

CHATHAM TWP

FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	608 FAIRMOUNT AVE	Colonial	\$599,000	\$575,000	\$450,300	2/10/2011	60	95.99%	1.28
2	18 WICKHAM WAY	Colonial	\$1,449,000	\$1,425,000	\$1,589,700	2/23/2011	24	98.34%	0.90
3	6 HENRY DR	Colonial	\$459,000	\$425,000	\$468,900	2/25/2011	133	92.59%	0.91
4	31 OAK HILL RD	Ranch	\$599,000	\$600,000	\$536,400	2/25/2011	140	100.17%	1.12
AVERAGE			\$776,500	\$756,250			89	96.77%	1.05

CURRENT **ACTIVE** LISTINGS IN CHATHAM TWP

MARCH 14, 2011

NUMBER OF UNITS: 69

AVERAGE LIST PRICE: \$895,419

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.22

AVERAGE DAYS ON MARKET: 73

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

AS OF MARCH 14, 2011

NUMBER OF UNITS: 33

AVERAGE LIST PRICE: \$ 1,026,506

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 81

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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.

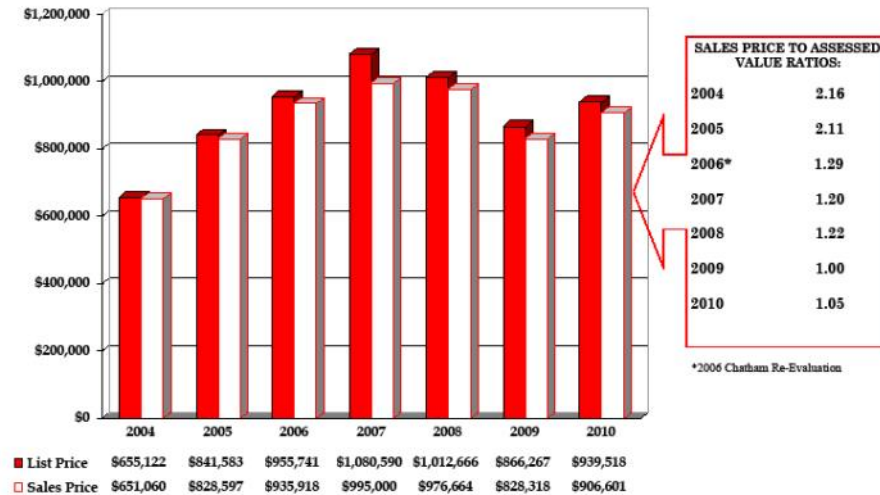
FLASHBACK!!!!
FEBRUARY 2010 YTD:
AVG YTD Sales Price: \$512,808
DOM: 107
#Units YTD: 13
SP:AV 0.97

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											\$1,154,545
Average Sales Price	\$1,297,714	\$756,250											\$1,100,818
Days on Market	75	89											80
% of List Price to Sales Price	95.18%	96.77%											95.76%
Sales Price to Assessed Value	1.09	1.05											1.08
# Units Sold	7	4											11

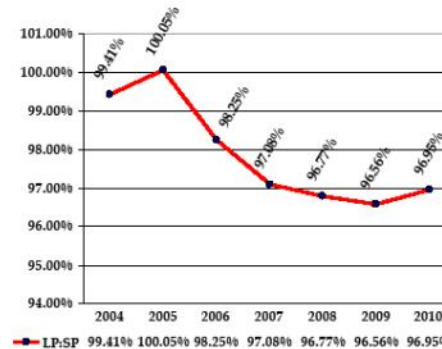
CHATHAM TWP

Average List Price and Sales Price

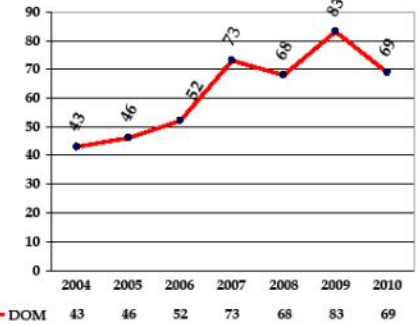


CHATHAM TWP

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

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