

CMA Report

Listings as of 04/09/08 at 1:14pm

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SINGLE FAMILY

PNDG W/CONTINGENCIES Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
1443 Old Queen Anne Rd	Chatham		2	1	1,351	0.780ac	1850	03/20/08	329/329	429,000	349,900
75 Tirrells Way	South Chatham		3	3	1,842	1.070ac	1979	03/15/08	33/515	380,000	380,000
203 Cockle Cove Rd	South Chatham		2	1	768	10454sf	1960	03/04/08	57/57	479,500	479,500
46 Florence Dr	South Chatham		3	3	1,902	10010sf	1998	03/08/08	68/68	560,000	560,000
Listing Count 4			Averages		1,466				122/242	462,125	442,350
					High 560,000				Low 349,900		Median 429,750

PENDING Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price
116 Deer Meadow Ln	Chatham		3	3	2,082	0.620ac	1962	03/25/08	37/37	575,000	575,000
Listing Count 1			Averages		2,082				37/37	575,000	575,000
					High 575,000				Low 575,000		Median 575,000

SOLD Properties

Address	Village	Map	Bd	Bth	SqFt	LotSz	Year	Date	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
18 Patterson Rd	South Chatham		2	1	640	0.120ac	1947	03/24/08	233/233	499,900	449,900	430,000	95.60
167 Oak Hill Rd	Chatham		2	2	1,436	30100sf	1977	03/27/08	41/41	449,900	449,900	435,000	96.70
80 Captain Richards Way	Chatham		4	3	1,750	15246sf	1984	03/17/08	26/366	479,000	479,000	465,000	97.10
115 Joshua Jethro Rd	Chatham		2	2	1,576	20908sf	1973	03/14/08	310/310	529,000	509,000	470,000	92.30
37 Chatharbor Ln	South Chatham		2	1	496	0.260ac	1948	03/03/08	593/593	675,000	599,000	517,000	86.30
7 Aunt Kates Way	Chatham		3	3	1,751	20037sf	2005	03/28/08	0/0	724,900	724,900	675,000	93.10
17 Whidah Rd	North Chatham		3	4	2,240	1.020ac	1968	03/26/08	268/268	895,000	795,000	700,000	88.10
43 Scatteree Rd	North Chatham		3	3	2,036	19602sf	1960	03/14/08	392/392	1,600,000	1,200,000	1,100,000	91.70
107 Main St	Chatham		3	2	1,923	16552sf	1820	03/07/08	37/37	1,550,000	1,550,000	1,550,000	100.00
24 Seaview St	Chatham		4	5	2,612	7260sf	2006	03/21/08	138/138	2,350,000	2,350,000	1,900,000	80.90
714 Old Harbor Rd	North Chatham		4	4	2,539	0.250ac	1850	03/03/08	114/114	2,400,000	2,400,000	2,300,000	95.80
330 Stage Harbor Rd	Chatham		4	6	5,156	32670sf	1852	03/03/08	206/206	3,195,000	2,995,000	2,925,000	97.70
262 Stage Neck Rd	Chatham		5	6	4,800	1.250ac	2007	03/14/08	95/95	4,500,000	4,950,000	4,600,000	92.90
Listing Count 13			Averages		2,227				189/215	1,526,746	1,496,285	1,389,769	92.88
					High 4,600,000				Low 430,000			Median 700,000	

Report Count 18

Report Averages

2050

165/211

1,237,289

1,210,894

1,389,769

Presented By: Marietta G Nilson / Marietta Realty Phone: 508-432-3411

Featured properties may not be listed by the office/agent presenting this brochure.

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