

CHATHAM TOWNSHIP

OCTOBER 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	719 RIVER RD	Colonial	\$749,900	\$715,000	\$557,800	10/2/2011	69	95.35%	1.28
2	88 CANTERBURY RD	TwndEndUn	\$429,000	\$407,500	\$465,300	10/3/2011	98	94.99%	0.88
3	304 SOUTHERN BLVD	SplitLev	\$609,900	\$590,000	\$691,900	10/3/2011	109	96.74%	0.85
4	770 RIVER RD	CapeCod	\$397,000	\$369,000	\$398,300	10/4/2011	105	92.95%	0.93
5	7 HOLLY DR	Ranch	\$975,500	\$925,000	\$770,900	10/17/2011	74	94.82%	1.20
6	160 SOUTHERN BLVD	Colonial	\$235,000	\$227,000	\$451,700	10/21/2011	495	96.60%	0.50
7	20 BRITTEN RD	Contemp	\$599,000	\$560,000	\$564,400	10/25/2011	63	93.49%	0.99
8	94 SUNSET DR	Colonial	\$889,000	\$872,500	\$938,000	10/28/2011	105	98.14%	0.93
AVERAGE			\$610,538	\$583,250			140	95.38%	0.95

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

AS OF NOVEMBER 6, 2011

NUMBER OF UNITS: 71

AVERAGE LIST PRICE: \$1,010,142

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.14

AVERAGE DAYS ON MARKET: 109

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

AS OF NOVEMBER 6, 2011

NUMBER OF UNITS: 17

AVERAGE LIST PRICE: \$ 843,382

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.01

AVERAGE DAYS ON MARKET: 87

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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.

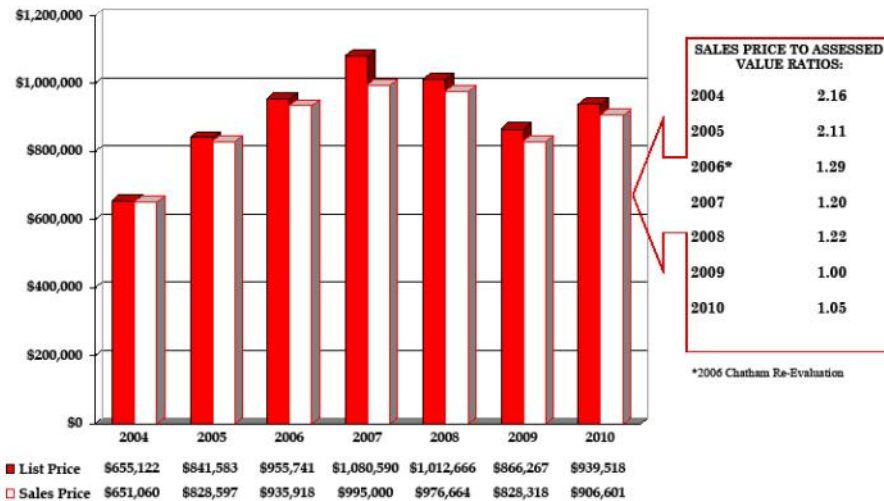
FLASHBACK!!!!
OCTOBER 2010 YTD:
AVG YTD Sales Price: \$904,331
DOM: 70
#Units YTD: 130
SP:AV 1.05

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	\$1,016,627	\$610,538			\$916,157
Average Sales Price	\$1,297,714	\$756,250	\$875,214	\$950,914	\$786,671	\$758,450	\$1,013,090	\$855,125	\$990,455	\$583,250			\$887,107
Days on Market	75	89	118	49	88	46	43	52	64	140			69
% of List Price to Sales Price	95.18%	96.77%	96.18%	98.35%	95.92%	97.53%	96.90%	96.92%	96.17%	95.38%			96.65%
Sales Price to Assessed Value	1.09	1.05	1.01	1.09	1.04	1.04	1.05	1.05	1.03	0.95			1.04
# Units Sold	7	4	14	13	21	16	24	18	11	8			136

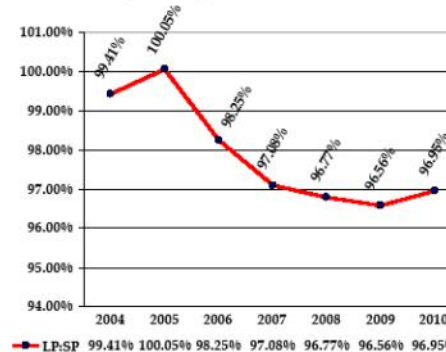
CHATHAM TWP

Average List Price and Sales Price

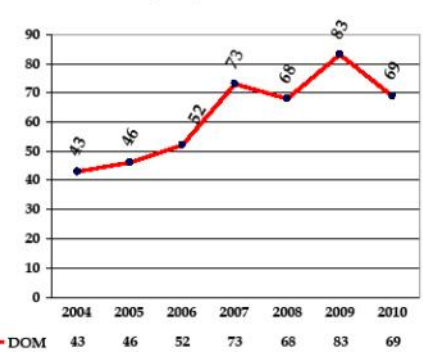


CHATHAM TWP

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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