

CHATHAM May 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
24 Harvard	\$499,900	\$474,900	\$460,000	64	3	2	Cape Cod
52 Hedges Ave.	\$484,999	\$484,999	\$450,000	81	3	1	Cape Cod
86 Center Ave.	\$529,000	\$489,000	\$489,000	80	3	2	Cape Cod
26 Pihlman Pl.	\$545,000	\$495,000	\$495,500	127	3	1	Ranch
119 N. Hillside Ave.	\$659,000	\$619,000	\$610,000	209	3	1.1	Split Level
25 Roosevelt Ave.	\$625,000	\$625,000	\$625,000	8	3	1.1	Colonial
163 Watchung Ave.	\$649,900	\$649,900	\$622,000	43	4	1.1	Tudor
78 N. Passaic Ave.	\$669,000	\$669,000	\$650,000	8	5	2	Colonial
12 Kimball St.	\$769,000	\$689,000	\$689,000	108	3	2	Ranch
52 Garden Ave.	\$874,900	\$874,900	\$850,000	8	4	3	Colonial
5 Somerset	\$997,900	\$997,900	\$1,030,000	20	3	2.1	Colonial
51 Fairview Ave.	\$1,245,000	\$1,245,000	\$1,200,000	18	4	2.1	Colonial

Chatham Township

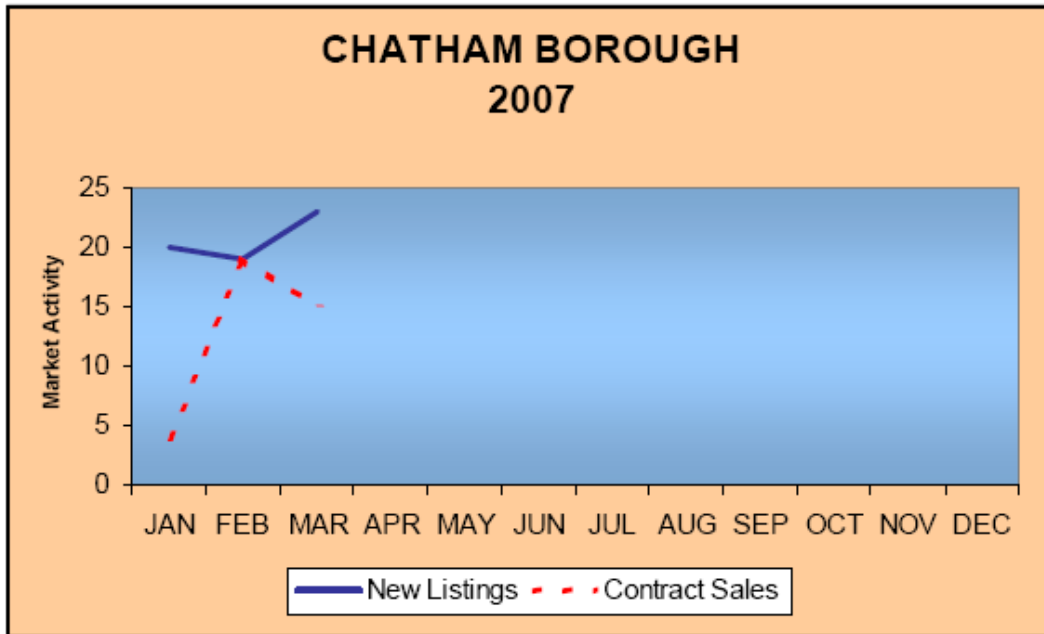
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
309 Riveredge Dr.	\$322,000	\$319,000	\$314,000	162	1	1	1 Fl. Unt, Twnhse-Int
219 Terrace Dr.	\$329,000	\$325,000	\$317,500	32	1	1	1 Fl. Unt, Twnhse-End
13D Heritage Dr.	\$350,000	\$339,000	\$330,000	28	1	1	1 Fl. Unt, Twnhse-End
7 Heritage Dr. Unit I	\$395,000	\$395,000	\$375,000	60	2	2	Twnhse-Int
17C Heritage Dr.	\$449,900	\$439,000	\$435,000	123	2	2	1 st Fl. Unit
262 Lafayette Ave.	\$639,900	\$639,900	\$630,000	36	4	2	Bi-Level, Custom Hm
50 Nicholson Dr.	\$699,000	\$699,000	\$685,000	31	4	2.1	Bi-Level
49 Van Houten Ave.	\$995,000	\$995,000	\$980,000	22	4	3	Raised Ranch
51 Floral St.	\$1,050,000	\$1,050,000	\$989,900	97	5	2.1	Colonial
59 Susan Dr.	\$1,100,000	\$1,089,000	\$1,060,000	156	4	2.2	Colonial
20 Thornley Dr.	\$1,255,000	\$1,199,000	\$1,170,000	98	4	2.1	Colonial
5 Spruce Ln.	\$1,235,000	\$1,235,000	\$1,205,000	39	3	4.1	Twnhse-Int
106 Huron Dr.	\$1,339,000	\$1,295,000	\$1,280,000	19	4	2.1	Colonial
15 Seminole Way	\$1,349,000	\$1,349,000	\$1,349,000	8	5	3.1	Colonial
37 Huron Dr.	\$1,349,000	\$1,349,000	\$1,450,000	2	4	4.1	Colonial
206 Lafayette Ave.	\$1,739,000	\$1,739,000	\$1,625,000	10	4	5.1	Colonial

AVERAGE DAYS ON MARKET: 62
 AVERAGE LISTING PRICE: \$1,053,413
 AVERAGE SALE PRICE: \$813,676
 % SALE PRICE / LIST PRICE: 98%

CHATHAM HOMESALE TRENDS May 2006 – May 2007

	May 06	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.
Average Listing Price	\$1,011,642	\$976,361	\$983,417	\$1,017,099	\$1,032,128	\$1,012,769	\$1,043,484
Average Sale Price	\$754,144	\$1,027,014	\$808,410	\$832,258	\$724,577	\$723,822	\$893,793
% Sale Price to List Price Ratio	101%	98%	101%	98%	95%	93%	96%
Days on Market	45	47	24	52	65	53	44
# of Active Listings	179	177	171	169	201	199	170

	Dec.	Jan.	Feb.	Mar.	Apr.	May 07
Average Listing Price	\$1,098,796	\$1,115,675	\$1,075,719	\$1,120,199	\$1,085,504	\$1,053,413
Average Sale Price	\$753,758	\$890,909	\$905,018	\$1,136,306	\$956,027	\$813,676
% Sale Price to List Price Ratio	96%	94%	97%	99%	96%	98%
Days On Market	65	60	118	72	69	62
# of Active Listings	147	171	164	173	171	184



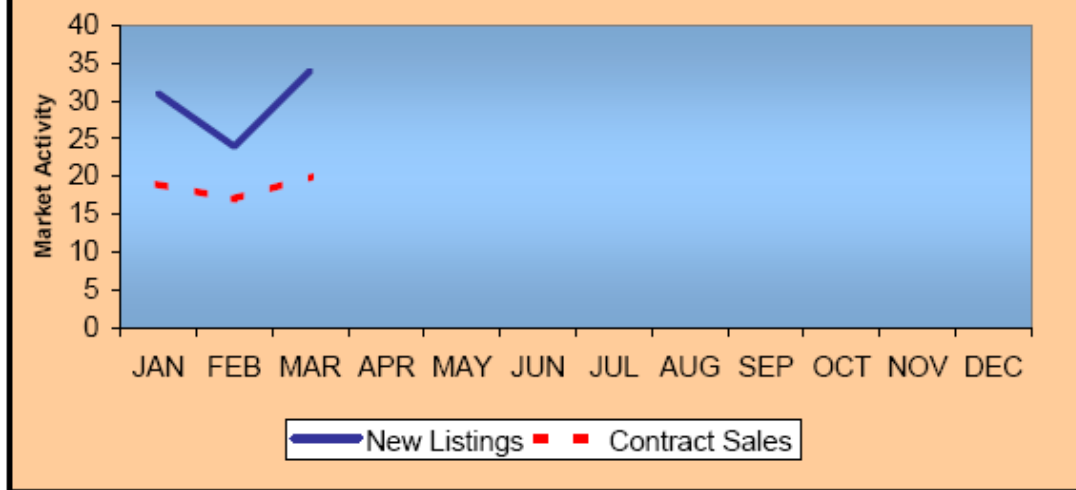
CHATHAM BOROUGH 1st Quarter At-A-Glance

	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



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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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