

CHATHAM April 2009 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							
No closed sales							
CHATHAM TOWNSHIP							
21A Heritage Way	\$295,000	\$289,000	\$285,000	43	1	1	FirstFlr
4A Heritage Drive	\$329,000	\$309,000	\$295,000	79	1	1	FirstFlr
900 River Rd	\$499,000	\$499,000	\$480,000	20	4	3	Ranch
147 River Edge Drive	\$549,900	\$549,900	\$547,400	14	3	3	TwIntUn
158 Lafayette Ave	\$599,000	\$599,000	\$550,000	42	3	1	Colonial
16 Evergreen Rd	\$1,099,000	\$999,000	\$915,000	46	5	3.1	Colonial
5 Mohawk Trail	\$1,199,000	\$1,049,000	\$980,000	69	4	2.1	Colonial
26 Rolling Hill Drive	\$2,575,000	\$2,575,000	\$2,250,000	30	7	8.1	Colonial
15 Linden Lane	\$2,790,000	\$2,790,000	\$2,700,000	30	7	6.1	Colonial

AVERAGE DAYS ON MARKET: 41 AVERAGE LISTING PRICE: \$1,078,399
 AVERAGE SALE PRICE: \$1,000,267 % SALE PRICE / LIST PRICE: 93%

CHATHAM HOME SALE TRENDS April 2008 thru April 2009

	April 2008	May	June	July	Aug.	Sept.	Oct.
Average Listing Price	\$1,170,764	\$1,129,649	\$1,118,322	\$1,163,320	\$1,158,334	\$1,176,763	\$1,101,063
Average Sale Price	\$803,067	\$1,046,045	\$816,084	\$808,200	\$920,982	\$805,520	\$1,049,700
%Sale Price to List Price Ratio	96%	97%	96%	98%	97%	97%	96%
Days on Market	85	34	55	51	49	84	61
# of Active Listings	178	199	195	179	165	168	165
# of Closed Listings	16	22	24	30	28	15	9

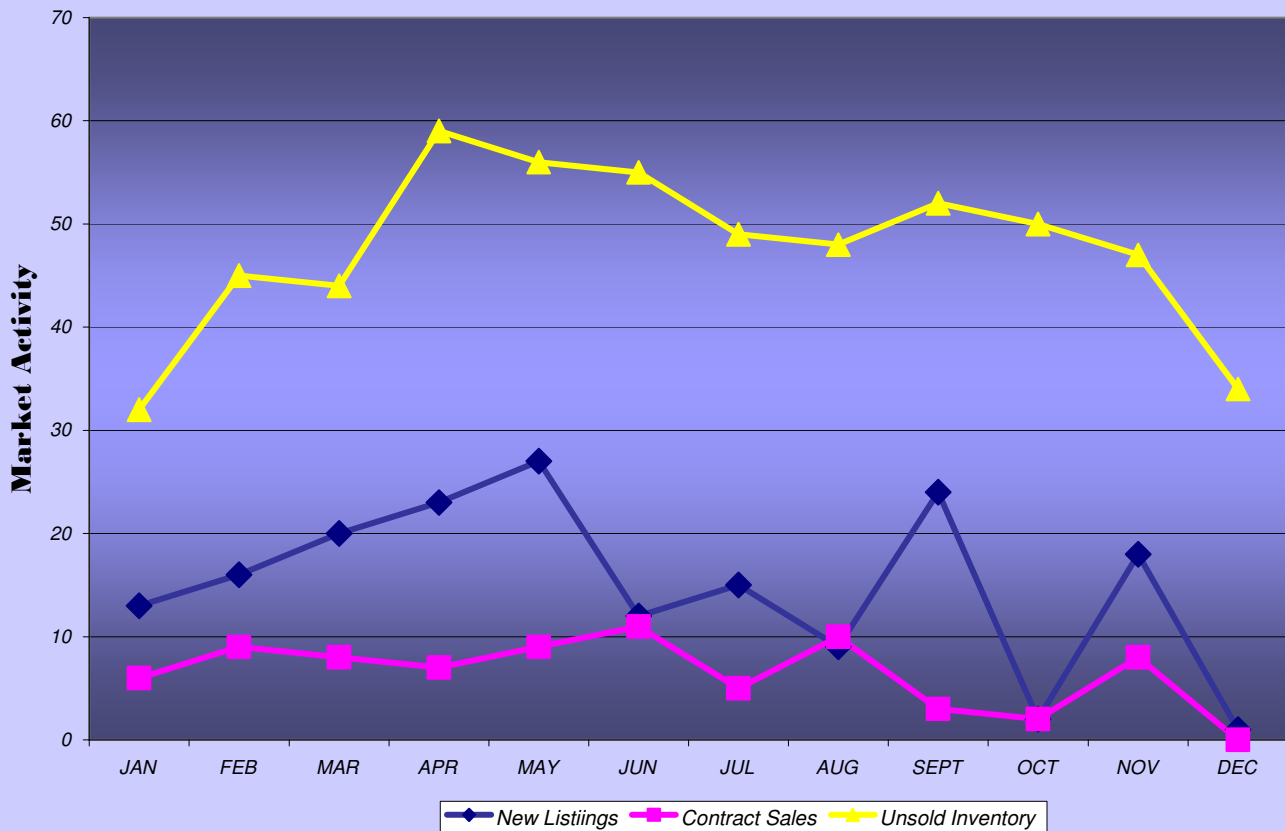
	Nov.	Dec.	Jan.	Feb.	Mar.	April 2009
Average Listing Price	\$1,075,832	\$1,071,039	\$1,107,695	\$1,142,163	\$1,074,066	\$1,078,399
Average Sale Price	\$963,789	\$789,250	\$872,250	\$953,583	\$697,000	\$1,000,267
% Sale Price to List Price Ratio	94%	94%	99%	95%	95%	93%
Days On Market	80	72	39	91	83	41
# of Active Listings	176	139	141	167	189	203
# of Closed Listings	13	11	5	6	5	9

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	\$425,667	\$424,000	\$419,000	\$0	0	0%
3	\$595,902	\$612,558	\$583,980	\$0	0	0%
4	\$867,604	\$915,500	\$645,488	\$0	0	0%
5	\$1,584,715	\$2,490,000	\$0	\$0	0	0%
TOWN	\$898,919	\$755,300	\$607,343	\$0	0	0%

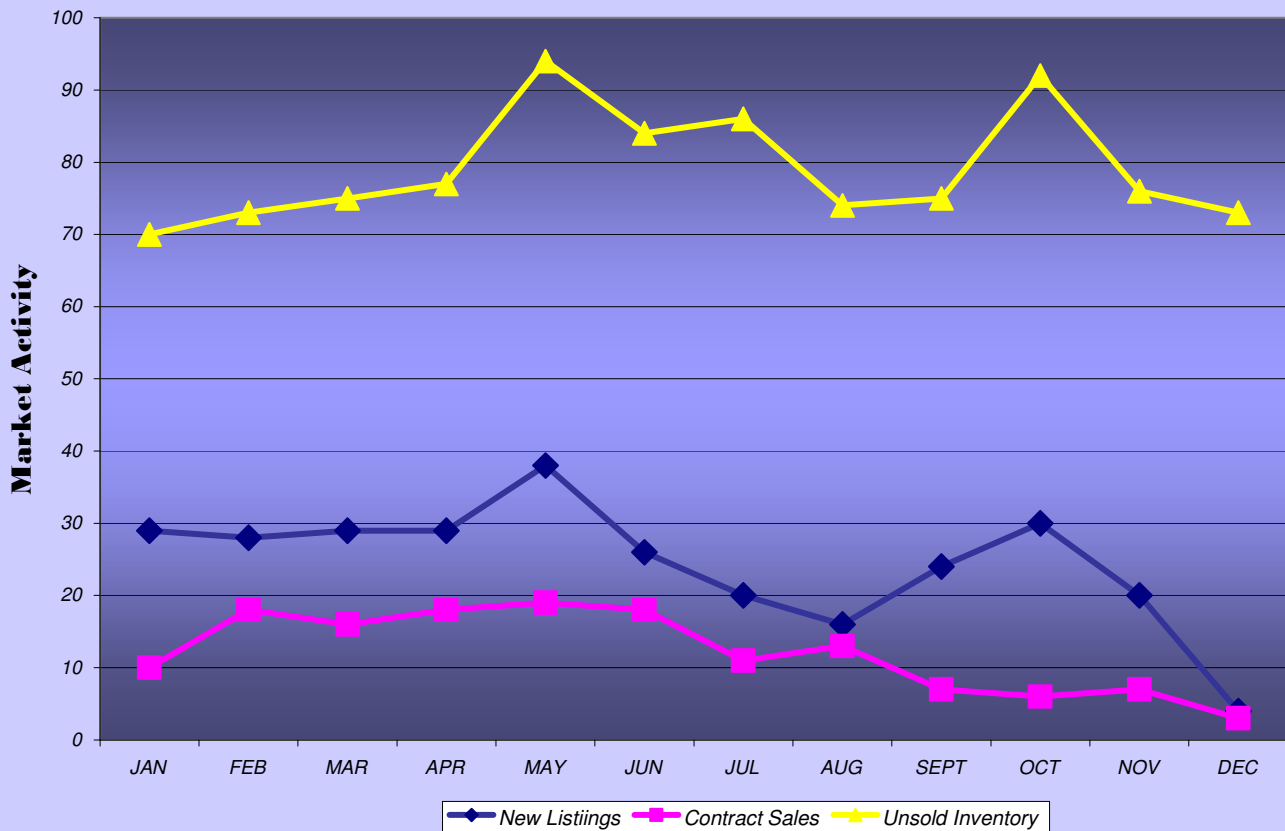
CHATHAM TWP	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$303,831	\$299,900	\$306,950	\$290,000	61	97%
2	\$444,794	\$516,150	\$364,500	\$0	0	0%
3	\$793,078	\$662,000	\$618,700	\$548,700	28	96%
4	\$1,082,479	\$1,095,863	\$1,068,225	\$730,000	45	94%
5	\$2,117,487	\$1,834,857	\$1,272,000	\$1,955,000	35	92%
TOWN	\$1,172,862	\$1,097,154	\$714,178	\$1,000,267	41	93%

ALL TOWNS	\$1,078,399	\$946,102	\$667,438	\$1,000,267	41	93%
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CHATHAM BOROUGH 2008



CHATHAM TOWNSHIP 2008



Susan Adler
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