

## Chatham Boro January 2008 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	151 North Hillside Ave.	CapeCod	\$459,000	\$454,500	\$392,800	1/4/2008	21	99.02%	1.16
2	166 N Passaic	Ranch/Cape	\$435,000	\$435,000	\$372,800	1/17/2008	51	100.00%	1.17
3	42 GARDEN AVE	RanchRas	\$465,000	\$458,000	\$501,900	1/25/2008	0	98.49%	0.91
4	80 Washington	Colonial	\$708,500	\$650,000	\$574,700	1/28/2008	16	91.74%	1.13
5	63 Chatham Street	Colonial	\$749,000	\$755,000	\$517,900	1/30/2008	90	100.80%	1.46
6	25 Dellwood	Colonial	\$1,899,000	\$1,899,000	\$1,779,500	1/4/2008	21	100.00%	1.07
AVERAGES			\$785,917	\$775,250			33	98.34%	1.15

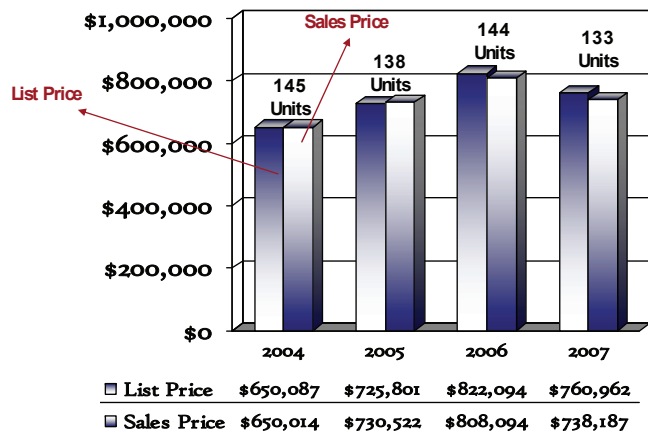
**Average Days on Market** 33  
**Average List Price** \$785,917  
**Average Sales Price** \$775,250  
**% of List Price to Sales Price** 98.34%  
**Assessed Value to Sales Price** 1.15  
**# of Units for the Month** 6

### Chatham Boro Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$785,917												\$785,917
Average Sales Price	\$775,250												\$775,250
Days on Market	33												33
% of List Price to Sales Price	98.34%												98.34%
Sales Price to Assessed Value	1.15												1.15
# Units Sold	6												7

### Chatham Boro Market *Averages* 2004-2007

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

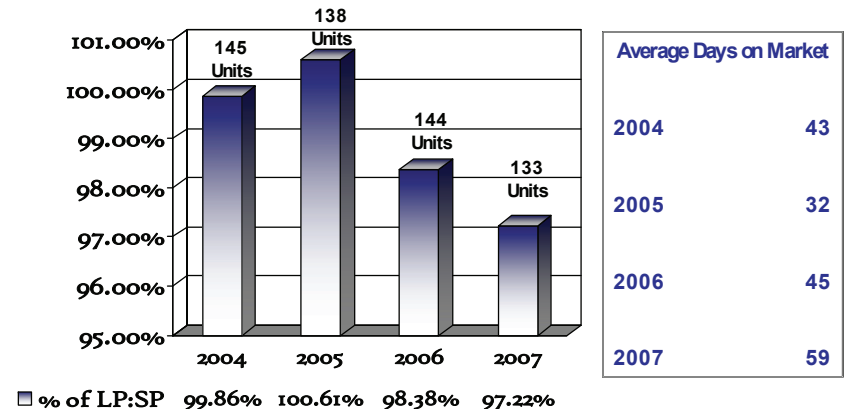


Year	Sales Price to Assessed Value Ratio
2004	2.65
2005	2.65
2006	1.23*
2007	1.19*

\* Chatham was Re-Assessed in 2006

### Chatham Boro Market *Averages* 2004-2007

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



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

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