

CHATHAM TWP

JUNE 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	48 SCHOOL AVE	SplitLev	\$694,000	\$690,000	\$683,500	6/3/2011	26	99.42%	1.01
2	620 FAIRMOUNT AVE	Colonial	\$1,849,000	\$1,775,000	\$513,000	6/3/2011	166	96.00%	
3	26C HERITAGE DR	OneFloor	\$259,900	\$237,000	\$268,300	6/7/2011	171	91.19%	0.88
4	195 TERRACE DR	TwnEndUn	\$315,000	\$295,500	\$259,500	6/8/2011	15	93.81%	1.14
5	42 CANDACE LN	Colonial	\$1,035,000	\$975,000	\$923,000	6/9/2011	20	94.20%	1.06
6	62 CANTERBURY RD	TwnIntUn	\$399,000	\$390,000	\$395,000	6/15/2011	37	97.74%	0.99
7	22 -I HERITAGE DR	OneFloor	\$359,000	\$349,000	\$373,600	6/27/2011	8	97.21%	0.93
8	135 NOE AVE	Cust/SplitLev	\$978,000	\$988,200	\$938,100	6/28/2011	14	101.04%	1.05
9	99 GLENMERE DR	Colonial	\$1,225,000	\$1,235,000	\$1,073,600	6/28/2011	12	100.82%	1.15
10	4 MEADOW CT	Colonial	\$1,779,000	\$1,775,000	\$1,226,200	6/28/2011	79	99.78%	1.45
11	9 PEPPERMILL RD	Colonial	\$1,219,000	\$1,255,500	\$1,031,900	6/29/2011	15	102.99%	1.22
12	277 RIVEREDGE DR	TwnEndUn	\$265,000	\$245,000	\$259,200	6/30/2011	22	92.45%	0.95
13	238 RIVEREDGE DR	TwnIntUn	\$320,000	\$305,000	\$347,500	6/30/2011	92	95.31%	0.88
14	15 COACHLIGHT DR	TwnIntUn	\$455,000	\$455,000	\$464,000	6/30/2011	18	100.00%	0.98
15	103 RIVEREDGE DR	TwnEndUn	\$495,000	\$480,000	\$500,200	6/30/2011	40	96.97%	0.96
16	6 WHITMAN DR	Colonial	\$675,000	\$685,000	\$686,900	6/30/2011	7	101.48%	1.00
AVERAGE			\$770,119	\$758,450			46	97.53%	1.04

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

AS OF JULY 11, 2011

NUMBER OF UNITS: 76

AVERAGE LIST PRICE: \$920,744

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.15

AVERAGE DAYS ON MARKET: 77

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

AS OF JULY 11, 2011

NUMBER OF UNITS: 44

AVERAGE LIST PRICE: \$ 991,377

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 67

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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!!!!

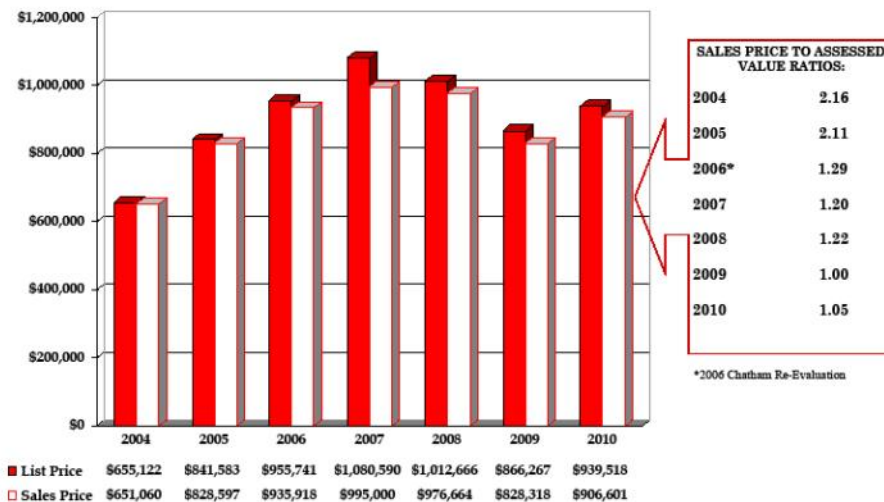
June 2010 YTD:
AVG YTD Sales Price: \$785,558
DOM: 75
#Units YTD: 68
SP:AV 1.04

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	\$770,119							\$901,283
Average Sales Price	\$1,297,714	\$756,250	\$875,214	\$950,914	\$786,671	\$758,450							\$871,723
Days on Market	75	89	118	49	88	46							75
% of List Price to Sales Price	95.18%	96.77%	96.18%	98.35%	95.92%	97.53%							96.71%
Sales Price to Assessed Value	1.09	1.05	1.01	1.09	1.04	1.04							1.05
# Units Sold	7	4	14	13	21	16							75

CHATHAM TWP

Average List Price and Sales Price

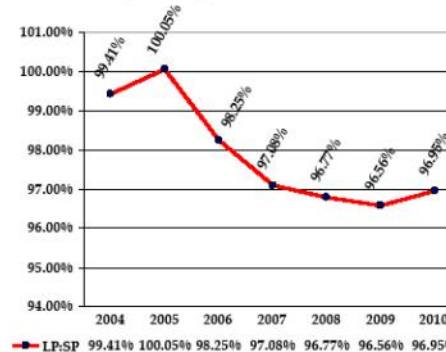


Year	Ratio
2004	2.16
2005	2.11
2006*	1.29
2007	1.20
2008	1.22
2009	1.00
2010	1.05

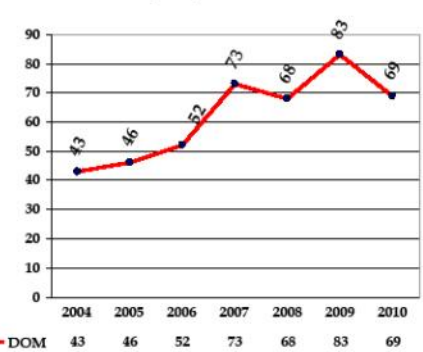
*2006 Chatham Re-Evaluation

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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