

CHATHAM BOROUGH

JULY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	12 DUCHAMP PL	Colonial	\$875,000	\$855,000	\$630,200	7/6/2011	71	97.71%	1.36
2	21 WILLOW ST	Colonial	\$839,900	\$802,750	\$742,900	7/8/2011	66	95.58%	1.08
3	32 OAK DR	Colonial	\$1,349,900	\$1,366,000	\$972,200	7/15/2011	8	101.19%	1.41
4	163 HILLSIDE AVE	CapeCod /Colonial	\$499,000	\$506,000	\$526,100	7/18/2011	18	101.40%	0.96
5	15 VINCENT ST	Colonial	\$615,000	\$640,000	\$544,700	7/20/2011	22	104.07%	1.17
AVERAGE			\$835,760	\$833,950			37	99.99%	1.20

KELLER

CURRENT “ACTIVE” LISTINGS IN CHATHAM BORO
AS OF AUGUST 9, 2011

NUMBER OF UNITS: 37

AVERAGE LIST PRICE: \$752,316

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 49

CURRENT “UNDER CONTRACT” LISTINGS IN CHATHAM BORO
AS OF AUGUST 9, 2011

NUMBER OF UNITS: 17

AVERAGE LIST PRICE: \$ 715,105

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.09

AVERAGE DAYS ON MARKET: 49

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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.

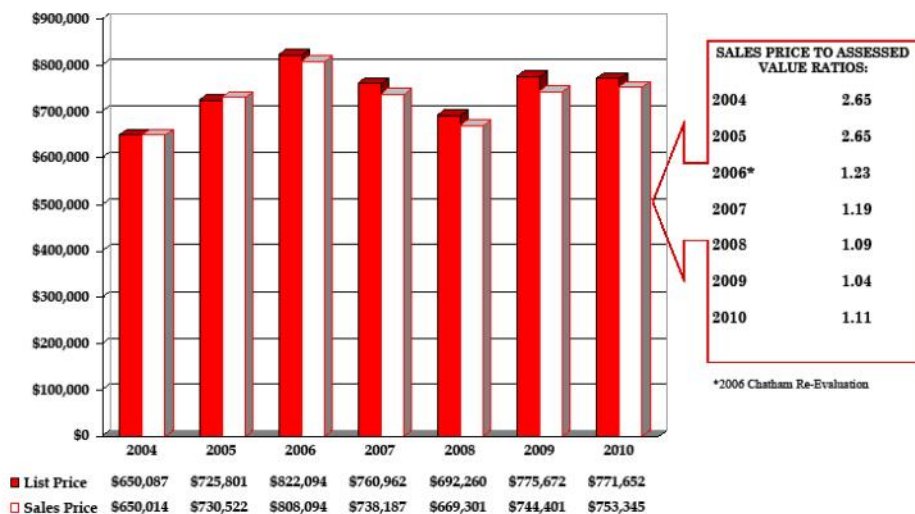
Chatham Boro 2011 Year to Date Market Trends

FLASHBACK!!!!
JULY 2010 YTD:
AVG YTD Sales Price: \$741,069
DOM: 45
#Units YTD: 67
SP:AV 1.11

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$689,857	\$593,150	\$749,200	\$801,455	\$568,533	\$809,200	\$835,760						\$729,374
Average Sales Price	\$678,857	\$563,333	\$745,000	\$796,182	\$554,778	\$814,357	\$833,950						\$722,434
Days on Market	37	74	30	49	62	45	37						48
% of List Price to Sales Price	98.19%	93.83%	99.21%	99.21%	97.75%	99.25%	99.99%						98.36%
Sales Price to Assessed Value	1.16	0.95	1.17	1.20	1.00	1.19	1.20						1.13
# Units Sold	7	6	5	11	9	14	5						57

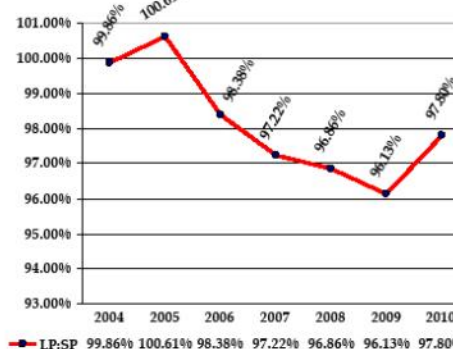
CHATHAM BORO

Average List Price and Sales Price

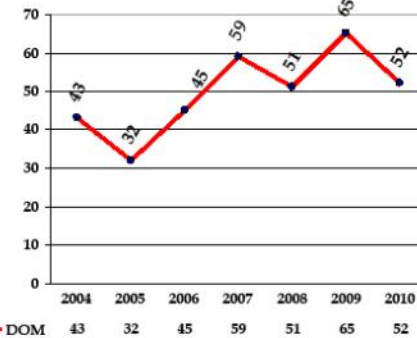


CHATHAM BORO

Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	145
2005	138
2006	144
2007	133
2008	84
2009	88
2010	101

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