

CHATHAM November 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
14 Pihlman Pl.	\$334,900	\$334,900	\$343,000	13	3	1.1	Colonial
141 Hillside Ave.	\$545,000	\$545,000	\$530,000	31	3	2	Cape Cod
27 E. Coleman Ave.	\$699,000	\$649,000	\$606,000	167	3	2	Colonial
120 N. Summit Ave.	\$699,000	\$669,000	\$638,000	52	4	2	Split Level
4 Lafayette Pl.	\$995,000	\$875,900	\$825,000	385	5	2	Victorian
104 Chatham St.	\$910,000	\$910,000	\$885,000	6	4	2.1	Colonial
144 Washington Ave.	\$899,999	\$950,000	\$950,000	114	3	1.1	Colonial, Tudor

Chatham Township

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
148 Riveredge Dr.	\$420,000	\$399,000	\$392,000	99	2	1	Twnhse-Int
24G Canterbury Rd.	\$419,000	\$405,000	\$375,000	154	2	2	1 Fl. Unit, Twnhse-End
46 Canterbury Rd.	\$420,000	\$420,000	\$410,000	24	2	1.1	Twnhse-Int
15 Yarmouth Rd.	\$629,900	\$629,900	\$645,000	10	3	2	Cape Cod
2 Runnymede Rd.	\$995,000	\$995,000	\$950,000	62	3	2.1	Split Level
51 Ormont Rd.	\$1,199,000	\$1,199,000	\$1,140,000	73	5	4.1	Colonial
18 Peppermill Rd.	\$1,395,000	\$1,395,000	\$1,350,000	11	5	2.1	Colonial
32 Park View Rd.	\$1,995,000	\$1,495,000	\$916,000	418	5	3.2	Colonial
7 Joanna Way	\$1,590,000	\$1,525,000	\$1,515,000	39	5	4.1	Custom Home
8 Runnymede Rd.	\$1,899,000	\$1,849,000	\$1,825,000	47	5	4.2	Colonial
171 Lafayette Ave.	\$1,895,000	\$1,895,000	\$1,895,000	92	5	6	Colonial
18 Tree Top Ln.	\$1,995,000	\$1,995,000	\$1,795,000	98	6	4.2	Colonial

AVERAGE DAYS ON MARKET: 84
 AVERAGE LISTING PRICE: \$1,034,169
 AVERAGE SALE PRICE: \$896,706
 % SALE PRICE / LIST PRICE: 96%

CHATHAM HOMESALE TRENDS November 2006 - November 2007

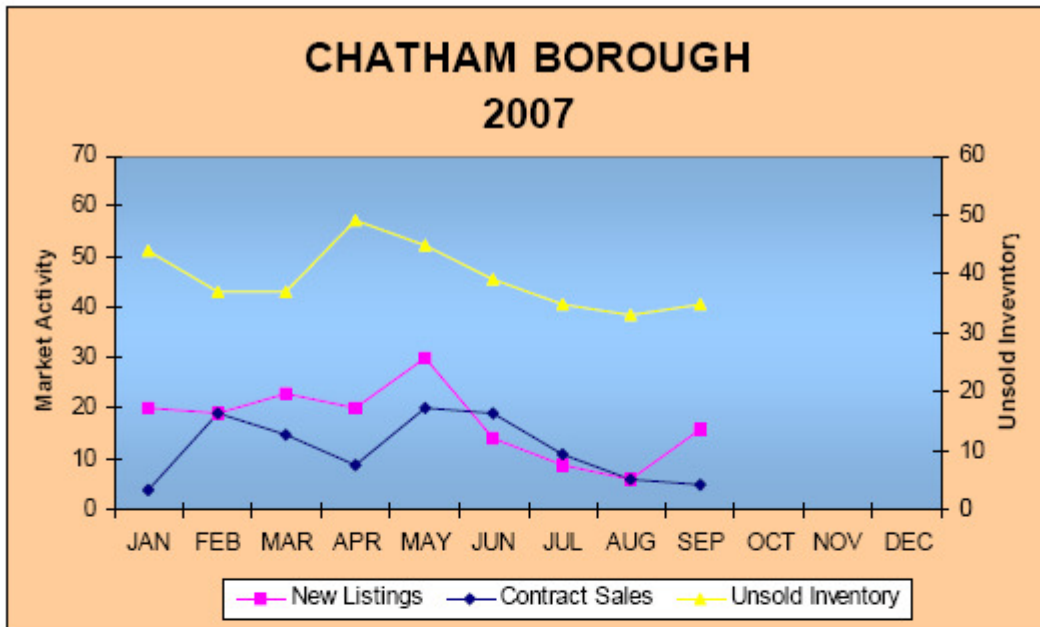
	Nov. 06	Dec.	Jan.	Feb.	Mar.	Apr.	May
Average Listing Price	\$1,043,484	\$1,098,796	\$1,115,675	\$1,075,719	\$1,120,199	\$1,085,504	\$1,053,413
Average Sale Price	\$893,793	\$753,758	\$890,909	\$905,018	\$1,136,306	\$956,027	\$813,676
%Sale Price to List Price Ratio	96%	96%	94%	97%	99%	96%	98%
Days on Market	44	65	60	118	72	69	62
# of Active Listings	170	147	171	164	173	171	184
# of Closed Listings	32	22	27	17	23	31	32

	Jun.	Jul.	Aug.	Sept.	Oct.	Nov. 07
Average Listing Price	\$1,108,761	\$1,105,734	\$1,074,041	\$1,114,934	\$1,041,312	\$1,034,169
Average Sale Price	\$745,400	\$989,055	\$975,471	\$897,733	\$1,006,300	\$896,706
% Sale Price to List Price Ratio	97%	98%	98%	98%	98%	96%
Days On Market	53	49	57	74	86	84
# of Active Listings	171	151	135	148	155	144
# of Closed Listings	32	41	27	15	5	17

CHATHAM BORO	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$0	\$0	\$0	\$0	0	0%
2	\$0	\$0	\$0	\$0	0	0%
3	\$643,985	\$581,038	\$557,000	\$607,250	81	98%
4	\$868,185	\$772,983	\$599,600	\$761,500	29	96%
5	\$1,825,800	\$1,699,000	\$0	\$825,000	385	94%
TOWN	\$847,771	\$663,300	\$582,560	\$682,429	110	97%

CHATHAM TWP	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$316,540	\$315,000	\$301,967	\$0	0	0%
2	\$421,833	\$0	\$0	\$392,333	92	96%
3	\$878,595	\$0	\$0	\$797,500	36	98%
4	\$1,030,113	\$846,360	\$962,580	\$0	0	0%
5	\$1,965,138	\$1,954,800	\$1,418,250	\$1,539,000	63	96%
TOWN	\$1,136,388	\$1,301,891	\$949,317	\$1,046,700	66	96%

ALL TOWNS	\$1,034,169	\$944,280	\$841,447	\$896,706	84	96%
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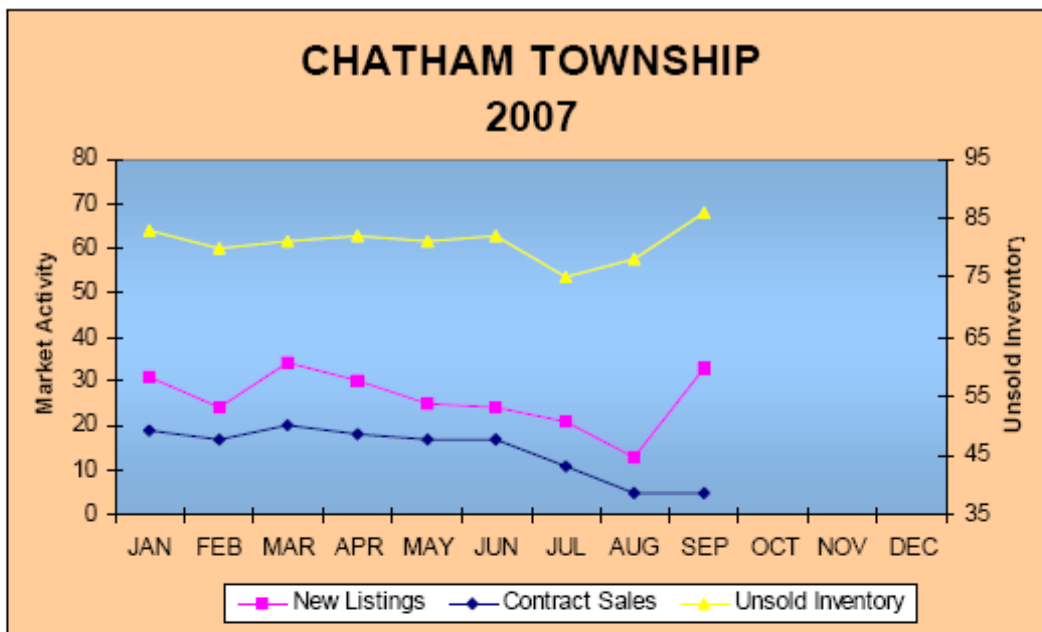


CHATHAM BOROUGH 3rd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	15.0	11.3	10.7	19.3	10.3
<i>Average # Of Sales/Monthly</i>	11.3	11.7	8.0	12.3	7.3
<i>Supply & Demand Ratio</i>	76%	103%	75%	64%	71%
<i>Unsold Inventory</i>	33	18	22	49	35
<i>Projected Absorption (Months)</i>	3	2	3	4	5



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CHATHAM TOWNSHIP 3rd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	22.0	18.7	22.7	30.3	22.3
<i>Average # Of Sales/Monthly</i>	13.0	11.3	18.7	10.7	7.0
<i>Supply & Demand Ratio</i>	59%	61%	82%	35%	31%
<i>Unsold Inventory</i>	61	53	51	95	86
<i>Projected Absorption (Months)</i>	5	5	3	9	12



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