

# Chatham Twp February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	2 Conger Ter	Colonial	\$705,000	\$705,000	\$664,700	2/10/2010	108	100.00%	1.06
2	25B Canterbury Road	FirstFlr/OneFl	\$345,000	\$327,500	\$318,300	2/12/2010	236	94.93%	1.03
3	20 Chestnut Rd	Ranch	\$549,000	\$512,000	\$601,500	2/12/2010	17	93.26%	0.85
4	88 Canterbury	TwndEndUn	\$399,900	\$360,000	\$465,300	2/17/2010	227	90.02%	0.77
5	620 Fairmount Ave	CapeCod	\$350,000	\$402,000	\$513,000	2/22/2010	82	114.86%	0.78
6	261 River Edge Dr	TwndEndUn	\$249,900	\$250,000	\$259,200	2/25/2010	97	100.04%	0.96
7	53 Meadowbrook Rd	Colonial	\$849,000	\$770,000	\$647,200	2/26/2010	66	90.69%	1.19
AVERAGES			\$492,543	\$475,214			119	97.69%	0.95

**Average Days on Market** 119  
**Average List Price** \$492,543  
**Average Sales Price** \$475,214  
**% of List Price to Sales Price** 97.69%  
**Sales Price to Assessed Value Ratio** .95  
**# of Units for the Month** 7





**RESIDENTIAL BROKERAGE**

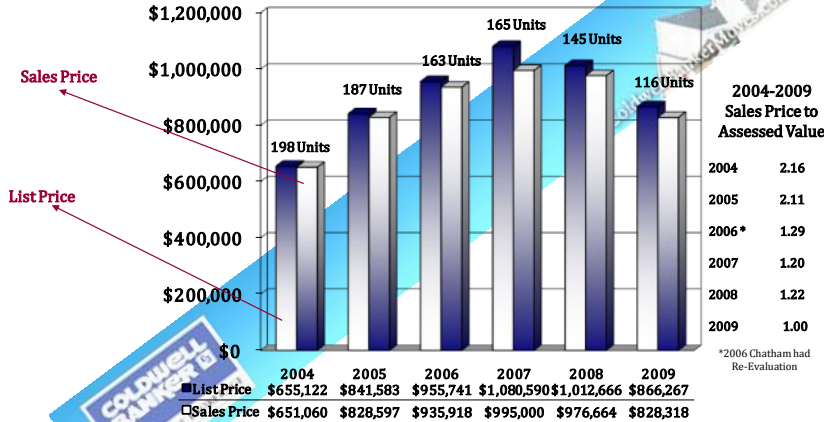
**FLASHBACK!!!!**  
**February 2010 YTD:**  
**AVG YTD Sales Price: \$ 884,125**  
**DOM: 44**  
**#Units YTD: 4**  
**SP:AV 1.08**

**Chatham Twp 2010 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$598,150	\$492,543											\$541,285
Average Sales Price	\$556,667	\$475,214											\$512,808
Days on Market	92	119											107
% of List Price to Sales Price	93.36%	97.69%											95.69%
Sales Price to Assessed Value	0.99	0.95											0.97
# Units Sold	6	7											13

**Chatham Twp Market Averages 2004-2009**

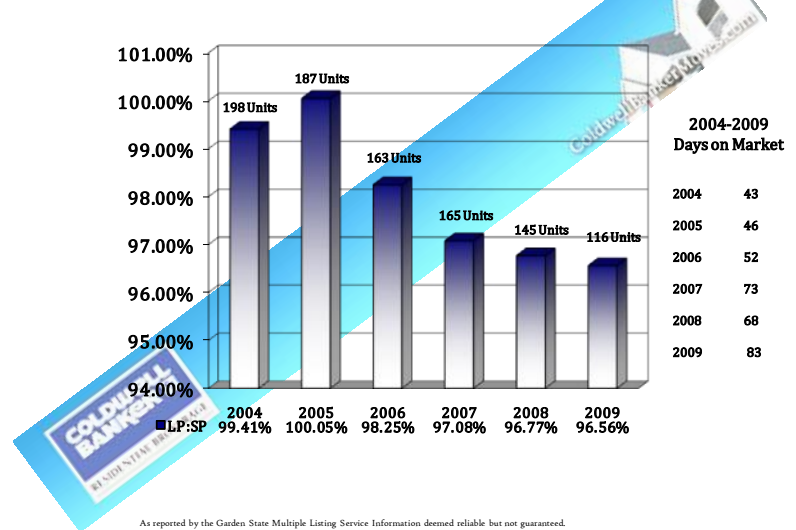
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

**Chatham Twp 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.