

# CHATHAM TWP

## APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	56 DALE DR	Colonial	\$2,500,000	\$2,500,000	\$0	4/1/2011	32	100.00%	
2	185 TERRACE DR	TwnIntUn	\$549,000	\$535,000	\$450,800	4/4/2011	105	97.45%	1.19
3	17 JOHNSON DR	Colon/SplitLev	\$595,000	\$621,388	\$587,200	4/11/2011		104.43%	1.06
4	26B HERITAGE DR	FirstFlr	\$349,000	\$342,000	\$359,200	4/13/2011	11	97.99%	0.95
5	191 Terrace Drive	TwnIntUn	\$520,000	\$487,500	\$471,700	4/13/2011	135	93.75%	1.03
6	176 LAFAYETTE AVE	Colonial	\$899,000	\$925,000	\$716,600	4/13/2011	6	102.89%	1.29
7	61 DELLWOOD AVE	Colonial	\$2,180,000	\$2,125,000	\$1,562,600	4/19/2011	11	97.48%	1.36
8	1 Warwick Rd	Colonial	\$2,249,000	\$2,182,000	\$2,125,100	4/19/2011	125	97.02%	1.03
9	11B HERITAGE DR	FirstFlr	\$248,000	\$245,000	\$266,600	4/20/2011	6	98.79%	0.92
10	21E KENSINGTON RD	OneFloor	\$220,000	\$210,000	\$268,600	4/27/2011	71	95.45%	0.78
11	159 RIVEREDGE DR	TwnEndUn	\$499,900	\$495,000	\$500,200	4/29/2011	41	99.02%	0.99
12	298 FAIRMOUNT AVE	Colonial	\$869,000	\$849,000	\$716,700	4/29/2011	16	97.70%	1.18
13	12 YARMOUTH RD	CapeCod	\$875,000	\$845,000	\$646,000	4/29/2011	28	96.57%	1.31
	<b>AVERAGE</b>		<b>\$965,608</b>	<b>\$950,914</b>			<b>49</b>	<b>98.35%</b>	<b>1.09</b>

### CURRENT **"ACTIVE"** LISTINGS IN CHATHAM TWP

AS OF MAY 13, 2011

NUMBER OF UNITS: 79

AVERAGE LIST PRICE: \$974,246

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.17

AVERAGE DAYS ON MARKET: 71

### CURRENT **"UNDER CONTRACT"** LISTINGS IN CHATHAM TWP

MAY 13, 2011

NUMBER OF UNITS: 48

AVERAGE LIST PRICE: \$ 879,760

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.11

AVERAGE DAYS ON MARKET: 79

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

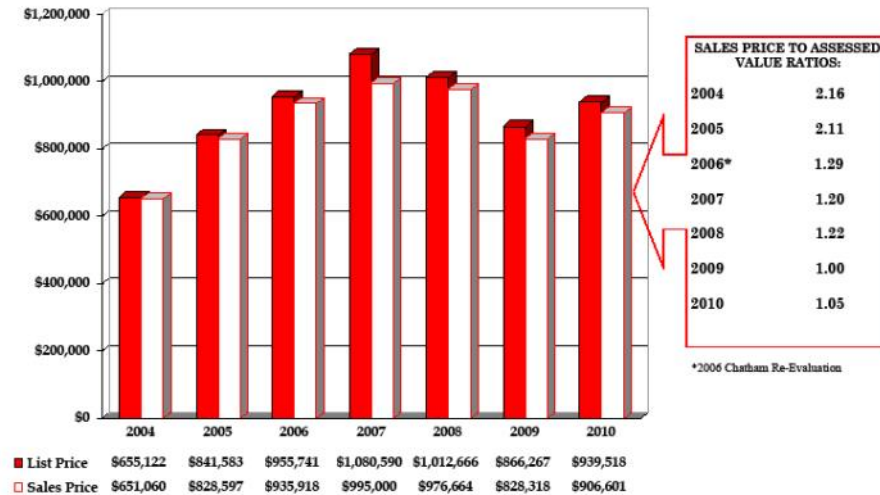
**FLASHBACK!!!!**  
**APRIL 2010 YTD:**  
**AVG YTD Sales Price: \$611,569**  
**DOM: 90**  
**#Units YTD: 29**  
**SP:AV 0.98**

## Chatham Twp 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$1,370,571	\$776,500	\$921,564	\$965,608									\$1,004,074
Average Sales Price	\$1,297,714	\$756,250	\$875,214	\$950,914									\$966,418
Days on Market	75	89	118	49									81
% of List Price to Sales Price	95.18%	96.77%	96.18%	98.35%									96.80%
Sales Price to Assessed Value	1.09	1.05	1.01	1.09									1.06
# Units Sold	7	4	14	13									38

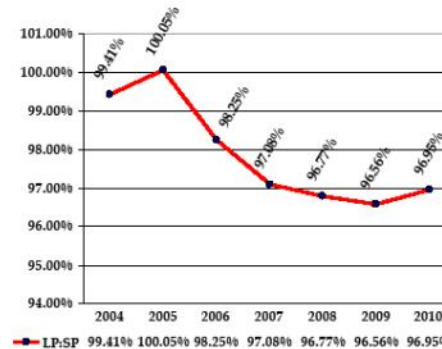
### CHATHAM TWP

Average List Price and Sales Price

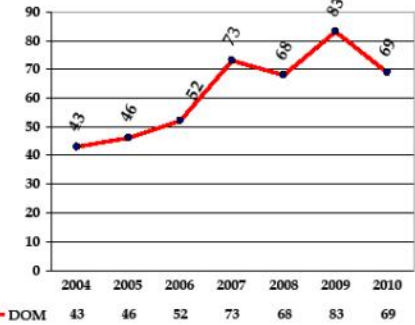


### CHATHAM TWP

Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	198
2005	187
2006	163
2007	165
2008	145
2009	116
2010	149

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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