

Chatham Boro December 2008 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	47 Chandler Road	Colonial	\$1,825,000	\$1,650,000	\$1,508,000	12/5/2008	65	90.41%	1.09
2	25 Chatham St	Colonial	\$925,000	\$865,000	\$518,100	12/12/2008	78	93.51%	1.67
3	6 Sussex Avenue	Colonial	\$599,900	\$540,000	\$660,200	12/19/2008	50	90.02%	0.82
AVERAGES			\$1,116,633	\$1,018,333			64	91.31%	1.19

Average Days on Market 64
Average List Price \$1,116,633
Average Sales Price \$1,018,333
% of List Price to Sales Price 91.31%
Assessed Value to Sales Price 1.19
of Units for the Month 3

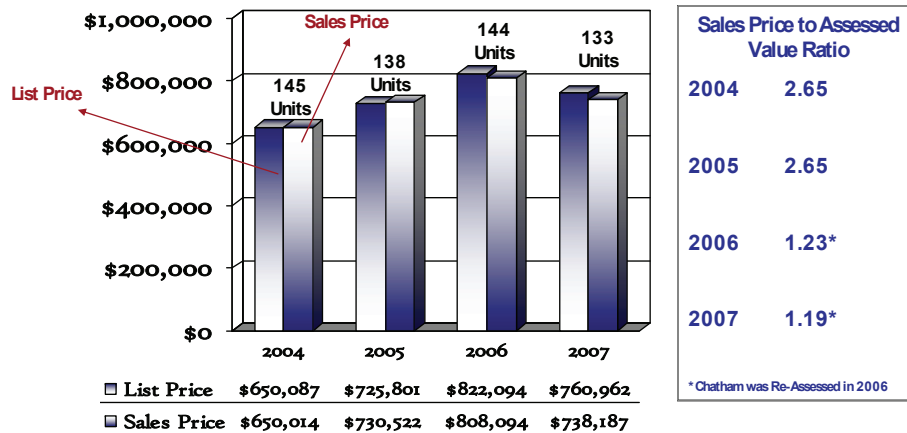
FLASHBACK!!!!
December 2007 YTD:
AVG YTD Sales Price: \$739,719 -10.6%
DOM: 71 -39%
#Units YTD: 132 -36.3%

Chatham Boro 2008 Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$785,917	\$605,238	\$533,560	\$646,300	\$780,286	\$710,433	\$672,005	\$600,054	\$576,533	\$595,000	\$840,575	\$1,116,633	\$692,260
Average Sales Price	\$775,250	\$592,188	\$515,600	\$602,500	\$760,571	\$678,889	\$657,906	\$590,143	\$562,922	\$570,000	\$787,271	\$1,018,333	\$669,301
Days on Market	33	35	61	48	30	40	49	38	92	71	96	64	51
% of List Price to Sales Price	98.34%	97.90%	96.78%	93.30%	97.27%	96.50%	97.61%	98.94%	97.51%	95.80%	93.45%	91.31%	96.89%
Sales Price to Assessed Value	1.15	1.00	1.00	1.08	1.14	1.17	1.11	1.03	1.03	1.13	1.07	1.19	1.09
# Units Sold	6	8	5	5	7	9	16	7	9	5	4	3	84

Chatham Boro Market *Averages* 2004-2007

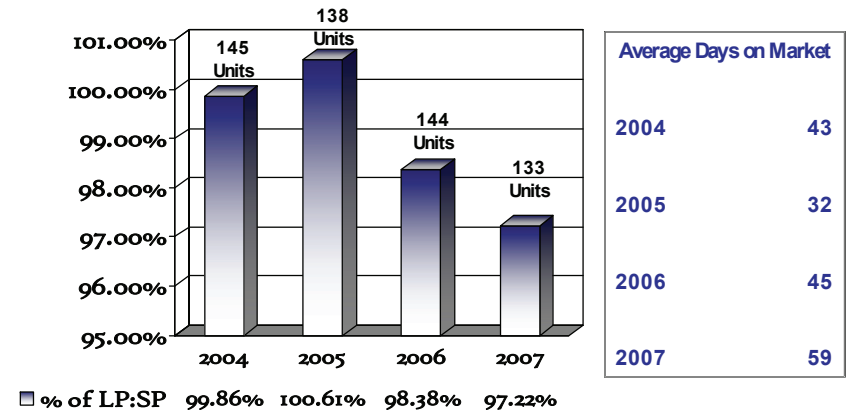
List Price vs. Sales Price and Sales Price to Assessed Value Ratio



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.
 All residential properties sold: Fee Simple, Townhomes & Condos

Chatham Boro Market *Averages* 2004-2007

Percentage of List Price to Sales Price and Average Days on Market



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