

CHATHAM January 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							
75 VAN DOREN AVE	\$837,500	\$837,500	\$838,000	14	4	2.1	Colonial,
15 AMHERST RD	\$1,300,000	\$1,300,000	\$1,295,000	14	4	2.1	Colonial
CHATHAM TOWNSHIP							
7 YARMOUTH ROAD	\$639,000	\$639,000	\$625,000	10	4	2	CapeCod
24 FAIRFAX TERRACE	\$849,000	\$749,000	\$731,000	117	3	2.1	Colonial
37 RUNNYMEDE RD	\$949,000	\$949,000	\$960,000	18	4	2.1	Colonial

AVERAGE DAYS ON MARKET: 39
 AVERAGE LISTING PRICE: \$1,106,695
 AVERAGE SALE PRICE: \$872,250
 % SALE PRICE / LIST PRICE: 99%

CHATHAM HOME SALE TRENDS January 2008 thru January 2009

	Jan. 2008	Feb.	Mar.	April	May	June	July
Average Listing Price	\$1,152,586	\$1,131,005	\$1,129,042	\$1,170,764	\$1,129,649	\$1,118,322	\$1,163,320
Average Sale Price	\$858,794	\$1,004,773	\$796,654	\$	\$1,046,045	\$816,084	\$808,200
%Sale Price to List Price Ratio	100%	97%	96%	96%	97%	96%	98%
Days on Market	64	66	84	85	34	55	51
# of Active Listings	132	153	159	178	199	195	179
# of Closed Listings	17	17	13	16	22	24	30

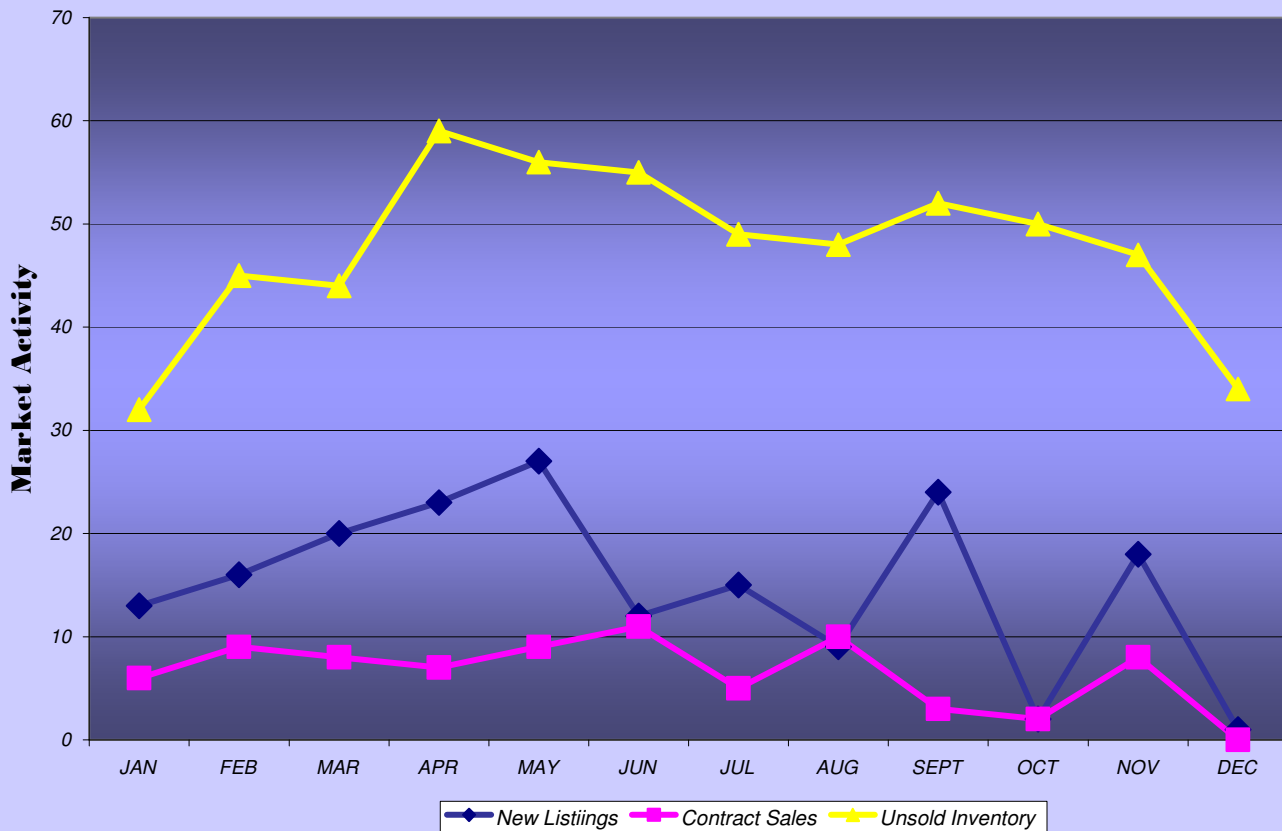
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 2009
Average Listing Price	\$1,158,334	\$1,176,763	\$1,101,063	\$1,075,832	\$1,071,039	\$1,107,695
Average Sale Price	\$920,982	\$805,520	\$1,049,700	\$963,789	\$789,250	\$872,250
% Sale Price to List Price Ratio	97%	97%	96%	94%	94%	99%
Days On Market	49	84	61	80	72	39
# of Active Listings	165	168	165	176	139	141
# of Closed Listings	28	15	9	13	11	5

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	\$465,967	\$0	\$0	\$0	0	0%
3	\$577,053	\$494,000	\$0	\$0	0	0%
4	\$735,120	\$777,800	\$774,950	\$1,066,500	14	100%
5	\$1,794,388	\$1,499,995	\$0	\$0	0	0%
TOWN	\$870,332	\$906,754	\$774,950	\$1,066,500	14	100%

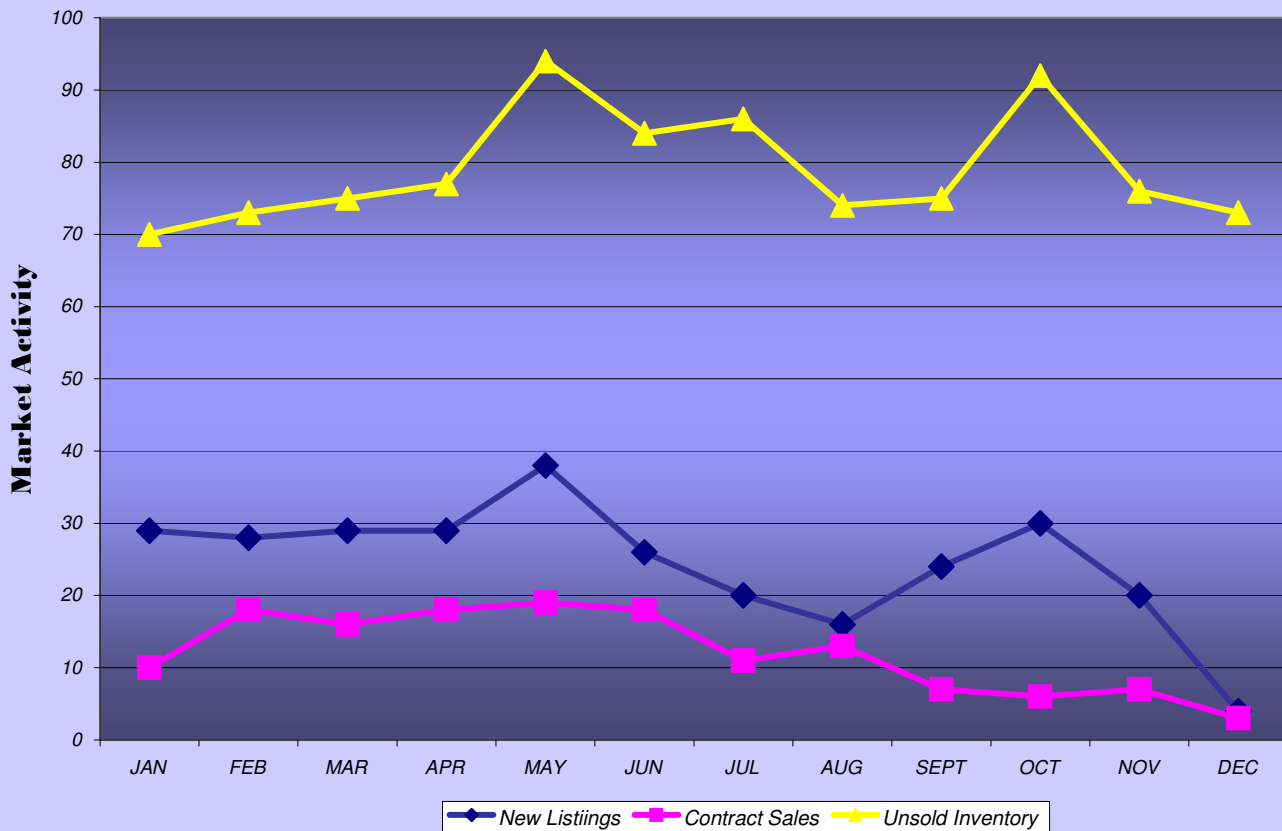
CHATHAM TWP	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$314,982	\$303,000	\$0	\$0	0	0%
2	\$442,317	\$0	\$0	\$0	0	0%
3	\$935,300	\$804,350	\$699,000	\$731,000	117	98%
4	\$1,031,821	\$1,027,750	\$0	\$625,000	10	98%
5	\$2,120,828	\$1,943,500	\$0	\$0	0	0%
TOWN	\$1,226,377	\$1,014,774	\$699,000	\$678,000	64	98%

ALL TOWNS	\$1,107,695	\$984,393	\$759,760	\$872,250	39	99%
-----------	-------------	-----------	-----------	-----------	----	-----

CHATHAM BOROUGH 2008



CHATHAM TOWNSHIP 2008



Susan Adler
Over 900 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006, 2007



Cellular: (973) 464-9129
 Office: (973) 376-0033 ext 101
 Fax: (908) 273-2996

Certified Luxury Home Marketing Specialist (CLHMS)

