

CHATHAM BORO

FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	26 VAN DOREN AVE	CapeCod/Colo	\$799,000	\$775,000	\$743,700	2/10/2011	84	97.00%	1.04
2	31 N SUMMIT AVE	Colonial	\$675,000	\$625,000	\$587,200	2/17/2011	97	92.59%	1.06
3	35 GARDEN AVE	Cont/Custom	\$839,000	\$820,000	\$753,600	2/18/2011	20	97.74%	1.09
4	35 SUMMIT AVE	Colonial	\$349,000	\$275,000	\$467,200	2/25/2011	127	78.80%	0.59
5	12 N SUMMIT AVE	Colonial	\$569,000	\$565,000	\$523,000	2/25/2011	113	99.30%	1.08
6	77 N PASSAIC AVE	CapeCod	\$327,900	\$320,000	\$370,600	2/28/2011	3	97.59%	0.86
AVERAGE			\$593,150	\$563,333			74	93.83%	0.95

CURRENT **ACTIVE** LISTINGS IN CHATHAM BORO

MARCH 14, 2011

NUMBER OF UNITS: 28

AVERAGE LIST PRICE: \$841,629

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.13

AVERAGE DAYS ON MARKET: 48

CURRENT **"UNDER CONTRACT"** LISTINGS IN CHATHAM BORO

MARCH 14, 2011

NUMBER OF UNITS: 18

AVERAGE LIST PRICE: \$ 685,378

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.09

AVERAGE DAYS ON MARKET: 44

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Not intended to solicit a property already listed.

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

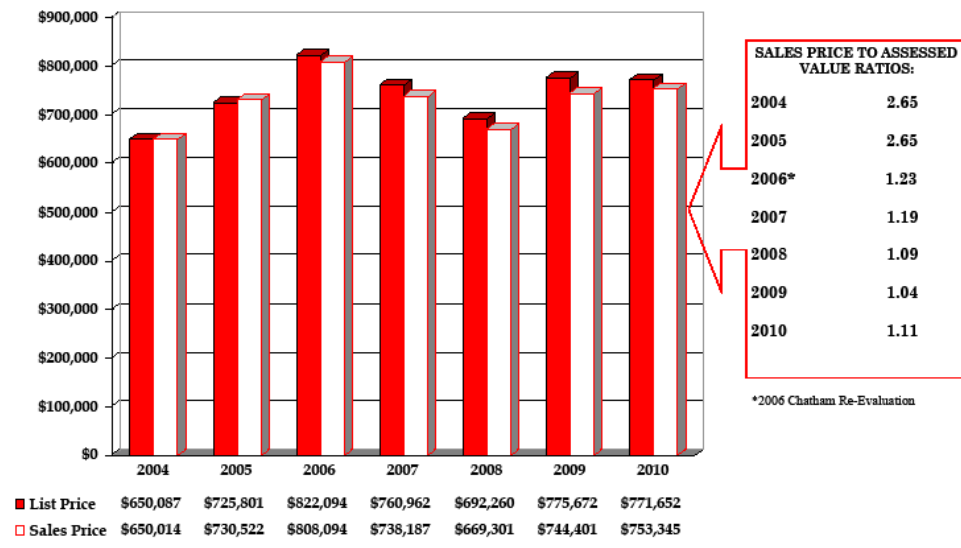
Chatham Boro 2011 Year to Date Market Trends

FLASHBACK!!!!
FEBRUARY 2010 YTD:
AVG YTD Sales Price: \$732,200
DOM: 66
#Units YTD: 15
SP:AV 1.11

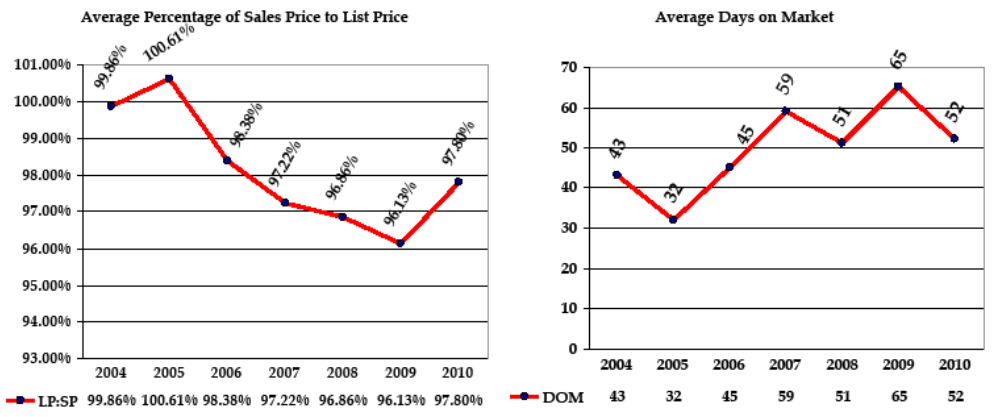
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$689,857	\$593,150											\$645,223
Average Sales Price	\$678,857	\$563,333											\$625,538
Days on Market	37	74											54
% of List Price to Sales Price	98.19%	93.83%											96.18%
Sales Price to Assessed Value	1.16	0.95											1.06
# Units Sold	7	6											13

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Average List Price and Sales Price



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NUMBER OF UNITS SOLD EACH YEAR:

2004	145
2005	138
2006	144
2007	133
2008	84
2009	88
2010	101

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