

CHATHAM TOWNSHIP

JULY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	57 GLENMERE DR	Colonial	\$1,050,000	\$1,050,000	\$1,044,800	7/1/2011	9	100.00%	1.00
2	12 ABERDEEN RD	SplitLev	\$850,000	\$815,000	\$709,500	7/1/2011	16	95.88%	1.15
3	43 WICKHAM WAY	Colonial	\$1,350,000	\$1,370,000	\$1,268,500	7/1/2011	6	101.48%	1.08
4	49 THORNLEY DR	Colonial	\$1,195,000	\$1,150,000	\$1,090,700	7/5/2011	21	96.23%	1.05
5	47 JOHNSON DR	Colonial	\$1,059,000	\$1,059,000	\$874,200	7/6/2011	22	100.00%	1.21
6	24E HERITAGE DR	TwnEndUn	\$321,000	\$285,000	\$313,000	7/8/2011	102	88.79%	0.91
7	11 ROLLING HILL DR	Colonial	\$2,095,000	\$1,927,000	\$2,272,500	7/12/2011	89	91.98%	0.85
8	10C HERITAGE DR	TwnEndUn	\$325,000	\$320,000	\$358,100	7/13/2011	5	98.46%	0.89
9	6 JODI LN	Cont/Colonial	\$1,279,000	\$1,279,000	\$1,135,500	7/15/2011	9	100.00%	1.13
10	12 JOHNSON DRIVE	SplitLev	\$699,000	\$678,000	\$580,200	7/15/2011	29	97.00%	1.17
11	21 CEDAR LN	Cape/Colonial	\$625,000	\$580,000	\$487,300	7/19/2011	29	92.80%	1.19
12	34 WICKHAM WAY	Colonial	\$1,350,000	\$1,425,000	\$1,547,200	7/19/2011	11	105.56%	0.92
13	2 WILLOW WAY	Ranch	\$899,000	\$875,000	\$719,500	7/20/2011	44	97.33%	1.22
14	31 FAIRFAX TER	Cape/Colonial	\$739,000	\$685,000	\$687,300	7/21/2011	75	92.69%	1.00
15	2 MAC EVOY AVE	Colonial	\$1,229,000	\$1,190,000	\$1,238,800	7/21/2011	30	96.83%	0.96
16	25 MITCHELL AVE	Bi-Level	\$659,000	\$648,000	\$624,400	7/22/2011	13	98.33%	1.04
17	9B HERITAGE DR	TwnIntUn	\$350,101	\$350,101	\$372,500	7/26/2011	1	100.00%	0.94
18	59 MAY DR	Colonial	\$2,395,000	\$2,250,000	\$0	7/26/2011	22	93.95%	
19	47 ROLLING HILL DR	Custom	\$1,849,000	\$1,706,250	\$1,255,800	7/27/2011	98	92.28%	1.36
20	118 VAN HOUTON AVE	SplitLev	\$995,000	\$975,000	\$910,900	7/28/2011	17	97.99%	1.07

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Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
21	121 LONG HILL LN	CapeCod	\$499,000	\$480,000	\$583,100	7/28/2011	109	96.19%	0.82
22	39 WICKHAM WAY	Colonial	\$1,625,000	\$1,655,000	\$1,594,100	7/28/2011	9	101.85%	1.04
23	66 LISA DR	Colonial	\$950,000	\$950,000	\$870,600	7/28/2011	210	100.00%	1.09
24	2 SYCAMORE DR	Ranch	\$679,000	\$611,803	\$521,600	7/29/2011	54	90.10%	1.17
AVERAGE			\$1,044,421	\$1,013,090			43	96.90%	1.05

CURRENT *“ACTIVE”* LISTINGS IN CHATHAM TWP

AS OF AUGUST 9, 2011

NUMBER OF UNITS: 65

AVERAGE LIST PRICE: \$971,835

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.13

AVERAGE DAYS ON MARKET: 83

CURRENT *“UNDER CONTRACT”* LISTINGS IN CHATHAM TWP

AS OF AUGUST, 2011

NUMBER OF UNITS: 34

AVERAGE LIST PRICE: \$ 942,906

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.05

AVERAGE DAYS ON MARKET: 83

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FLASHBACK!!!!

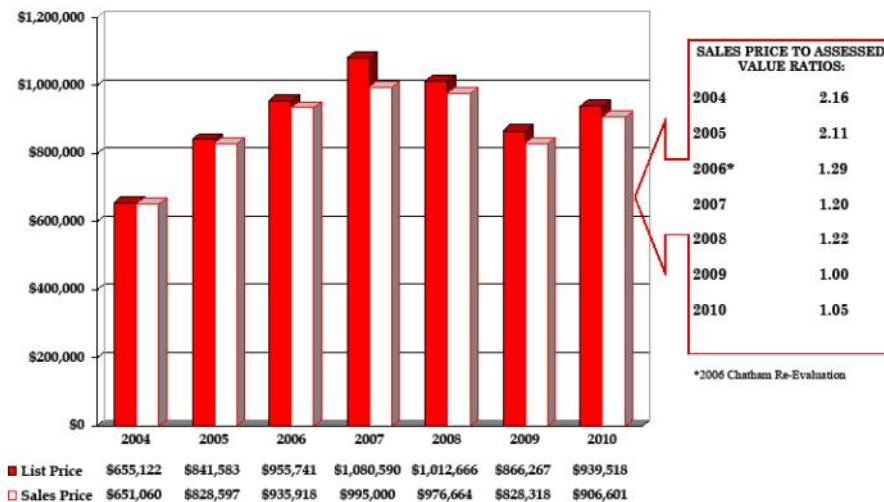
July 2010 YTD:
AVG YTD Sales Price: \$856,807
DOM: 72
#Units YTD: 85
SP:AV 1.04

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	\$1,044,421						\$935,983
Average Sales Price	\$1,297,714	\$756,250	\$875,214	\$950,914	\$786,671	\$758,450	\$1,013,090						\$905,993
Days on Market	75	89	118	49	88	46	43						68
% of List Price to Sales Price	95.18%	96.77%	96.18%	98.35%	95.92%	97.53%	96.90%						96.76%
Sales Price to Assessed Value	1.09	1.05	1.01	1.09	1.04	1.04	1.05						1.05
# Units Sold	7	4	14	13	21	16	24						99

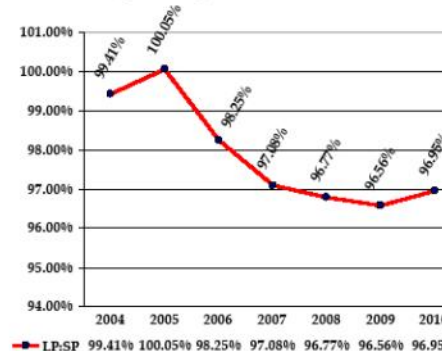
CHATHAM TWP

Average List Price and Sales Price

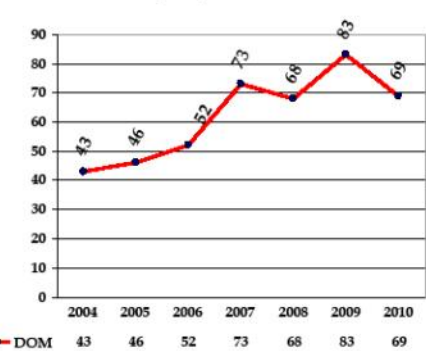


CHATHAM TWP

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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