

CHATHAM June 2007 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	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
380 Main St. #6	\$385,000	\$385,000	\$370,000	29	2	1	One Fl. Unit, Twnhse-Int
13 University Ave.	\$409,000	\$409,000	\$387,000	31	2	1	Ranch
90 N. Passaic Ave.	\$430,000	\$430,000	\$407,500	53	3	1	Colonial
6 Taft St.	\$510,000	\$510,000	\$517,000	19	4	2	Cape Cod
27 Roosevelt Ave.	\$610,000	\$610,000	\$610,000	31	3	1.1	Colonial
16 Willow St.	\$624,900	\$624,900	\$605,000	18	3	2	Tudor
34 Tallmadge Ave.	\$640,000	\$640,000	\$640,000	19	3	1.1	Colonial
15 Yale St.	\$649,000	\$649,000	\$625,000	72	3	2	Colonial
44 Van Doren Ave.	\$669,900	\$669,900	\$655,000	22	3	1.1	Colonial
44 Jackson Ave.	\$730,000	\$730,000	\$715,000	104	3	1.1	Colonial
20 Fuller Ave.	\$837,500	\$795,000	\$790,000	62	4	2.1	Colonial
28 Clark St.	\$819,000	\$819,000	\$780,000	10	3	2	Ranch
38 E. Coleman Ave.	\$825,000	\$825,000	\$805,000	27	4	1.1	Colonial
81 Orchard Rd.	\$925,000	\$925,000	\$925,000	7	3	1.1	Colonial

Chatham Township

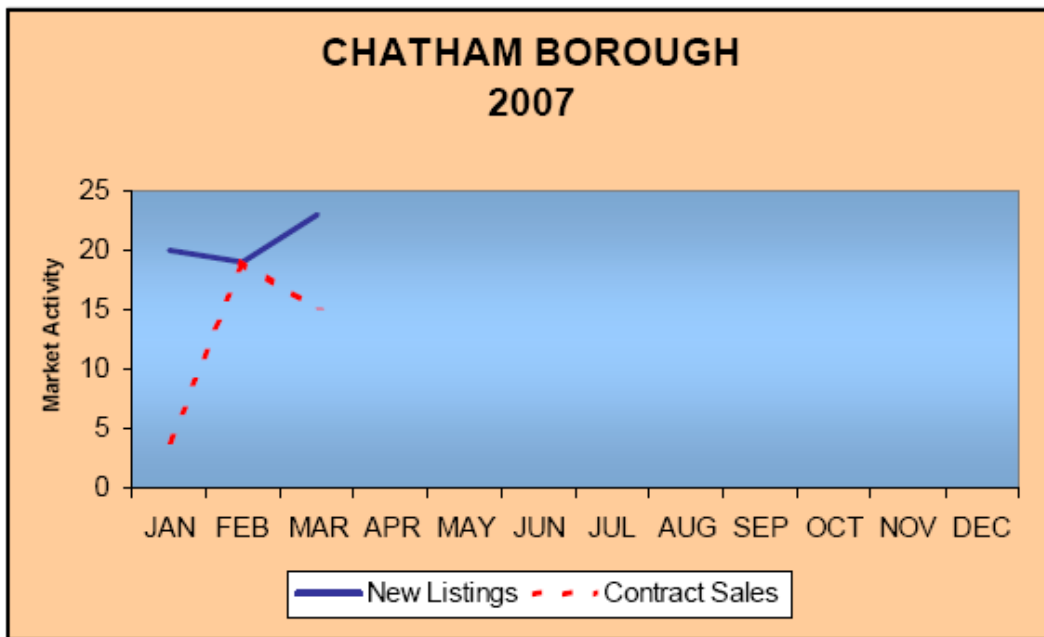
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
1F Avon Ct.	\$339,000	\$339,000	\$320,000	40	1	1.1	One Fl. Unit
18 Manchester #l	\$340,000	\$340,000	\$340,000	35	2	1.1	Twnhse-Int
174 Riveredge Dr.	\$369,000	\$369,000	\$360,000	19	1	1	Twnhse-Int
11E Heritage Dr.	\$389,000	\$375,000	\$355,000	48	2	1	One Fl. Unit, Ranch
182 Riveredge Dr.	\$499,900	\$489,900	\$480,000	101	2	2	Twnhse-End
400 Fairmount Ave.	\$735,000	\$715,000	\$725,000	173	3	2.1	Ranch
571 Fairmount Ave.	\$729,000	\$729,000	\$715,000	15	4	2.1	Cape Cod, Custom Hm
53 Pine St.	\$749,000	\$749,000	\$730,000	44	4	2.1	Colonial
215 Longwood Ave.	\$849,000	\$799,900	\$799,900	56	3	1.1	Colonial
575 Shunpike Rd.	\$839,900	\$839,900	\$830,000	39	4	3.1	Colonial
32 Pine St.	\$959,000	\$935,000	\$880,000	52	4	2.1	Colonial
8 School Ave.	\$995,000	\$995,000	\$959,000	71	5	3.1	Colonial
17 Mohawk Tr.	\$1,349,000	\$1,349,000	\$1,450,000	9	4	2.2	Colonial
45 Rolling Hill Dr.	\$1,450,000	\$1,450,000	\$1,300,000	194	3	3.1	Custom Hm, Split Level
4 Kincade Ln.	\$2,099,900	\$1,949,000	\$1,750,000	194	6	3.2	Colonial, Custom Hm.
310 Fairmount Ave.	\$1,990,000	\$1,990,000	\$1,935,000	50	6	5.1	Colonial

AVERAGE DAYS ON MARKET: 53
 AVERAGE LISTING PRICE: \$1,108,761
 AVERAGE SALE PRICE: \$745,400
 % SALE PRICE / LIST PRICE: 97%

CHATHAM HOMESALE TRENDS June 2006 – June 2007

	Jun. 06	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Average Listing Price	\$976,361	\$983,417	\$1,017,099	\$1,032,128	\$1,012,769	\$1,043,484	\$1,098,796
Average Sale Price	\$1,027,014	\$808,410	\$832,258	\$724,577	\$723,822	\$893,793	\$753,758
% Sale Price to List Price Ratio	98%	101%	98%	95%	93%	96%	96%
Days on Market	47	24	52	65	53	44	65
# of Active Listings	177	171	169	201	199	170	147

	Jan.	Feb.	Mar.	Apr.	May	Jun. 07
Average Listing Price	\$1,115,675	\$1,075,719	\$1,120,199	\$1,085,504	\$1,053,413	\$1,108,761
Average Sale Price	\$890,909	\$905,018	\$1,136,306	\$956,027	\$813,676	\$745,400
% Sale Price to List Price Ratio	94%	97%	99%	96%	98%	97%
Days On Market	60	118	72	69	62	53
# of Active Listings	171	164	173	171	184	171

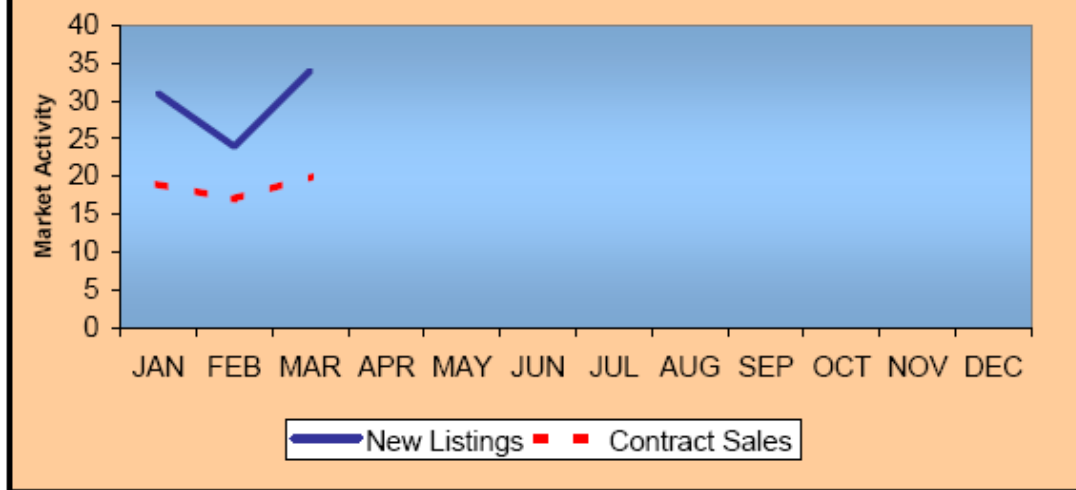


CHATHAM BOROUGH 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	16.7	17.3	21.0	22.7	20.7
<i>Average # Of Sales/Monthly</i>	11.3	12.3	14.3	13.0	12.7
<i>Supply & Demand Ratio</i>	68%	71%	68%	57%	61%
<i>Unsold Inventory</i>	22	23	28	50	37
<i>Projected Absorption (Months)</i>	2	2	2	4	3



CHATHAM TOWNSHIP 2007



CHATHAM TOWNSHIP 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	17.7	20.7	20.3	25.3	29.7
<i>Average # Of Sales/Monthly</i>	12.0	16.3	14.3	12.7	18.7
<i>Supply & Demand Ratio</i>	68%	79%	70%	50%	63%
<i>Unsold Inventory</i>	41	38	38	63	81
<i>Projected Absorption (Months)</i>	3	2	3	5	4



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