

CHATHAM TWP

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	57 DELLWOOD AVE	Colonial	\$2,450,000	\$2,450,000	\$0	5/2/2011	36	100.00%	
2	75 LINDEN LN	Colonial/Cust	\$1,895,000	\$1,830,000	\$997,000	5/3/2011	15	96.57%	1.84
3	80 MAY DR	SplitLev	\$1,195,000	\$1,084,500	\$856,400	5/6/2011	75	90.75%	1.27
4	4A HERITAGE DR	FirstFlr	\$269,000	\$260,000	\$268,300	5/9/2011	20	96.65%	0.97
5	144 RIVEREDGE DR	TwnEndUn	\$387,900	\$388,000	\$412,600	5/9/2011	22	100.03%	0.94
6	80 CANDACE LANE	Colonial	\$959,000	\$960,100	\$937,200	5/9/2011	13	100.11%	1.02
7	172 RIVEREDGE DR	TwnIntUn	\$329,000	\$317,000	\$353,300	5/11/2011	160	96.35%	0.90
8	12 WOODLAWN DR	CapeCod	\$569,000	\$550,000	\$468,800	5/11/2011	91	96.66%	1.17
9	7D HERITAGE DR	FirstFlr	\$252,900	\$235,000	\$268,800	5/13/2011	213	92.92%	0.87
10	31 ROLLING HILL DR	CapeCod	\$875,000	\$882,000	\$777,000	5/13/2011	50	100.80%	1.14
11	22 GARDEN ST	Colonial	\$775,000	\$770,000	\$776,100	5/16/2011	8	99.35%	0.99
12	7 ROBERT DR	SplitLev	\$959,900	\$940,000	\$808,000	5/16/2011	49	97.93%	1.16
13	24A CANTERBURY RD	FirstFlr	\$325,000	\$298,000	\$318,300	5/17/2011	178	91.69%	0.94
14	209 LAFAYETTE AVE	Colonial	\$1,765,000	\$1,675,000	\$1,341,700	5/18/2011	322	94.90%	1.25
15	2 LORI LN	Colonial	\$1,025,000	\$985,000	\$967,900	5/19/2011	37	96.10%	1.02
16	217 RIVEREDGE DR	TwnEndUn	\$232,900	\$228,000	\$259,200	5/20/2011	66	97.90%	0.88
17	852 RIVER RD	SplitLev	\$464,900	\$455,000	\$454,600	5/25/2011	23	97.87%	1.00
18	16 KENSINGTON RD APT C	FirstFlr	\$220,000	\$190,000	\$278,500	5/26/2011	61	86.36%	0.68
19	540 GREEN VILLAGE RD	Colonial	\$345,000	\$325,000	\$412,600	5/26/2011	179	94.20%	0.79
20	10 PLYMOUTH RD	CapeCod	\$675,000	\$647,500	\$627,700	5/27/2011	147	95.93%	1.03
21	16 HURON DR	Colonial	\$1,150,000	\$1,050,000	\$1,039,300	5/31/2011	75	91.30%	1.01
	AVERAGE		\$815,214	\$786,671			88	95.92%	1.04

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

AS OF JUNE 11, 2011

NUMBER OF UNITS: 89

AVERAGE LIST PRICE: \$1,005,657

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.10

AVERAGE DAYS ON MARKET: 68

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

AS OF JUNE 11, 2011

NUMBER OF UNITS: 44

AVERAGE LIST PRICE: \$ 929,366

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.06

AVERAGE DAYS ON MARKET: 56

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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.

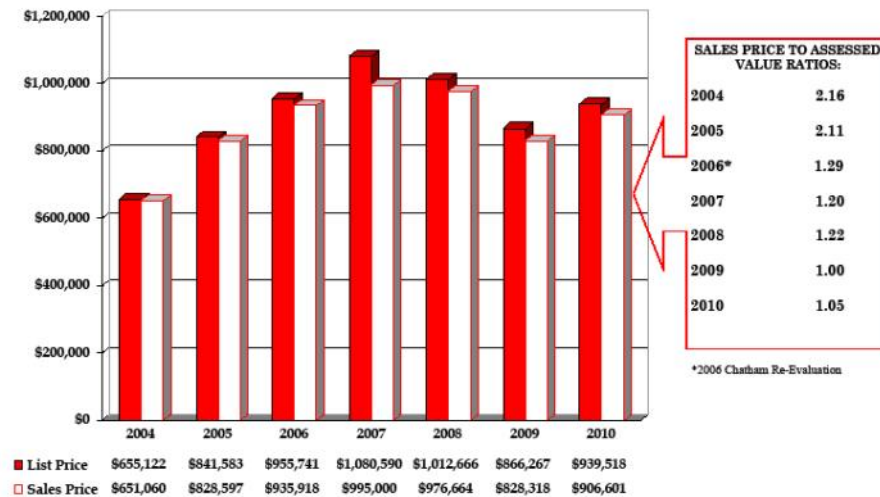
FLASHBACK!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$692,063
DOM: 85
#Units YTD: 40
SP:AV 1.04

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	\$815,214								\$936,853
Average Sales Price	\$1,297,714	\$756,250	\$875,214	\$950,914	\$786,671								\$902,440
Days on Market	75	89	118	49	88								84
% of List Price to Sales Price	95.18%	96.77%	96.18%	98.35%	95.92%								96.49%
Sales Price to Assessed Value	1.09	1.05	1.01	1.09	1.04								1.05
# Units Sold	7	4	14	13	21								59

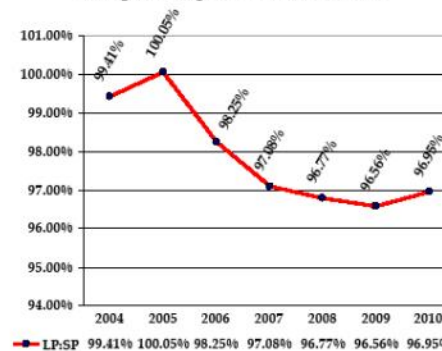
CHATHAM TWP

Average List Price and Sales Price

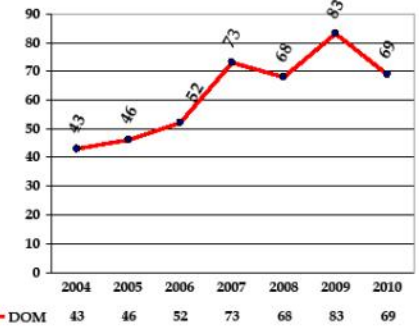


CHATHAM TWP

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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