

## CHATHAM November 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
65 S. Passaic Ave.	\$549,900	\$530,000	31	3	2.1	Colonial
14 Charles Pl.	\$559,000	\$540,000	10	3	2	Custom Home
189 Hillside Ave.	\$589,000	\$560,000	56	5	2	Cape Cod
30 Hedges Ave.	\$599,000	\$575,000	42	3	1	Colonial
31 Roosevelt Ave.	\$625,000	\$625,000	2	3	1.1	Colonial
12 Dunbar St.	\$689,900	\$660,000	57	3	1.1	Colonial
17 Lincoln Ave.	\$739,000	\$710,000	38	3	2	Colonial
102 Van Doren Ave.	\$749,900	\$725,000	23	3	1.1	Colonial
9 Meadowbrook Rd.	\$899,900	\$930,000	7	3	2.1	Colonial
41 Dunbar St.	\$999,999	\$999,999	24	4	2	Colonial
12 E. Coleman Ave.	\$1,550,000	\$1,350,000	59	6	3.1	Colonial,Victorian

### Chatham Township

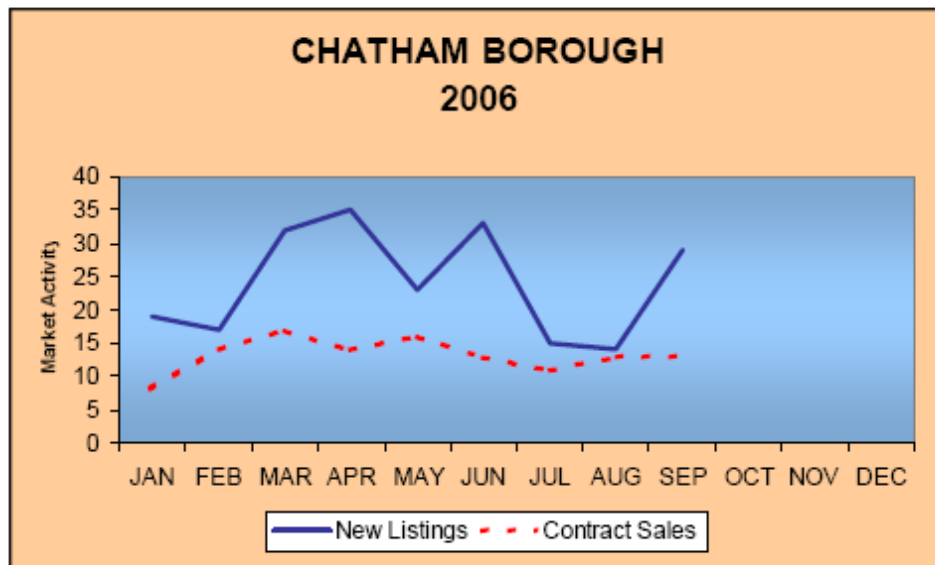
Address	List Price	Sale Price	DOM	BR	TBTH	Style
7A Canterbury Rd.	\$349,000	\$345,175	29	2	1.1	1 <sup>st</sup> Fl. Unit, 1 Fl. Unit
195 Terrace Dr.	\$299,900	\$299,900	7	1	1	One Fl. Unit,Twnhse-End
9D Heritage Dr.	\$318,500	\$310,000	15	1	1	One F. Unit
213 River Edge Dr.	\$349,900	\$344,000	44	1	1	One Fl. Unit
19D Kensington Rd.	\$369,900	\$346,500	113	2	1.1	One Fl. Unit
218 River Edge Dr.	\$388,000	\$380,000	21	1	1	First Fl. Unit
240 Riveredge Dr.	\$417,000	\$407,000	28	1	1	Townhouse-Int.
440 River Rd.	\$549,000	\$505,000	68	2	1.1	Colonial
677 River Rd.	\$710,000	\$695,800	112	4	3	Raised Ranch
43 Southern Blvd.	\$835,000	\$797,500	99	4	2	Ranch
33 Candace Ln.	\$879,000	\$879,000	44	4	2.1	Custom Home, Tudor
80 May Dr.	\$1,100,000	\$994,000	29	5	3.1	Split Level
84 Pine St.	\$1,295,000	\$1,212,500	61	4	3	Expanded Ranch
134 Westminster Rd.	\$1,395,000	\$1,335,000	19	5	3.1	Colonial
92 Glenmere Dr.	\$1,599,900	\$1,625,000	51	5	3.1	Colonial
185 Noe Ave.	\$1,875,000	\$1,890,000	9	6	4.2	Colonial
1 Karlin Dr.	\$1,950,000	\$1,950,000	26	6	5.1	Colonial
26 Overlook Rd.	\$3,150,000	\$2,850,000	140	6	6.2	Colonial

AVERAGE DAYS ON MARKET:	44
AVERAGE LISTING PRICE:	\$1,043,484
AVERAGE SALE PRICE:	\$ 893,793
% SALE PRICE / LIST PRICE:	96%

**CHATHAM HOMESALE TRENDS November 2005 – November 2006**

	Nov. 05	Dec.	Jan.	Feb.	Mar.	Apr.	May
<b>Average Listing Price</b>	\$1,133,497	\$1,202,642	\$1,148,135	\$1,149,031	\$1,078,592	\$997,458	\$1,011,642
<b>Average Sale Price</b>	\$771,831	\$870,111	\$900,735	\$933,848	\$966,359	\$936,529	\$754,144
<b>%Sale Price to List Price Ratio</b>	100.01%	96%	96%	97%	99%	100%	101%
<b>Days on Market</b>	34	30	52	54	69	42	45
<b># of Active Listings</b>	111	86	108	119	140	173	179

	Jun.	Jul.	Aug.	Sep.	Oct.	Nov. 06
<b>Average Listing Price</b>	\$976,361	\$983,417	\$1,017,099	\$1,032,128	\$1,012,769	\$1,043,484
<b>Average Sale Price</b>	\$1,027,014	\$808,410	\$832,258	\$724,577	\$723,822	\$893,793
<b>% Sale Price to List Price Ratio</b>	98%	101%	98%	95%	93%	96%
<b>Days On Market</b>	47	24	52	65	53	44
<b># of Active Listings</b>	177	171	169	201	199	170



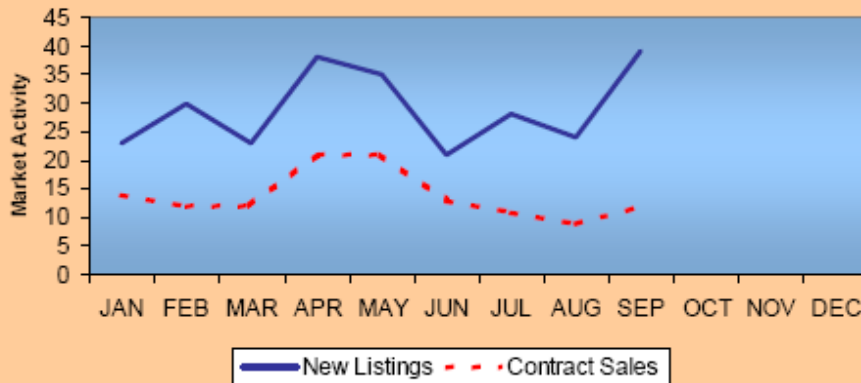
#### CHATHAM BOROUGH 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	14.0	15.0	11.3	10.7	19.3
<i>Average # Of Sales/Monthly</i>	9.0	11.3	11.7	8.0	12.3
<i>Supply &amp; Demand Ratio</i>	64%	76%	103%	75%	64%
<i>Unsold Inventory</i>	32	33	18	22	49
<i>Projected Absorption (Months)</i>	4	3	2	3	4

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## CHATHAM TOWNSHIP 2006



### CHATHAM TOWNSHIP 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	18.0	22.0	18.7	22.7	30.3
<i>Average # Of Sales/Monthly</i>	12.3	13.0	11.3	18.7	10.7
<i>Supply &amp; Demand Ratio</i>	69%	59%	61%	82%	35%
<i>Unsold Inventory</i>	49	61	53	51	95
<i>Projected Absorption (Months)</i>	4	5	5	3	9

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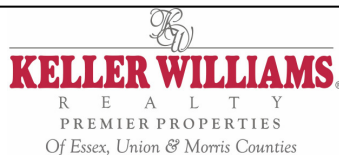
**Susan Adler**

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Cellular: (973) 464-9129  
Office: (973) 376-0033 ext 101  
Fax: (908) 273-2996

Certified Luxury Home Marketing Specialist (CLHMS)



488 Springfield Avenue, Summit, NJ 07901