

CHATHAM September 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
17 DuChamp Pl.	\$548,900	\$517,000	20	3	2	Cape Cod
20 DuChamp Pl.	\$549,900	\$527,000	45	3	1.1	Split Level
61 N. Hillside Ave.	\$675,000	\$650,000	57	4	1.1	Colonial
6 Schindler Ct.	\$729,900	\$690,000	126	3	2.1	Twnhse-Int.
29 Hedges Ave.	\$769,900	\$740,000	92	3	2.1	Colonial
134 Washington Ave.	\$799,900	\$775,000	65	3	2.1	Colonial
61 Fuller Ave.	\$869,000	\$818,000	42	3	2	Colonial

Chatham Township

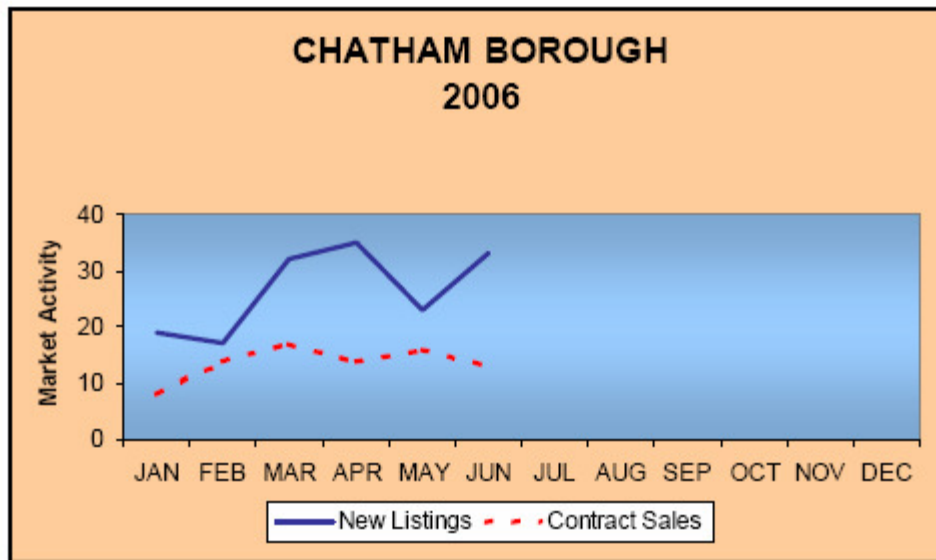
Address	List Price	Sale Price	DOM	BR	TBTH	Style
11 C Sentinel Ct.	\$329,000	\$325,000	31	1	1	1 st Fl. Unit
121 Riveredge Dr.	\$379,000	\$379,000	28	1	1	1 st Fl. Unit, Twmse-Int
81 Southern Blvd.	\$655,000	\$625,000	76	4	2	Cape Cod
9 Woodmont Dr.	\$995,000	\$950,000	10	6	3	Bi-Level
38 Lisa Dr.	\$1,049,000	\$1,036,500	49	5	3.1	Colonial
54 Mountainview Rd.	\$1,475,000	\$1,387,000	205	5	3.1	Colonial

AVERAGE DAYS ON MARKET: 65
 AVERAGE LISTING PRICE: \$1,032,128
 AVERAGE SALE PRICE: \$ 724,577
 % SALE PRICE / LIST PRICE: 95%

CHATHAM HOMESALE TRENDS September 2005 – September 2006

	Sep. 05	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$1,026,043	\$1,169,756	\$1,133,497	\$1,202,642	\$1,148,135	\$1,149,031	\$1,078,592
Average Sale Price	\$880,600	\$639,342	\$771,831	\$870,111	\$900,735	\$933,848	\$966,359
% Sale Price to List Price Ratio	101.03%	98%	100.01%	96%	96%	97%	99%
Days on Market	28	28	34	30	52	54	69
# of Active Listings	100	104	111	86	108	119	140

	Apr.	May	Jun.	Jul.	Aug.	Sep. 05
Average Listing Price	\$997,458	\$1,011,642	\$976,361	\$983,417	\$1,017,099	\$1,032,128
Average Sale Price	\$936,529	\$754,144	\$1,027,014	\$808,410	\$832,258	\$724,577
% Sale Price to List Price Ratio	100%	101%	98%	101%	98%	95%
Days On Market	42	45	47	24	52	65
# of Active Listings	173	179	177	171	169	201



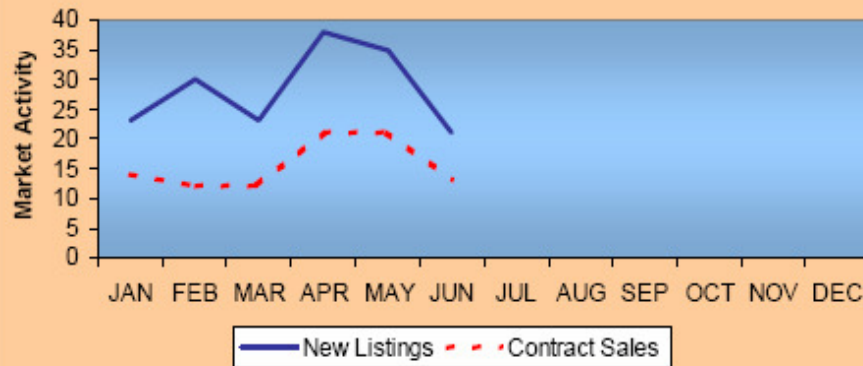
CHATHAM BOROUGH 2nd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	20.0	17.7	19.3	21.3	30.3
<i>Average # Of Sales/Monthly</i>	15.3	17.0	14.3	18.7	14.3
<i>Supply & Demand Ratio</i>	77%	96%	74%	88%	47%
<i>Unsold Inventory</i>	20	34	29	25	54
<i>Projected Absorption (Months)</i>	1	2	2	1	4

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CHATHAM TOWNSHIP 2006



CHATHAM TOWNSHIP 2nd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	17.7	28.0	24.3	30.7	31.3
<i>Average # Of Sales/Monthly</i>	13.3	20.7	22.3	20.0	18.3
<i>Supply & Demand Ratio</i>	75%	74%	92%	65%	59%
<i>Unsold Inventory</i>	40	57	47	48	71
<i>Projected Absorption (Months)</i>	3	3	2	2	4

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Susan Adler

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