

CHATHAM June 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
380 Main St. #26	\$399,900	\$399,900	14	2	1	One Fl. Unit
14 University Ave.	\$475,000	\$475,000	144	4	2	Cape Cod
163 Hillside Ave.	\$569,000	\$590,000	27	3	2	Cape Cod, Colonial
139 Hillside Ave.	\$598,000	\$600,000	42	3	1	Colonial
179 Center Ave.	\$599,000	\$575,000	113	3	1.2	Split Level
81 Chatham St.	\$629,000	\$619,000	22	3	2.1	Cape Cod, Custom
142 Watchung Ave.	\$649,950	\$649,000	84	3	1.1	Colonial
132 Center Ave.	\$719,000	\$729,000	25	3	2	Colonial
15 N. Summit Ave.	\$729,000	\$720,000	28	5	2.1	Colonial
23 Roosevelt Ave.	\$740,000	\$740,000	72	3	1.1	Colonial
51 W. Colemant Ave.	\$745,000	\$745,000	6	3	2	Ranch
111 N. Hillside Ave.	\$899,900	\$890,000	142	4	2	Colonial
14 Fairfax Terr.	\$999,900	\$1,027,500	6	3	2.1	Colonial
128 Hillside Ave.	\$1,100,000	\$950,000	238	3	2	Colonial
76 Washington Ave.	\$1,100,000	\$999,999	27	5	5.2	Colonial
61 Highland Ave.	\$1,150,000	\$1,060,000	18	3	2	Cape Cod
66 Fuller Cir.	\$1,240,000	\$1,200,000	17	4	2.1	Colonial
221 Washington Ave.	\$1,899,000	\$1,925,000	6	4	3.1	Colonial
226 Washington Ave.	\$1,995,000	\$2,150,000	6	4	4.1	Colonial

Chatham Township

Address	List Price	Sale Price	DOM	BR	TBTH	Style
6B Avon Ct.	\$319,000	\$314,200	109	1	1	One Fl. Unit
4C Heritage Dr.	\$347,500	\$340,000	47	1	1	One Fl. Unit
8B Heritage Dr.	\$349,900	\$345,000	25	1	1	1 st Fl Unit, Twnhse-End
5E Heritage Dr.	\$389,900	\$380,000	73	1	1.1	One Fl. Unit
776 River Rd.	\$425,000	\$385,000	66	3	1	Cape Cod
4B Heritage Green	\$459,000	\$461,000	13	2	2	One Fl. Unit
17 Cedar Ln.	\$475,000	\$460,000	16	4	2	Cape Cod
142 Terrace Dr.	\$548,000	\$540,000	25	2	2	One Fl. Unit
30 Long Hill Ln.	\$645,000	\$640,000	27	4	2.1	Cape Cod, Custom Hm
48 School Ave.	\$711,000	\$682,500	29	3	3	Colonial, Split Level
34 Chestnut Rd.	\$719,000	\$734,000	16	4	3.1	Colonial
11 Johnson Dr.	\$729,000	\$725,000	13	4	2.1	Colonial, Split Level
3 Deer Run Cir.	\$775,000	\$767,500	18	4	2.1	Bi-Level
730 River Rd.	\$799,000	\$785,000	31	4	2.1	Colonial
26 Pembroke Rd.	\$889,900	\$800,000	17	4	2.1	Colonial
43 Runnymede	\$929,000	\$929,000	12	4	2.1	Ranch
24 Maple St.	\$1,325,000	\$1,325,000	7	5	4.1	Colonial
20 Buxton Rd.	\$1,329,000	\$1,372,500	7	4	2.1	Colonial
47 Candace Ln.	\$1,495,000	\$1,495,000	11	5	3.1	Colonial
229 Longwood Ave.	\$1,599,999	\$1,562,500	64	5	4.1	Colonial, Custom Hm
75 Linden Ln.	\$1,995,000	\$1,950,000	12	4	3	Custom Hm
61 Buxton Rd.	\$2,995,000	\$2,800,000	162	7	5.2	Colonial
769 Shunpike Rd.	\$6,600,000	\$6,400,000	185	7	6.3	Colonial

AVERAGE DAYS ON MARKET: 47
 AVERAGE LISTING PRICE: \$976,361
 AVERAGE SALE PRICE: \$1,027,014
 % SALE PRICE / LIST PRICE: 98 %

CHATHAM HOMESALE TRENDS June 2005 – June 2006

	Jun. 05	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Average Listing Price	\$980,412	\$806,202	\$924,780	\$1,026,043	\$1,169,756	\$1,133,497	\$1,202,642
Average Sale Price	\$752,195	\$932,156	\$839,353	\$880,600	\$639,342	\$771,831	\$870,111
%Sale Price to List Price Ratio	98.08%	101.46%	99.73%	101.03%	98%	100.01%	96%
Days on Market	36	33	41	28	28	34	30
# of Active Listings	129	104	79	100	104	111	86

	Jan.	Feb.	Mar.	Apr.	May	Jun. 06
Average Listing Price	\$1,148,135	\$1,149,031	\$1,078,592	\$997,458	\$1,011,642	\$976,361
Average Sale Price	\$900,735	\$933,848	\$966,359	\$936,529	\$754,144	\$1,027,014
% Sale Price to List Price Ratio	96%	97%	99%	100%	101%	98%
Days On Market	52	54	69	42	45	47
# of Active Listings	108	119	140	173	179	177



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