

CHATHAM June 2009 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							
73 Center Ave	\$499,000	\$445,000	\$499,000	65	4	1	Colonial
26 Garden Ave	\$624,900	\$550,000	\$535,000	188	4	1.1	Colonial
8 Duchamp Pl	\$589,900	\$530,000	\$589,900	189	2	1.1	Colonial
54 N Summit Avenue	\$649,000	\$616,000	\$605,000	43	3	2	Colonial
9 Vincent St	\$619,000	\$645,000	\$619,000	20	3	1.1	Colonial
21 Tallmadge Ave	\$629,000	\$629,000	\$665,000	9	3	1.1	Colonial
137 Fairmount	\$649,000	\$649,000	\$651,000	23	4	3.1	RanchExp
20 Maple St	\$887,000	\$835,000	\$887,000	82	4	2.1	Colonial
22 Inwood Rd	\$946,000	\$905,000	\$946,000	67	4	2.1	Colonial
32 Fairview Ave	\$1,100,000	\$925,000	\$925,000	57	4	2.1	Colonial
128 Chatham St	\$929,000	\$929,000	\$915,000	27	4	2.1	CapeCod
91 Hillside Avenue	\$999,000	\$999,000	\$922,000	89	6	3	Colonial
253 Washington Avenue	\$1,565,000	\$1,399,995	\$1,355,000	81	4	2.1	Colonial
66 Fairview Avve	\$1,685,000	\$1,435,000	\$1,350,000	101	4	3.1	Colonial
18 Highland Ave	\$1,869,900	\$1,699,900	\$1,590,000	187	6	4.1	Colonial
CHATHAM TOWNSHIP							
11 D Heritage Drive	\$259,000	\$259,000	\$252,500	80	1	1	OneFloor
25F Heritage Drive	\$304,900	\$304,900	\$296,000	21	1	1	OneFloor
25A Heritage Drive	\$360,000	\$340,000	\$335,000	52	2	2	FirstFlr
106 Riveredge Drive	\$349,000	\$349,000	\$315,000	75	1	1	FirstFlr
6C Heritage Dr	\$359,000	\$359,000	\$350,500	42	2	2	OneFloor
9B Heritage Dr	\$375,000	\$375,000	\$360,000	29	2	2	Tudor
20I Heritage Drive	\$389,000	\$379,000	\$375,000	75	2	2	OneFloor
29 Long Hill Ln	\$559,000	\$559,000	\$540,000	100	3	2.1	CapeCod
498 Fairmount Avenue	\$725,000	\$669,000	\$657,000	74	3	2.2	CapeCod
15 Lisa Dr	\$799,000	\$799,000	\$802,000	17	4	3	SplitLev
32 Dale Drive	\$899,000	\$850,000	\$830,500	65	4	2.1	Ranch
83 Candace Lane	\$869,000	\$869,000	\$832,500	64	5	2.1	Colonial
52 Sterling Drive	\$1,260,000	\$1,099,000	\$1,186,196	91	3	3.1	TwnIntUn
46 Sterling Drive	\$1,325,000	\$1,175,000	\$1,314,412	238	3	4.1	TwnIntUn
45 Dale Drive	\$1,425,000	\$1,425,000	\$1,360,000	36	4	3.1	Custom
331 Lafayette Ave	\$1,495,000	\$1,495,000	\$1,422,000	53	6	4.2	Colonial
61 Dale Drive	\$1,500,000	\$1,500,000	\$1,430,000	34	5	4	Custom
51 Linden Lane	\$1,825,000	\$1,725,000	\$1,695,000	83	6	6	Colonial
36 Pine St.	\$1,775,000	\$1,775,000	\$1,620,000	49	5	5	Colonial

AVERAGE DAYS ON MARKET: 71 AVERAGE LISTING PRICE: \$1,056,826
 AVERAGE SALE PRICE: \$795,721 % SALE PRICE / LIST PRICE: 97%

CHATHAM HOME SALE TRENDS June 2008 thru June 2009

	June 2008	July	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$1,118,322	\$1,163,320	\$1,158,334	\$1,176,763	\$1,101,063	\$1,075,832	\$1,071,039
Average Sale Price	\$816,084	\$808,200	\$920,982	\$805,520	\$1,049,700	\$963,789	\$789,250
%Sale Price to List Price Ratio	96%	98%	97%	97%	96%	94%	94%
Days on Market	55	51	49	84	61	45	72
# of Active Listings	195	179	165	168	165	194	139
# of Closed Listings	24	30	28	15	9	19	11

	Jan.	Feb.	Mar.	April	May	June 2009
Average Listing Price	\$1,107,695	\$1,142,163	\$1,074,066	\$1,078,399	\$1,088,781	\$1,056,826
Average Sale Price	\$872,250	\$953,583	\$697,000	\$1,000,267	\$565,341	\$795,721
% Sale Price to List Price Ratio	99%	95%	95%	93%	97%	97%
Days On Market	39	91	83	41	45	71
# of Active Listings	141	167	189	203	176	181
# of Closed Listings	5	6	5	9	13	34

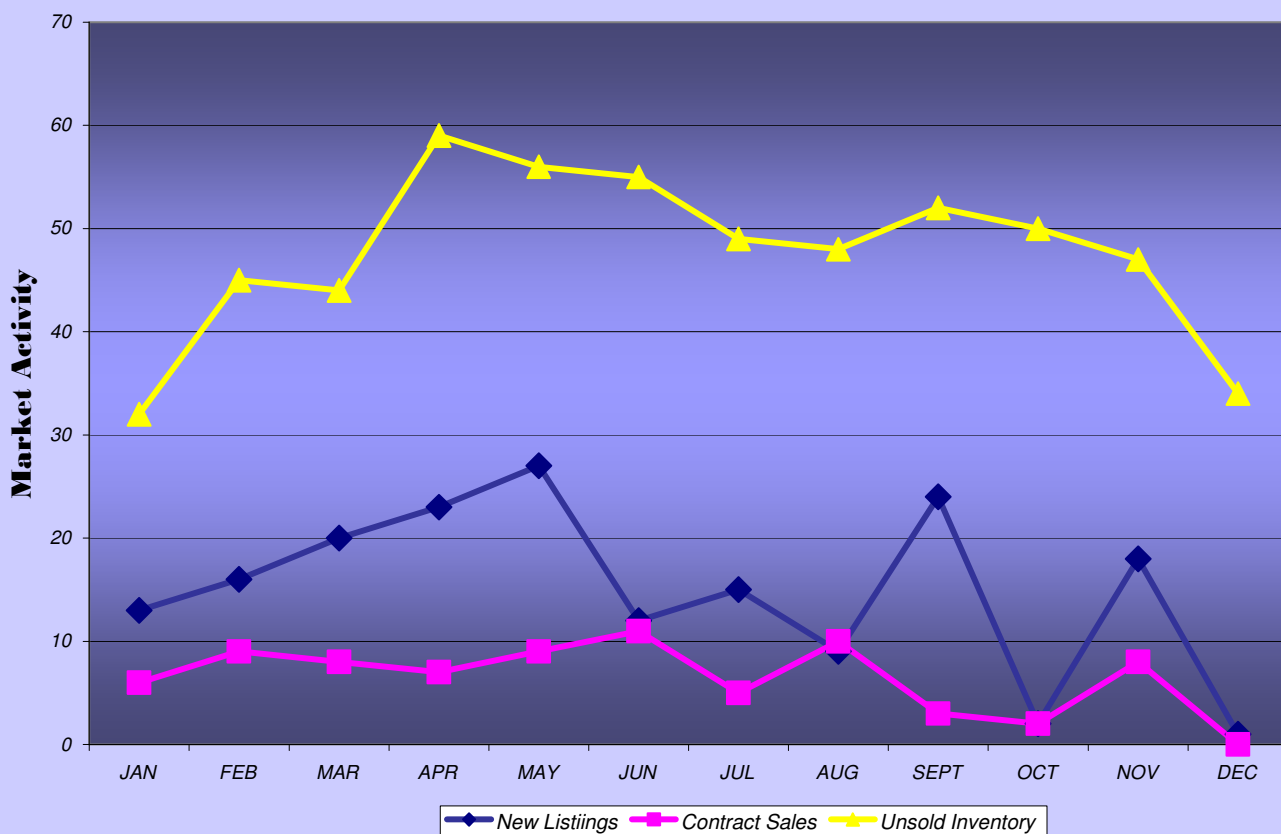
CHATHAM BORO	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$309,250	\$299,500	\$0	\$0	0	0%

2	\$391,000	\$389,000	\$0	\$530,000	189	93%
3	\$620,037	\$584,450	\$641,975	\$638,333	24	103%
4	\$904,595	\$960,429	\$694,000	\$875,125	83	97%
5	\$1,685,107	\$1,451,333	\$1,498,750	\$1,590,000	187	94%
TOWN	\$957,977	\$852,488	\$869,175	\$848,923	86	97%

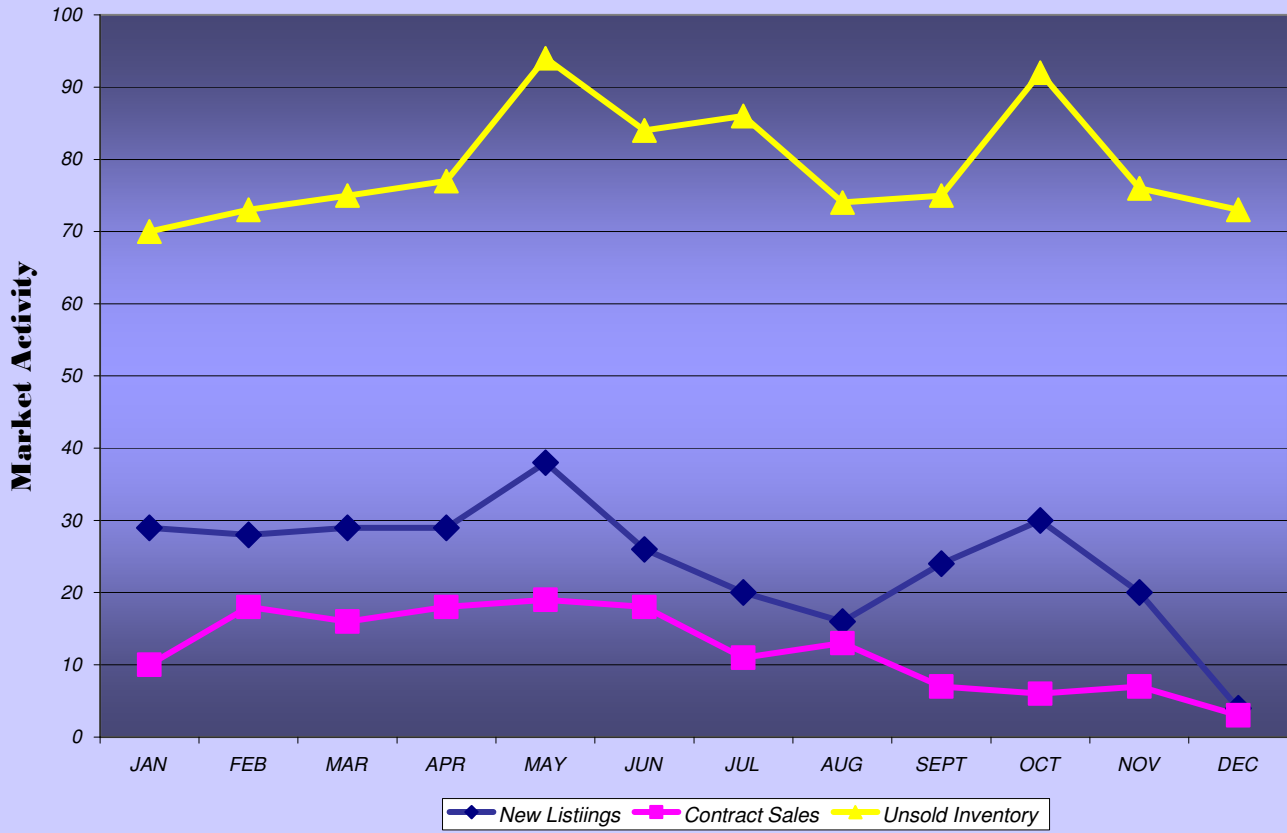
CHATHAM TWP	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$284,700	\$267,500	\$259,000	\$287,833	59	95%
2	\$423,625	\$439,900	\$0	\$353,500	56	98%
3	\$726,222	\$591,217	\$629,000	\$794,399	88	102%
4	\$961,413	\$877,450	\$835,857	\$816,250	41	99%
5	\$1,963,515	\$1,337,833	\$1,549,600	\$1,326,125	50	94%
TOWN	\$1,107,074	\$841,418	\$1,007,733	\$749,613	59	97%

ALL TOWNS	\$1,056,826	\$846,953	\$959,539	\$795,721	71	97%
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CHATHAM BOROUGH 2008



CHATHAM TOWNSHIP 2008



Susan Adler
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