

CHATHAM December 2008 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.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
CHATHAM BORO							
6 Sussex Avenue	\$649,000	\$599,900	\$540,000	50	3	1.1	Colonial
25 CHATHAM ST	\$925,000	\$925,000	\$865,000	78	3	2.1	Colonial
47 Chandler Road	\$1,955,000	\$1,825,000	\$1,650,000	65	4	2.1	Colonial
CHATHAM TOWNSHIP							
26E Heritage Drive	\$310,000	\$285,000	\$275,000	81	1	1	OneFlr,End
5F Avon Court	\$330,000	\$330,000	\$315,000	6	1	1.1	Twn,EndUn
23B Canterbury Rd	\$354,500	\$348,000	\$325,000	76	2	1.1	TwnIntUn
47 Stonewyck Drive	\$809,000	\$809,000	\$800,000	16	4	2.1	Colonial
38 DALE DR	\$1,125,495	\$949,995	\$912,500	144	3	2.1	Cust
131 Noe Avenue	\$1,195,000	\$1,110,000	\$999,999	155	4	2.1	Colonial
33 VAN HOUTON AVE	\$1,349,000	\$1,259,000	\$1,210,000	53	5	4.1	Colonial

AVERAGE DAYS ON MARKET: 72
 AVERAGE LISTING PRICE: \$1,071,039
 AVERAGE SALE PRICE: \$789,250
 % SALE PRICE / LIST PRICE: 94%

CHATHAM HOME SALE TRENDS December 2007 thru December 2008

	Dec. 2007	Jan.	Feb.	Mar.	April	May	June
Average Listing Price	\$1,065,539	\$1,152,586	\$1,131,005	\$1,129,042	\$1,170,764	\$1,129,649	\$1,118,322
Average Sale Price	\$783,921	\$858,794	\$1,004,773	\$796,654	\$	\$1,046,045	\$816,084
%Sale Price to List Price Ratio	96%	100%	97%	96%	96%	97%	96%
Days on Market	59	64	66	84	85	34	55
# of Active Listings	116	132	153	159	178	199	195
# of Closed Listings	13	17	17	13	16	22	24

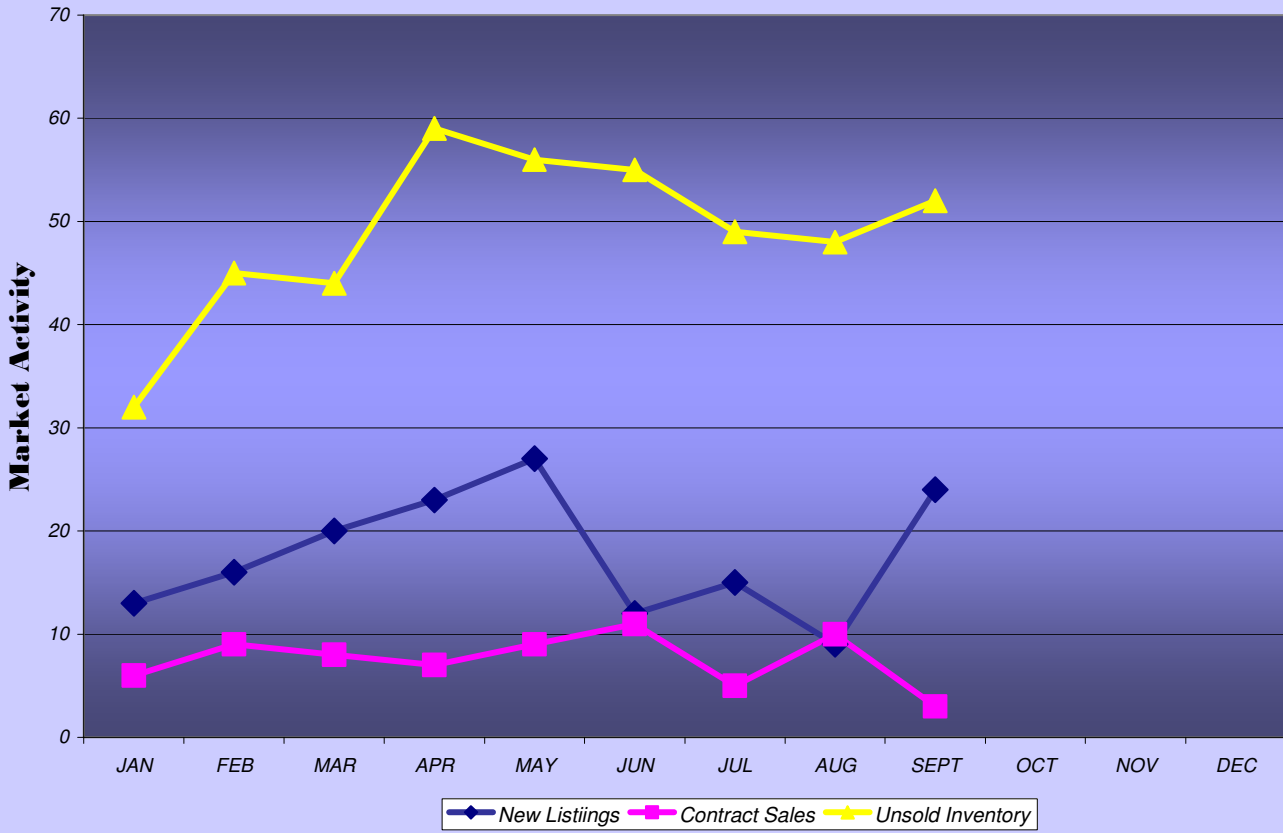
	July	Aug.	Sept.	Oct.	Nov.	Dec. 2008
Average Listing Price	\$1,163,320	\$1,158,334	\$1,176,763	\$1,101,063	\$1,075,832	\$1,071,039
Average Sale Price	\$808,200	\$920,982	\$805,520	\$1,049,700	\$963,789	\$789,250
% Sale Price to List Price Ratio	98%	97%	97%	96%	94%	94%
Days On Market	51	49	84	61	80	72
# of Active Listings	179	165	168	165	176	139
# of Closed Listings	30	28	15	9	13	11

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	\$472,633	\$0	\$0	\$0	0	0%
3	\$622,600	\$0	\$0	\$702,500	64	92%
4	\$754,180	\$579,450	\$0	\$1,650,000	65	90%
5	\$1,758,266	\$0	\$0	\$0	0	0%
TOWN	\$870,654	\$579,450	\$0	\$1,018,333	64	91%

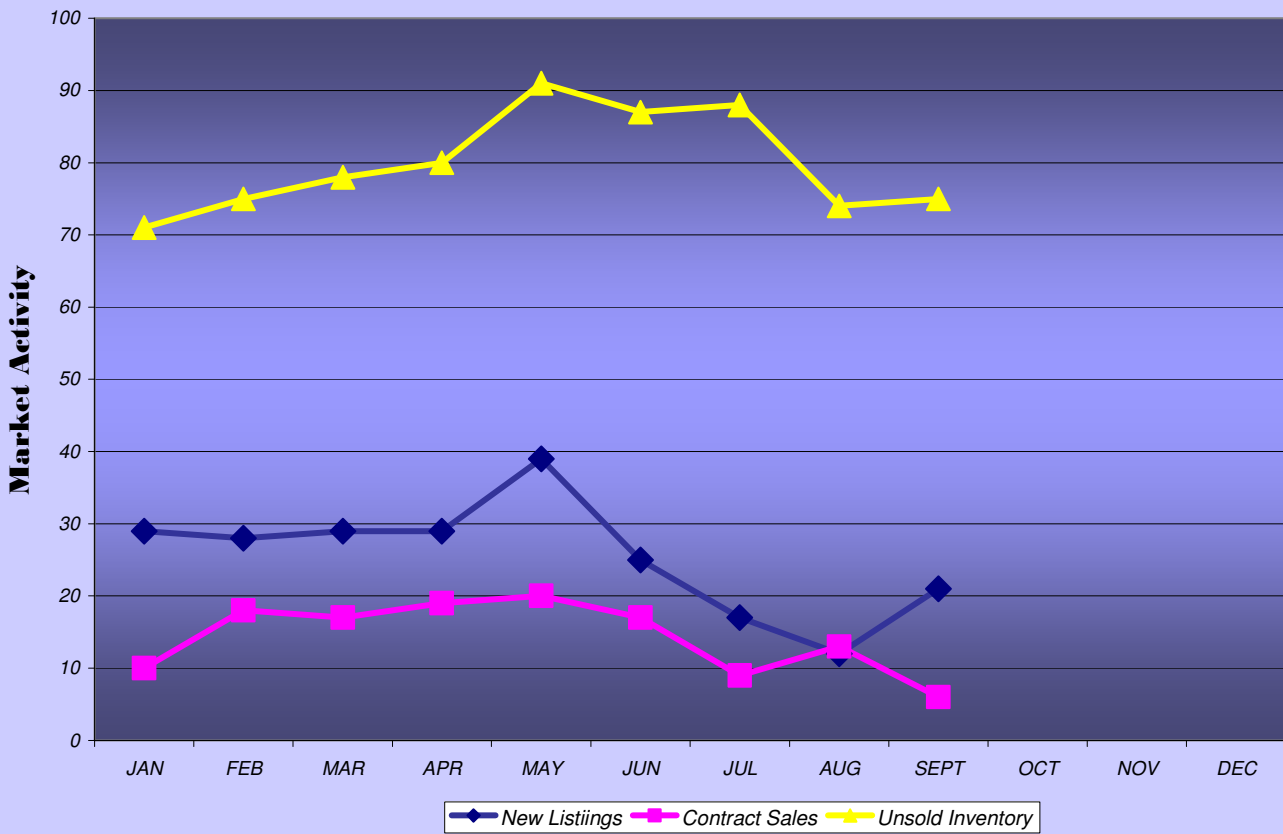
CHATHAM TWP	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$317,618	\$0	\$0	\$295,000	44	96%
2	\$432,411	\$0	\$348,000	\$325,000	76	93%
3	\$977,119	\$595,000	\$749,000	\$912,500	144	96%
4	\$1,011,292	\$975,000	\$809,000	\$900,000	86	94%

5	\$2,117,308	\$3,195,000	\$0	\$1,210,000	53	96%
TOWN	\$1,183,615	\$1,440,000	\$635,333	\$691,071	76	95%
ALL TOWNS	\$1,071,039	\$1,153,150	\$635,333	\$789,250	72	94%

CHATHAM BOROUGH 2008



CHATHAM TOWNSHIP 2008





Susan Adler
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