

Chatham Boro April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	170 Weston Avenue	CapeCod	\$449,000	\$449,000	\$395,300	4/1/2010	0	100.00%	1.14
2	74 Highland Ave	Colonial	\$1,089,000	\$1,049,000	\$1,133,800	4/1/2010	121	96.33%	0.93
3	11 Milton Ave	CapeCod	\$639,000	\$630,000	\$506,300	4/7/2010	6	98.59%	1.24
4	43 Essex Rd	Colonial	\$699,000	\$685,000	\$685,100	4/13/2010	51	98.00%	1.00
5	11 Highland Ave	Colonial/Cust	\$1,595,000	\$1,380,000	\$1,096,900	4/16/2010	55	86.52%	1.26
6	8 Maple St	Colonial	\$975,000	\$975,000	\$874,800	4/26/2010	39	100.00%	1.11
7	1 Woods Ln	Custom	\$1,999,000	\$1,875,000	\$1,382,900	4/26/2010	2	93.80%	1.36
8	13 Vincent St	CapeCod	\$500,000	\$510,000	\$455,300	4/28/2010	37	102.00%	1.12
9	83 Lafayette Ave	Colonial/Cape	\$698,500	\$670,000	\$569,900	4/28/2010	28	95.92%	1.18
10	48 Woodland Rd	Bi-Level	\$485,000	\$465,000	\$510,800	4/30/2010	49	95.88%	0.91
11	111 N Passaic Ave	Tudor	\$549,000	\$525,000	\$504,900	4/30/2010	18	95.63%	1.04
12	17 Inwood Rd	Colonial	\$795,000	\$795,000	\$757,200	4/30/2010	14	100.00%	1.05
13	32 Meadowbrook Rd	Colonial	\$1,269,000	\$1,284,000	\$1,001,600	4/30/2010	3	101.18%	1.28
14	15 Red Rd	Colonial	\$1,375,000	\$1,300,000	\$761,800	4/30/2010	5	94.55%	1.71
AVERAGES			\$936,893	\$899,429			31	97.03%	1.17

Average Days on Market
Average List Price
Average Sales Price
% of List Price to Sales Price
Sales Price to Assessed Value Ratio
of Units for the Month

31
\$936,893
\$899,429
97.02%
1.17
14





RESIDENTIAL BROKERAGE

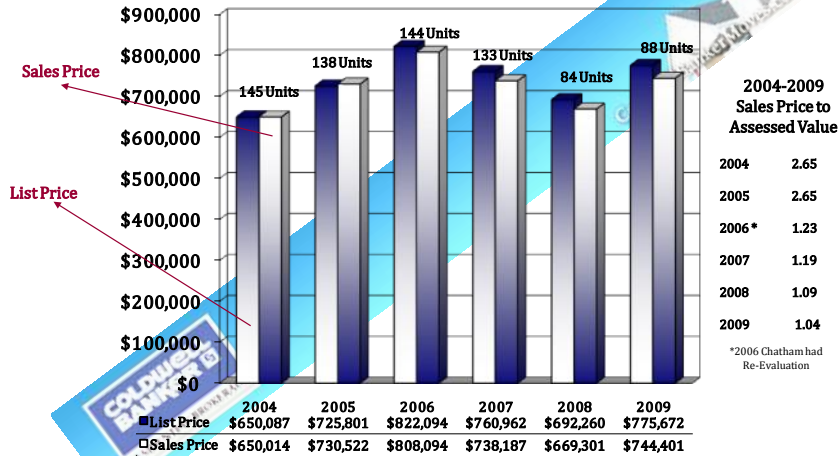
FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$ 756,944
DOM: 69
#Units YTD: 9
SP:AV 1.06

Chatham Boro 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$773,992	\$681,000	\$572,000	\$936,893									\$825,529
Average Sales Price	\$749,917	\$661,333	\$557,750	\$899,429									\$796,468
Days on Market	52	123	131	31									54
% of List Price to Sales Price	97.45%	95.26%	97.46%	97.03%									97.05%
Sales Price to Assessed Value	1.14	0.91	0.99	1.17									1.13
# Units Sold	12	3	2	14									31

Chatham Boro Market Averages 2004-2009

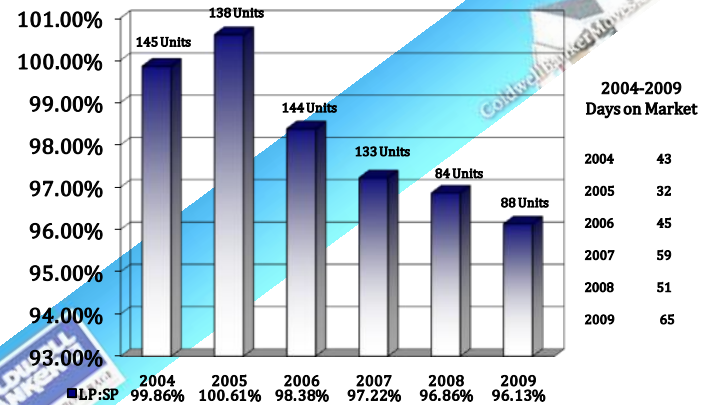
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Chatham Boro Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.