

## CHATHAM August 2006 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.

### Chatham Borough

Address	List Price	Sale Price	DOM	BR	TBTH	Style
380 Main St. #35	\$319,000	\$305,000	29	1	1	One Fl. Unit
7 Van Doren Ave.	\$508,900	\$508,900	62	3	1	Split Level
21 Duchamp Pl.	\$549,000	\$550,000	15	4	2	Colonial
135 N. Hillside Ave.	\$559,000	\$520,000	42	3	2	Colonial
62 Minton Ave.	\$559,000	\$575,000	22	3	2	Colonial
81 N. Hillside Ave.	\$675,900	\$650,000	38	3	2	Custom Hm, Split Level
38 N. Hillside Ave.	\$699,000	\$680,000	35	4	1.1	Colonial
43 Red Rd.	\$699,000	\$699,000	29	3	1.1	Colonial, Tudor
16 N. Summit Ave.	\$709,000	\$704,000	30	3	2	Colonial
30 Essex Rd.	\$725,000	\$715,000	16	3	2	Colonial
83 Lafayette Ave.	\$729,000	\$717,000	18	3	2.2	Colonial
47 Essex Rd.	\$799,900	\$792,000	16	4	1.1	Colonial
126 Washington Ave.	\$819,000	\$810,000	41	3	2.1	Colonial
127 Washington Ave.	\$889,000	\$973,000	19	3	1.1	Colonial
16 Mercer Ave.	\$899,900	\$900,000	25	3	2.1	Colonial
262 Hillside Ave.	\$999,750	\$980,000	105	4	2.1	Colonial, Custom Hm
107 Chatham St.	\$1,195,000	\$1,183,500	114	4	2.1	Colonial
32 Meadowbrook Rd.	\$1,195,000	\$1,195,000	15	4	2.1	Colonial
3 Inwood Cir.	\$1,299,000	\$1,212,500	88	4	2.1	Colonial
30 Highland Ave.	\$1,475,000	\$1,475,000	25	4	2.1	Colonial
242 Washington Ave.	\$1,599,000	\$1,525,000	14	4	3.1	Colonial
257 Washington Ave.	\$1,999,900	\$1,850,000	59	4	2.1	Colonial

### Chatham Township

Address	List Price	Sale Price	DOM	BR	TBTH	Style
1 B Avon Ct.	\$365,000	\$352,500	165	2	1.1	1 <sup>st</sup> Fl Unit, One Fl. Unit
29 Canterbury Rd.	\$412,000	\$399,850	79	2	1.1	Twnhse-Int
7 B Heritage Dr.	\$419,000	\$419,000	134	2	2	1 <sup>st</sup> Fl. Unit
238 Shunpike Rd.	\$599,900	\$580,000	91	4	2	Cape Cod
127 Riveredge Dr.	\$630,000	\$651,500	14	2	2.1	Twnhse-End
20 Chestnut Rd.	\$649,900	\$640,000	77	4	3	Ranch
222 Shunpike Rd.	\$689,000	\$699,000	23	3	2.1	Colonial
119 Ormont Rd.	\$735,000	\$710,000	25	4	2.1	Colonial
99 Lisa Dr.	\$900,000	\$870,000	104	4	2.1	Colonial
19 Huron Dr.	\$1,049,000	\$1,050,000	13	4	2.1	Colonial
66 Lisa Dr.	\$1,150,000	\$1,150,000	14	5	3	Colonial
6 School Ave.	\$1,585,000	\$1,525,000	61	4	3.2	Colonial

AVERAGE DAYS ON MARKET: 52  
 AVERAGE LISTING PRICE: \$1,017,099  
 AVERAGE SALE PRICE: \$832,258  
 % SALE PRICE / LIST PRICE: 98%

**CHATHAM****HOMESALE TRENDS August 2005 – August 2006**

	Aug. 05	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
<b>Average Listing Price</b>	\$924,780	\$1,026,043	\$1,169,756	\$1,133,497	\$1,202,642	\$1,148,135	\$1,149,031
<b>Average Sale Price</b>	\$839,353	\$880,600	\$639,342	\$771,831	\$870,111	\$900,735	\$933,848
<b>%Sale Price to List Price Ratio</b>	99.73%	101.03%	98%	100.01%	96%	96%	97%
<b>Days on Market</b>	41	28	28	34	30	52	54
<b># of Active Listings</b>	79	100	104	111	86	108	119

	Mar.	Apr.	May	Jun.	Jul.	Aug. 06
<b>Average Listing Price</b>	\$1,078,592	\$997,458	\$1,011,642	\$976,361	\$983,417	\$1,017,099
<b>Average Sale Price</b>	\$966,359	\$936,529	\$754,144	\$1,027,014	\$808,410	\$832,258
<b>% Sale Price to List Price Ratio</b>	99%	100%	101%	98%	101%	98%
<b>Days On Market</b>	69	42	45	47	24	52
<b># of Active Listings</b>	140	173	179	177	171	169

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