

CHATHAM TWP

MARCH 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	6 AVON CT APT G	OneFloor	\$284,000	\$272,000	\$318,300	3/1/2011	317	95.77%	0.85
2	11 JOSEPH ST	CapeCod	\$440,000	\$460,000	\$453,400	3/1/2011	29	104.55%	1.01
3	88 VAN HOUTON AVE	Custom	\$895,000	\$865,000	\$843,800	3/4/2011		96.65%	1.03
4	8 WESTMINSTER RD	Colonial	\$1,495,000	\$1,425,000	\$1,157,600	3/4/2011	40	95.32%	1.23
5	840 RIVER RD	Ranch	\$439,000	\$430,000	\$435,300	3/9/2011	37	97.95%	0.99
6	11 MAGNOLIA PL	TwnIntUn	\$979,000	\$950,000	\$0	3/10/2011	260	97.04%	
7	35 RUNNYMEDE RD	Colonial	\$1,395,000	\$1,220,000	\$1,496,100	3/11/2011	134	87.46%	0.82
8	38 WOODLAWN DR	CapeCod	\$379,000	\$369,000	\$407,300	3/15/2011	130	97.36%	0.91
9	1 LINCOLN CIR	Ranch	\$875,000	\$875,000	\$696,500	3/15/2011	139	100.00%	1.26
10	15 MAGNOLIA PL	TwnIntUn	\$979,000	\$935,000	\$0	3/15/2011	139	95.51%	
11	207 TERRACE DR	TwnIntUn	\$587,000	\$562,000	\$592,400	3/17/2011	132	95.74%	0.95
12	71 TREADWELL AVE	Cust/Carriage	\$1,450,000	\$1,430,000	\$1,202,700	3/23/2011	5	98.62%	1.19
13	871 RIVER RD	Colonial	\$539,900	\$510,000	\$550,600	3/24/2011	84	94.46%	0.93
14	4 WARWICK RD	Colonial	\$2,165,000	\$1,950,000	\$0	3/30/2011	86	90.07%	
	AVERAGE		\$921,564	\$875,214			118	96.18%	1.01

CURRENT **ACTIVE** LISTINGS IN CHATHAM TWP

As of April 8, 2011

NUMBER OF UNITS: 73

AVERAGE LIST PRICE: \$984,526

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.24

AVERAGE DAYS ON MARKET: 77

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

As of April 8, 2011

NUMBER OF UNITS: 41

AVERAGE LIST PRICE: \$ 896,207

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.16

AVERAGE DAYS ON MARKET: 58

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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.

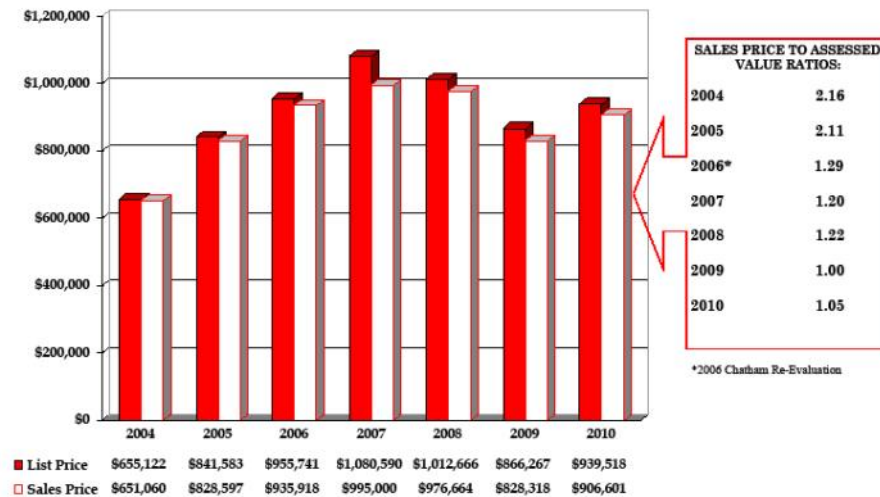
FLASHBACK!!!!
MARCH 2010 YTD:
AVG YTD Sales Price: \$606,075
DOM: 99
#Units YTD: 20
SP:AV 0.98

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										\$1,024,076
Average Sales Price	\$1,297,714	\$756,250	\$875,214										\$974,480
Days on Market	75	89	118										97
% of List Price to Sales Price	95.18%	96.77%	96.18%										95.99%
Sales Price to Assessed Value	1.09	1.05	1.01										1.04
# Units Sold	7	4	14										25

CHATHAM TWP

Average List Price and Sales Price

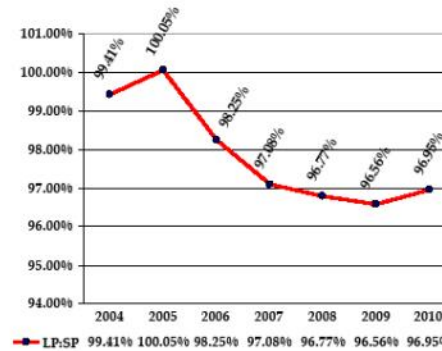


SALES PRICE TO ASSESSED VALUE RATIOS:	
2004	2.16
2005	2.11
2006*	1.29
2007	1.20
2008	1.22
2009	1.00
2010	1.05

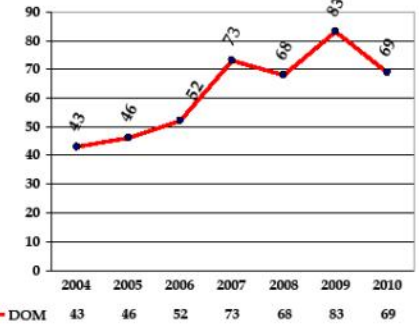
*2006 Chatham Re-Evaluation

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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