

Chatham Twp. December 2008 Market Activity




Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	33 Van Houton Ave	Colonial	\$1,259,000	\$1,210,000	\$1,217,700	12/1/2008	53	96.11%	0.99
2	38 Dale Dr	Custom	\$949,995	\$912,500	\$770,100	12/10/2008	144	96.05%	1.18
3	23B Canterbury Rd	TwnIntUn	\$348,000	\$325,000	\$318,300	12/12/2008	76	93.39%	1.02
4	47 Stonewyck Drive	Colonial	\$809,000	\$800,000	\$726,800	12/19/2008	16	98.89%	1.10
5	131 Noe Avenue	Colonial	\$1,110,000	\$999,999	\$1,197,500	12/19/2008	155	90.09%	0.84
6	26E Heritage Drive	1FI/TwnEndUn	\$285,000	\$275,000	\$266,600	12/23/2008	81	96.49%	
7	5F Avon Court	1FI/TwnEndUn	\$330,000	\$315,000	\$303,000	12/23/2008	6	95.45%	1.04
AVERAGES			\$727,285	\$691,071			76	95.21%	1.03

Average Days on Market 76
Average List Price \$727,285
Average Sales Price \$691.071
% of List Price to Sales Price 95.21%
Sales Price to Assessed Value 1.03
of Units for the Month 7

welcome home

FLASHBACK!!!!
December 2007:

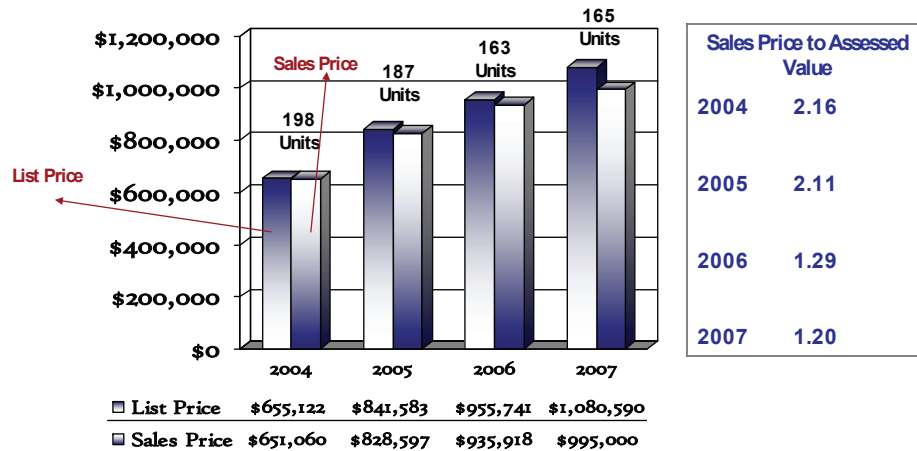
AVG YTD Sales Price: \$1,048,463 -8.9%
DOM: 73 -6.9%
#Units YTD: 165 -12.2%

Chatham Twp. Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$834,975	\$1,302,044	\$987,000	\$805,773	\$1,166,481	\$956,132	\$975,459	\$1,030,686	\$1,229,129	\$1,362,225	\$1,103,078	\$727,285	\$1,012,666
Average Sales Price	\$834,925	\$1,249,567	\$948,722	\$777,033	\$1,128,063	\$920,579	\$949,971	\$1,000,976	\$1,170,214	\$1,259,475	\$1,042,242	\$691,071	\$976,664
Days on Market	72	86	90	96	44	57	49	54	69	153	73	76	68
% of List Price to Sales Price	99.27%	96.77%	97.08%	96.42%	97.31%	96.56%	97.31%	97.39%	95.82%	92.58%	94.48%	95.21%	96.77%
Sales Price to Assessed Value	1.09	1.08	1.06	1.06	1.30	1.07	1.11	1.22	1.17	1.10	1.19	1.03	1.22
# Units Sold	12	9	9	15	16	19	17	21	7	4	9	7	145

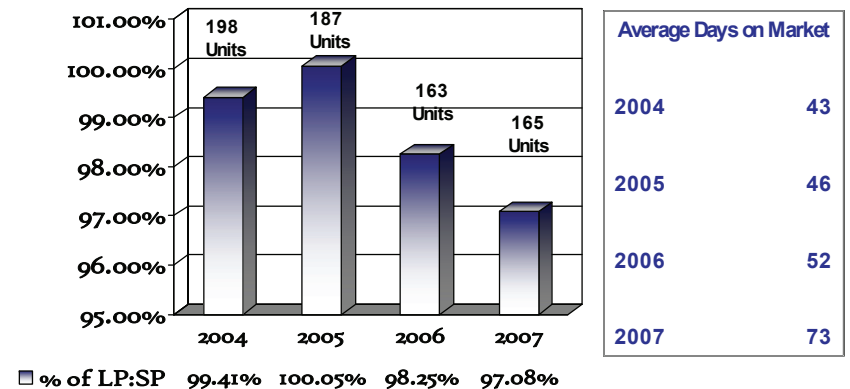
Chatham Twp. Market Averages 2004-2007

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



Chatham Twp Market Averages 2004-2007

Percentage of List Price to Sales Price



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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