



2010 YTD Real Estate Market Activity

Chatham Township

October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total		SP:LP	SP:AV	
							Assessed Value (AV)	Closed Date			
1	100 ORMONT RD	Colonial	5	3.1	\$859,000	\$838,000	\$740,000	10/06/10	32	97.56%	1.13
2	102 CANTERBURY RD	TwnEndUn	2	2.1	\$425,000	\$410,000	\$465,300	10/15/10	12	96.47%	0.88
3	124 WESTMINSTER RD	Colonial	5	3	\$1,000,000	\$1,093,220	\$1,003,600	10/22/10	7	109.32%	1.09
4	17 MAGNOLIA PL	TwnIntUn	4	5.1	\$1,200,000	\$1,200,000	\$0	10/26/10	79	100.00%	NA
5	18D HERITAGE DR	FirstFlr	1	1	\$245,000	\$236,000	\$268,800	10/20/10	15	96.33%	0.88
6	2 KINCAID LANE	Colonial	5	4.2	\$2,300,000	\$2,025,000	\$1,807,300	10/29/10	121	88.04%	1.12
7	20 COACHLIGHT DR	TwnIntUn	2	2	\$469,000	\$425,000	\$495,400	10/29/10	30	90.62%	0.86
8	21 LENAPE TRL	Colonial	4	2	\$858,900	\$875,000	\$737,000	10/22/10	8	101.87%	1.19
9	252 LAFAYETTE AVE	Colonial	4	3	\$929,000	\$960,000	\$883,700	10/20/10	9	103.34%	1.09
10	27 FALMOUTH RD	Ranch	3	1.1	\$587,000	\$584,000	\$566,300	10/29/10	40	99.49%	1.03
11	271 SHUNPIKE RD	SplitLev	3	2.1	\$550,000	\$542,500	\$493,200	10/20/10	31	98.64%	1.10
12	283 SHUNPIKE RD	RanchExp	3	2.1	\$399,000	\$380,000	\$440,700	10/06/10	73	95.24%	0.86
13	304 LAFAYETTE AVE	Colonial	5	4.1	\$1,895,000	\$1,765,000	\$1,607,400	10/29/10	90	93.14%	1.10
14	479 GREEN VILLAGE RD	Colonial	4	1.1	\$629,000	\$590,000	\$540,600	10/29/10	57	93.80%	1.09
15	483 GREEN VILLAGE RD	Colonial	3	1	\$399,000	\$325,000	\$349,700	10/08/10	107	81.45%	0.93
16	575 SHUNPIKE RD	Colonial	4	3.1	\$845,000	\$830,000	\$749,400	10/05/10	2	98.22%	1.11
17	7 ROBIN HOOD LN	Colonial	6	6.2	\$1,599,000	\$1,545,000	\$1,789,100	10/19/10	69	96.62%	0.86
18	78 MAY DR	Custom/Col/	5	5.1	\$2,290,000	\$1,950,000	\$2,586,700	10/22/10	112	85.15%	0.75
19	82 HIGHLAND AVE	RanchExp	5	3	\$699,000	\$850,000	\$812,900	10/26/10	11	121.60%	1.05
AVERAGES					\$956,732	\$917,038			48	97.21%	1.01

# of Units for the Month	19
Average List Price	\$956,732
Average Sale Price	\$917,038
% of Sale Price to List Price	97.21%
Average Days on Market	48
Sales Price to Assessed Value Ratio	1.01

Information compiled from the Garden State Multiple Listing Service



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	6	7	7	9	11	28	17	11	10	19			125
Average List Price	\$598,150	\$492,543	\$802,971	\$626,211	\$940,536	\$919,122	\$1,181,759	\$1,218,355	\$869,980	\$956,732			\$860,636
Average Sale Price	\$556,667	\$475,214	\$779,286	\$623,778	\$904,273	\$757,446	\$1,141,806	\$1,196,545	\$844,500	\$917,038			\$819,655
% of Sale Price to List Price	93.36%	97.69%	96.83%	99.32%	96.74%	96.79%	96.99%	97.87%	97.20%	0.97			97.00%
Days on Market	92	119	84	71	73	64	64	69	90	48			77
Sale Price to Assessed Value	0.99	0.95	1	0.97	1.21	1.05	1.14	1.24	1.67	1.01			1.12

