

CHATHAM TOWNSHIP

AUGUST 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	41 ROSE TER	Colonial	\$875,000	\$845,000	\$738,800	8/1/2011	31	96.57%	1.14
2	85 GLENMERE DR	Colonial	\$1,189,000	\$1,160,000	\$1,074,400	8/3/2011	10	97.56%	1.08
3	59 HAMPTON RD	Colonial	\$789,000	\$782,500	\$935,500	8/5/2011	42	99.18%	0.84
4	8F VERNON LN	OneFloor	\$112,999	\$105,000	\$77,000	8/9/2011	87	92.92%	1.36
5	38 ROLLING HILL DR	Colonial	\$3,150,000	\$2,900,000	\$3,036,500	8/11/2011	111	92.06%	0.96
6	14C KENSINGTON RD APT C	OneFloor	\$235,000	\$215,000	\$278,500	8/12/2011	40	91.49%	0.77
7	110 MEYERSVILLE RD	CapeCod	\$389,900	\$360,000	\$356,500	8/12/2011	114	92.33%	1.01
8	9 JOANNA WAY	Ranch	\$799,000	\$810,000	\$783,600	8/12/2011	11	101.38%	1.03
9	15 WILLIAMS RD	Colonial	\$938,000	\$910,000	\$748,300	8/15/2011	114	97.01%	1.22
10	9 CRESTWOOD DR	Colonial	\$1,400,000	\$1,501,000	\$906,600	8/15/2011	16	107.21%	1.66
11	142 VAN HOUTON AVE	Custom	\$1,195,000	\$1,120,000	\$1,140,400	8/17/2011	86	93.72%	0.98
12	47 HURON DR	Colonial	\$1,195,000	\$1,150,000	\$1,061,600	8/17/2011	44	96.23%	1.08
13	28 PEPPERMILL RD	Colonial	\$1,375,000	\$1,375,000	\$1,101,400	8/17/2011	17	100.00%	1.25
14	316 SOUTHERN BLVD	SplitLev	\$522,000	\$487,000	\$614,000	8/19/2011	112	93.30%	0.79
15	14 KENSINGTON RD APT G	TwnIntUn	\$250,000	\$255,000	\$288,800	8/26/2011	23	102.00%	0.88
16	9D HERITAGE DR	FirstFlr	\$268,000	\$252,000	\$268,800	8/29/2011	78	94.03%	0.94
17	174 MEYERSVILLE RD	Colonial/Cust	\$850,000	\$829,750	\$737,000	8/29/2011	1	97.62%	1.13
18	6 CEDAR LN	CapeCod	\$335,000	\$335,000	\$412,900	8/31/2011	1	100.00%	0.81
	AVERAGE		\$881,550	\$855,125			52	96.92%	1.05

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

AS OF SEPTEMBER 9, 2011

NUMBER OF UNITS: 58

AVERAGE LIST PRICE: \$998,508

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.10

AVERAGE DAYS ON MARKET: 112

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

AS OF SEPTEMBER 9, 2011

NUMBER OF UNITS: 27

AVERAGE LIST PRICE: \$ 882,396

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.05

AVERAGE DAYS ON MARKET: 77

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

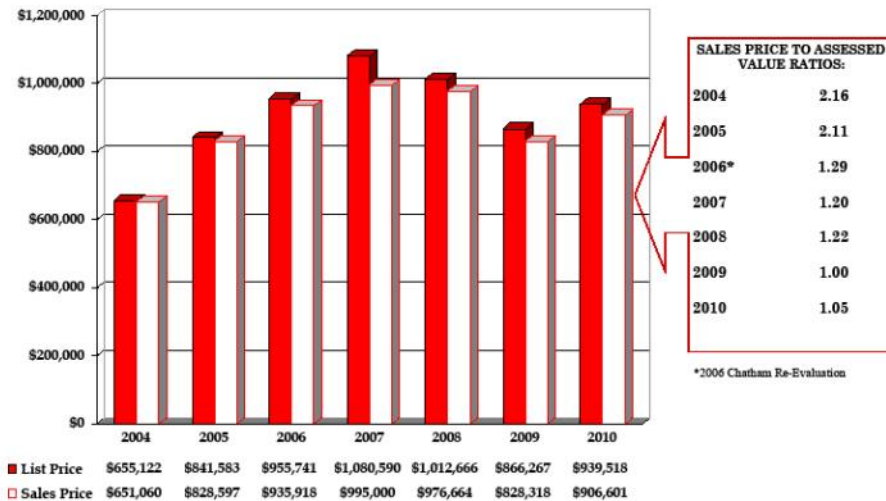
FLASHBACK!!!!
August 2010 YTD:
AVG YTD Sales Price: \$895,736
DOM: 70
#Units YTD: 96
SP:AV 1.07

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	\$881,550					\$927,609
Average Sales Price	\$1,297,714	\$756,250	\$875,214	\$950,914	\$786,671	\$758,450	\$1,013,090	\$855,125					\$898,167
Days on Market	75	89	118	49	88	46	43	52					65
% of List Price to Sales Price	95.18%	96.77%	96.18%	98.35%	95.92%	97.53%	96.90%	96.92%					96.78%
Sales Price to Assessed Value	1.09	1.05	1.01	1.09	1.04	1.04	1.05	1.05					1.05
# Units Sold	7	4	14	13	21	16	24	18					117

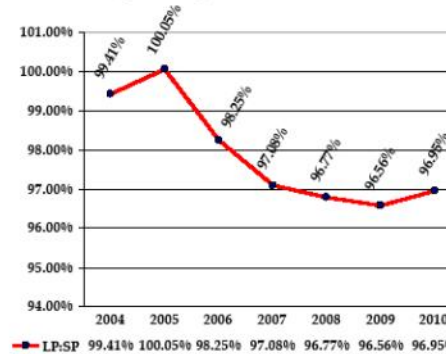
CHATHAM TWP

Average List Price and Sales Price

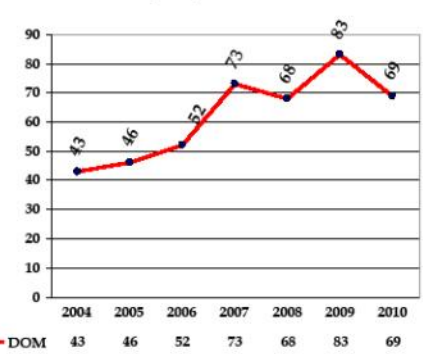


CHATHAM TWP

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

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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