

CHATHAM September 2010 Home Sales and Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Chatham, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
CHATHAM BORO							
9 Girard Ave	\$399,000	\$399,000	\$380,000	23	4	2	CapeCod
56 N Summit Ave	\$559,900	\$559,900	\$536,000	17	3	1	Colonial
96 Kings Rd	\$675,000	\$625,000	\$612,500	85	4	1.1	Colonial
98 Washington Ave	\$725,000	\$715,000	\$710,000	40	4	1.1	Colonial
102 Chatham St	\$849,000	\$799,000	\$750,000	77	4	2.1	Colonial
128 Hillside Ave	\$899,000	\$899,000	\$899,000	13	3	3.1	Colonial
30 Inwood Cir	\$1,229,000	\$1,179,000	\$1,133,000	63	4	2.1	Colonial
190 Washington Ave	\$2,250,000	\$1,999,999	\$1,950,000	190	5	4.1	Colonial
CHATHAM TOWNSHIP							
18H Heritage Dr	\$319,000	\$269,000	\$270,000	114	1	1	OneFloor
149 Riveredge Dr	\$325,000	\$325,000	\$301,000	91	1	1	FirstFlr
112 Riveredge Dr	\$359,000	\$359,000	\$344,000	19	2	1	TwnIntUn
638 River Rd \$469,000	\$449,000	\$410,000	287	4	2.1	SplitLev	
199 Riveredge Dr	\$549,000	\$535,000	\$505,000	97	3	2.1	TwnIntUn
65 N Loantaka Ln	\$699,000	\$599,000	\$550,000	81	3	1.1	RanchExp
292 Fairmount Ave	\$769,000	\$769,000	\$745,000	24	3	2.1	RanchExp
1 Dale Dr	\$899,000	\$899,000	\$850,000	23	4	3	SplitLev
23 Geoffrey Ct	\$919,000	\$919,000	\$901,000	40	4	2.1	Colonial
1 Magnolia Place	\$1,550,000	\$1,125,000	\$985,000	475	3	4.1	TwnEndUn
29 Glenmere Dr	\$1,200,000	\$1,200,000	\$1,255,189	16	4	2.1	Colonial
87 Westminster Rd	\$1,398,000	\$1,398,000	\$1,393,000	12	4	2.1	Colonial
7 Jodi Ln	\$1,399,000	\$1,399,000	\$1,279,500	89	5	3.1	Tudor
54 Dale Dr	\$2,295,000	\$2,295,000	\$2,000,000	116	5	4.2	Custom
45 Woodmont Dr	\$2,499,000	\$2,499,000	\$2,360,000	42	6	5.1	Colonial

AVERAGE DAYS ON MARKET: 94 AVERAGE LISTING PRICE: \$814,433
 AVERAGE SALE PRICE: \$947,104 % SALE PRICE / LIST PRICE: 95%

CHATHAM HOME SALE TRENDS September 2009 thru September 2010

	Aug.	Sept.	Oct.	Nov.	Dec	Jan
Average Listing Price	\$1,024,664	\$1,007,942	\$984,768	\$980,500	\$1,020,323	\$1,000,768
Average Sale Price	\$870,714	\$853,556	\$704,751	\$657,028	\$842,243	\$633,062
%Sale Price to List Price Ratio	96%	95%	96%	95%	97%	88%
Days on Market	70	134	108	48	61	68
# of Active Listings	154	167	164	138	117	113
# of Closed Listings	23	9	19	20	34	5

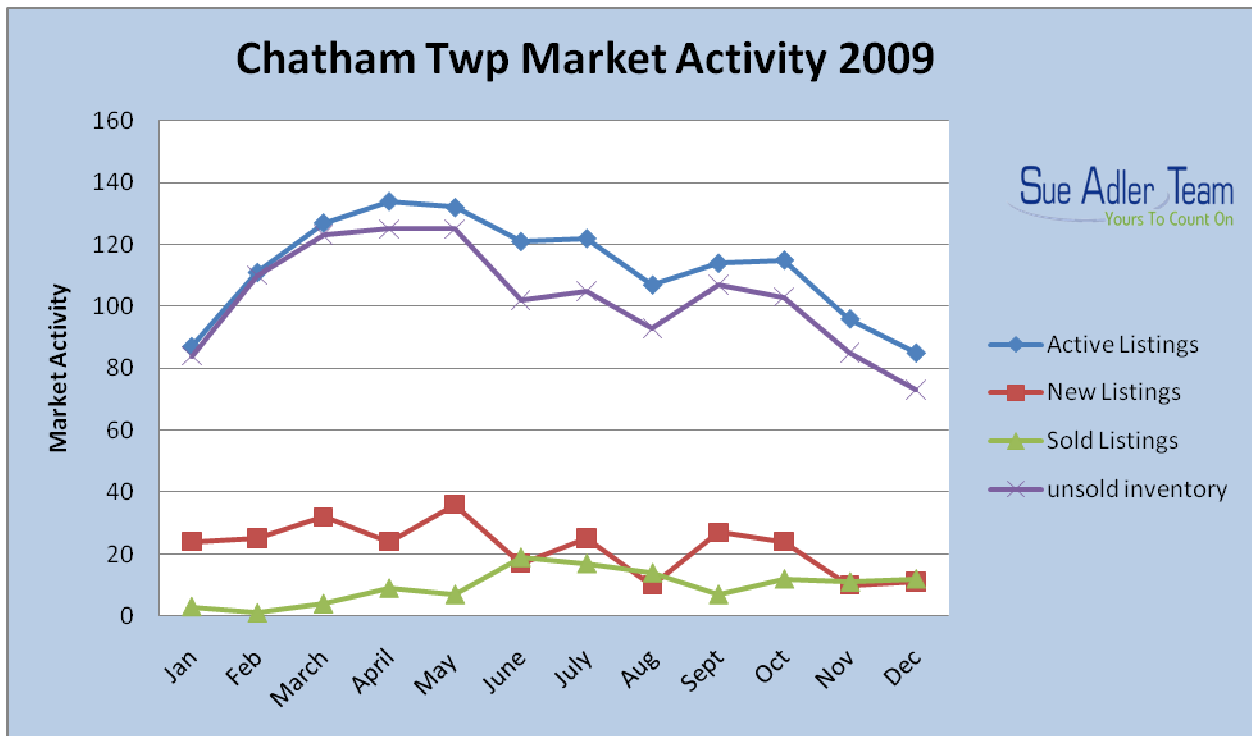
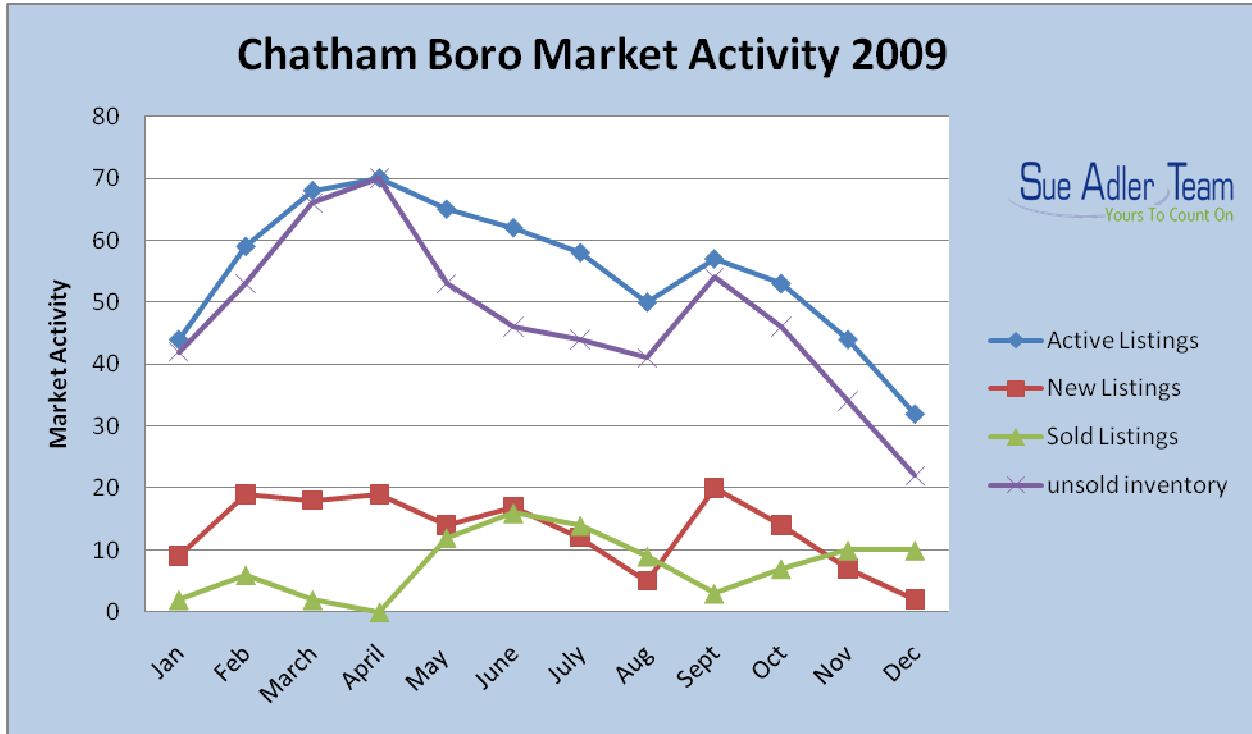
	Feb.	Mar.	April	May	June	August	Sept.2010
Average Listing Price	\$957,850	\$941,634	\$953,578	\$931,244	\$869,435	\$834,056	\$814,433
Average Sale Price	\$517,312	\$637,643	\$749,158	\$774,816	\$920,374	\$1,027,071	\$947,104
% Sale Price to List Price Ratio	96%	98%	97%	97%	99%	97%	95%
Days On Market	131	101	63	64	46	63	94
# of Active Listings	130	166	189	138	158	164	167
# of Closed Listings	9	9	21	20	27	21	23

CHATHAM BORO	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$229,500	\$0	\$0	\$0	0	0%
2	\$449,986	\$329,000	\$349,000	\$0	0	0%
3	\$634,050	\$625,544	\$614,900	\$717,500	15	98%
4	\$797,608	\$516,500	\$439,000	\$801,375	66	97%
5	\$979,983	\$849,000	\$0	\$1,950,000	190	98%
TOWN	\$681,387	\$591,593	\$504,450	\$941,500	69	97%

CHATHAM TWP	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	

1	\$256,415	\$256,500	\$245,000	\$285,500	103	96%
2	\$399,829	\$394,225	\$275,000	\$344,000	19	96%
3	\$704,942	\$674,300	\$499,400	\$696,250	169	92%
4	\$808,987	\$945,767	\$812,650	\$989,797	89	100%
5	\$1,724,727	\$1,853,429	\$699,000	\$1,879,833	82	91%
TOWN	\$876,287	\$947,463	\$613,707	\$949,906	107	94%

ALL TOWNS	\$814,433	\$833,888	\$589,428	\$947,104	94	95%
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