

# Chatham Boro **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	61 WASHINGTON AVE	Colonial	\$619,900	\$630,000	\$568,100	5/14/2010	7	101.63%	1.11
2	11 GARDEN PL	Colonial	\$849,999	\$827,500	\$677,200	5/15/2010	22	97.35%	1.22
3	36 LUM AVE	Colonial	\$619,900	\$650,000	\$515,400	5/17/2010	11	104.86%	1.26
4	11 MYRTLE AVE	Colonial	\$465,000	\$450,000	\$426,600	5/18/2010	80	96.77%	1.05
5	66 CHATHAM ST	Colonial	\$684,900	\$650,000	\$511,400	5/19/2010	35	94.90%	1.27
6	44 ESSEX RD	CapeCod	\$649,000	\$650,000	\$689,400	5/20/2010	8	100.15%	0.94
7	18 ROSE TER	Colonial	\$729,000	\$715,000	\$856,500	5/20/2010	210	98.08%	0.83
8	114 CENTER AVENUE	Colonial	\$655,000	\$652,000	\$511,600	5/26/2010	10	99.54%	1.27
9	5 PENN TER	Colonial	\$675,000	\$675,000	\$698,000	5/27/2010	37	100.00%	0.97
10	77 SUMMIT AVE	CapeCod	\$284,900	\$285,000	\$433,000	5/28/2010	30	100.04%	0.66
11	44 RED RD	Colonial	\$599,000	\$595,000	\$542,100	5/28/2010	14	99.33%	1.10
<b>AVERAGES</b>			<b>\$621,054</b>	<b>\$616,318</b>			<b>42</b>	<b>99.33%</b>	<b>1.06</b>

**Average Days on Market** 42  
**Average List Price** \$621,054  
**Average Sales Price** \$616,318  
**% of List Price to Sales Price** 99.33%  
**Sales Price to Assessed Value Ratio** 1.06  
**# of Units for the Month** 11





**RESIDENTIAL BROKERAGE**

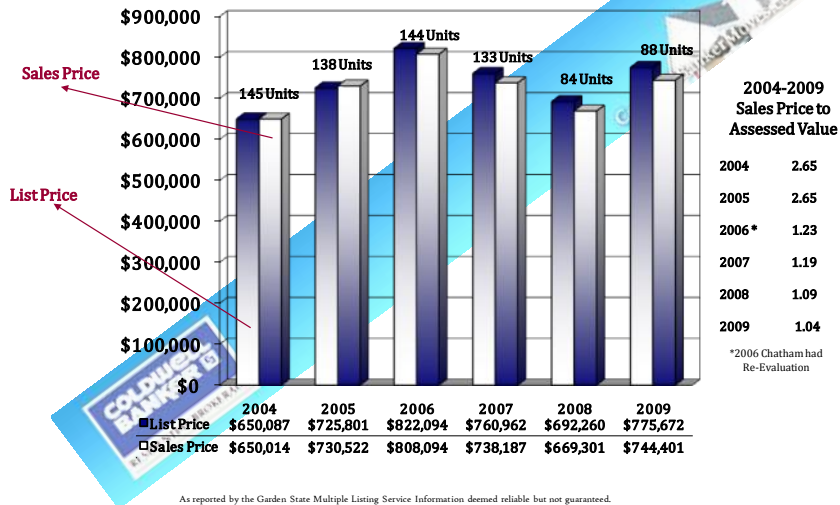
**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$ 640,167**  
**DOM: 55**  
**#Units YTD:21**  
**SP:AV 1.02**

**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	\$621,054								\$771,976
Average Sales Price	\$749,917	\$661,333	\$557,750	\$899,429	\$616,318								\$749,286
Days on Market	52	123	131	31	42								51
% of List Price to Sales Price	97.45%	95.26%	97.46%	97.03%	99.33%								97.65%
Sales Price to Assessed Value	1.14	0.91	0.99	1.17	1.06								1.11
# Units Sold	12	3	2	14	11								42

**Chatham Boro Market Averages 2004-2009**

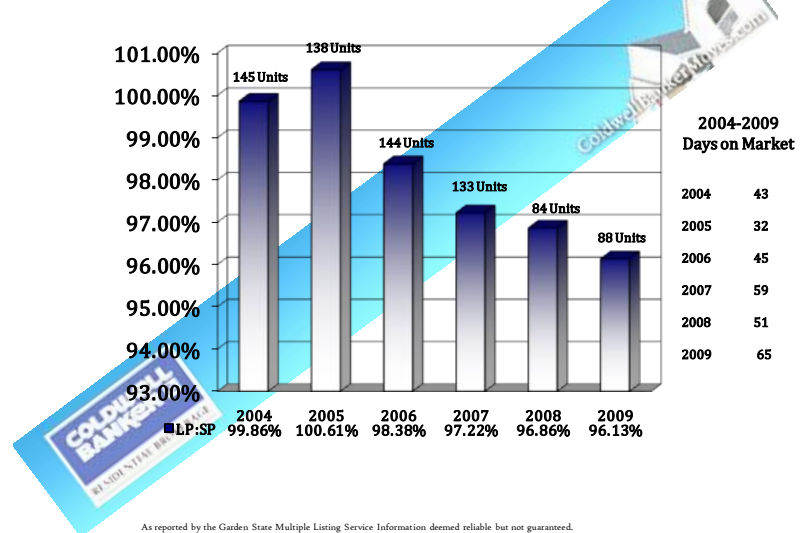
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.