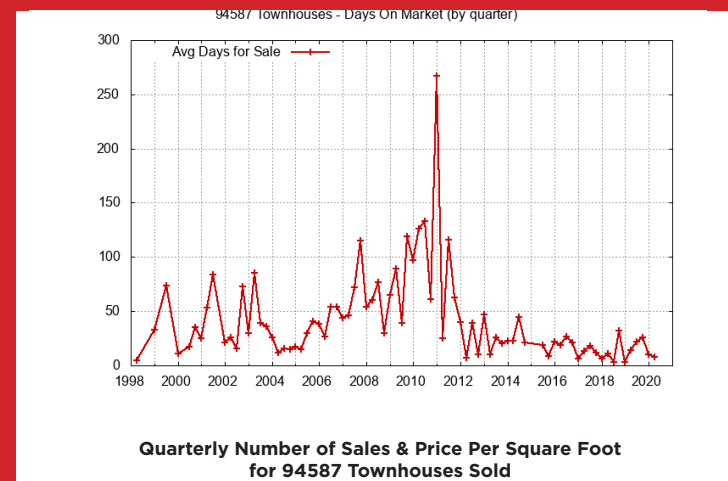
### Price Per Square Foot for 94587 Townhouses Sold

The sales price of a 94587 townhouse is affected by its size. Looking at price per square foot gives a partial adjustment for differences between townhouses. Furthermore if you look at the average size of a 94587 townhouse sold you will see that it varies with time. Part of the variation is due to the random nature of which homes are being sold but the trend is for an increase in size with time because when a home is replaced with a newer home, the newer home is almost always larger.



### Days On Market for 94587 Townhouses Sold

Many people look at "Days On Market", the avg number of days a townhouse is offered for sale before it sells, to spot changes in the townhouse real estate market. Increasing DOM implies buyers are not being as competitive to buy townhouses. This statistic also tends to have a seasonal variation. DOM is typically greater late in the year. Seasonal variation in this statistic can make it difficult to use this statistic to predict either rising or falling townhouse prices.







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