

CHATHAM TWP

JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	177 TERRACE DR	TwnIntUn	\$549,000	\$549,000	\$450,800	1/5/2011	22	100.00%	1.22
2	3 FOREST ST	Colonial	\$1,069,000	\$1,080,000	\$917,400	1/5/2011	18	101.03%	1.18
3	20 CANDACE LN	Colonial	\$2,780,000	\$2,475,000	\$2,387,200	1/6/2011	239	89.03%	1.04
4	800 FAIRMOUNT AVE	Ranch	\$450,000	\$410,000	\$439,400	1/14/2011	51	91.11%	0.93
5	12 SENTINEL CT APT G	OneFloor	\$228,000	\$210,000	\$281,800	1/22/2011	112	92.11%	0.75
6	34 DALE DR	Colo/Cust	\$2,319,000	\$2,260,000	\$2,106,800	1/28/2011	69	97.46%	1.07
7	78 FAIRVIEW AVE	Colonial	\$2,199,000	\$2,100,000	\$1,453,000	1/31/2011	16	95.50%	1.45
AVERAGES			\$1,370,571	\$1,297,714			75	95.18%	1.09

CURRENT **ACTIVE** LISTINGS IN CHATHAM TWP

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 52

AVERAGE LIST PRICE: \$886,140

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 106

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

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 24

AVERAGE LIST PRICE: \$ 1,093,359

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 75

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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.

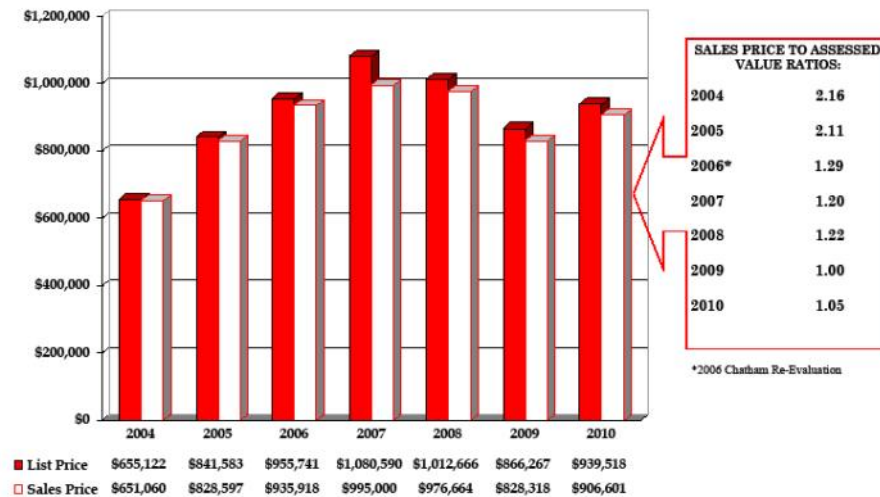
FLASHBACK!!!!
JANUARY 2010 YTD:
AVG YTD Sales Price: \$556,667
DOM: 92
#Units YTD: 6
SP:AV 0.99

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												\$1,370,571
Average Sales Price	\$1,297,714												\$1,297,714
Days on Market	75												75
% of List Price to Sales Price	95.18%												95.18%
Sales Price to Assessed Value	1.09												1.09
# Units Sold	7												7

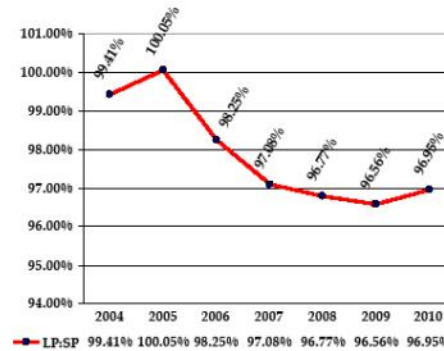
CHATHAM TWP

Average List Price and Sales Price

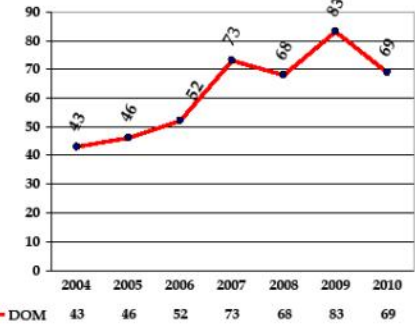


CHATHAM TWP

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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