

THE CHATHAMS August 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make a truly educated decision when buying or selling your next home.

Homes Sold in August 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM	Style
Boro							
63 N. Passaic Ave.	\$449,000	\$449,000	\$461,000	4	2	13	Cape Cod
61 Minton Ave.	\$585,000	\$535,000	\$510,000	3	1.1	88	Colonial
67 Center Ave.	\$585,000	\$585,000	\$601,000	3	2	13	Colnl/Vict
2 Jackson Ave.	\$699,000	\$699,000	\$675,000	3	1.1	15	Colonial
19 Schindler Ct.	\$819,000	\$819,000	\$765,000	3	2.1	65	Twnhse-End
8 Rose Ter.	\$945,000	\$899,000	\$869,500	3	3	145	Cape Cod
57 Elmwood Ave.	\$929,000	\$929,000	\$750,000	0	0	41	Custm Hm
115 Chatham St.	\$979,000	\$979,000	\$935,000	4	3	22	Colonial
28 Meadowbrook Rd.	\$1,225,000	\$989,000	\$940,000	4	2.1	100	Colonial
217 Washington Ave.	\$2,150,000	\$1,990,000	\$1,900,000	5	3	74	Colonial
Twp.							
547 Shunpike Rd.	\$465,000	\$465,000	\$390,000	3	2	350	Ranch
131 Riveredge Dr.	\$525,000	\$525,000	\$525,000	3	2.1	26	Twnhse-Int
328 Fairmount Ave.	\$975,000	\$975,000	\$1,103,000	4	4.1	10	Colonial
5 Magnolia Pl.	\$1,035,000	\$1,035,000	\$985,000	3	3.1	157	Twnhse-Int
93 Van Houten Ave.	\$1,185,000	\$1,185,000	\$1,185,000	4	2.1	7	Colonial
131 Huron Dr.	\$1,395,000	\$1,395,000	\$1,420,000	4	3.1	14	Colonial
7 Joanna Way	\$1,469,000	\$1,429,000	\$1,350,000	5	4.1	30	Custom Hm
48 Huron Dr.	\$1,435,000	\$1,435,000	\$1,435,000	5	2.1	9	Colonial
7 Tree Top Ln.	\$1,690,000	\$1,579,000	\$1,500,000	5	3.1	85	Colonial
106 Noe Ave.	\$1,750,000	\$1,599,900	\$1,490,000	6	6.1	37	Colonial
5 Wickham Way	\$1,779,000	\$1,779,000	\$1,779,000	5	4.1	35	Colonial

Average Days on Market: 63 Total Sales for Month: 21
 Average List Price: \$834,056 Average Sale Price: \$1,027,071
 % of List Price to Sales Price: 97%

Boro

Aug-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res.	Ave. LP	# of Res. Homes	Ave. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	1	750,000	41	81%
1	1	229,500	0	0	0	0	0	0	0	0	0%
2	7	467,829	1	349,000	0	0	0	0	0	0	0%
3	19	639,558	7	616,686	1	559,900	17	5	684,100	65	97%
4	19	832,353	5	1,064,380	5	726,380	44	3	778,667	45	97%
5+	5	1,008,180	1	998,000	0	0	0	1	1,900,000	74	95%
TOWN	51	715,912	14	784,693	6	698,633	39	10	840,650	58	95%

Twp.

Jul-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Ave LP	# of Res.	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	0	0	0	0%
1	14	270,643	3	262,333	1	325,000	91	0	0	0	0%
2	12	401,646	5	415,780	2	392,000	16	0	0	0	0%
3	28	693,046	4	617,975	4	589,500	120	3	633,333	178	94%
4	30	816,753	5	804,200	3	937,667	66	3	1,236,000	10	104%
5+	29	1,646,790	5	1,356,380	4	1,388,250	61	5	1,510,800	39	97%
TOWN	113	887,377	22	733,668	14	845,214	75	11	1,196,545	69	98%

MARKET TRENDS in The Chathams August 2009 - August 2010

Boro

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$977,529	898,724	\$904,998	\$799,468	\$815,684	\$875,908	\$783,339
Ave Sale Price	\$699,489	615,667	\$709,917	\$688,889	\$927,990	\$668,267	\$661,333
SP/LP Ratio	97%	0.95	91%	94%	95%	96%	97%
DOM	72	38	68	50	84	55	123
# of Homes Sold	9	3	7	10	10	11	3

	Mar.	Apr.	May	June	July	Aug. '10
Ave List Price	\$778,025	\$755,979	\$775,409	\$790,688	\$719,652	\$715,912
Ave Sale Price	\$557,750	\$868,800	\$655,500	\$739,952	\$687,519	\$840,650
SP/LP Ratio	97%	95%	99%	102%	102%	95%
DOM	131	39	47	31	47	58
# of Homes Sold	2	12	9	12	10	10

Twp.

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$1,046,660	1,007,942	\$1,019,755	\$1,057,018	\$1,094,088	\$1,059,144	\$1,070,509
Ave Sale Price	\$989,254	853,556	\$562,000	\$625,167	\$770,787	\$536,250	\$430,900
SP/LP Ratio	95%	0.92	98%	96%	98%	92%	96%
DOM	70	134	130	47	42	106	137
# of Homes Sold	14	9	11	10	12	6	7

	Mar.	Apr.	May '10	June	July	Aug. '10
Ave List Price	\$1,036,683	\$1,062,096	\$1,007,197	\$1,000,836	\$942,913	\$887,377
Ave Sale Price	\$659,167	\$616,222	\$882,200	\$919,122	\$1,063,669	\$1,196,545
SP/LP Ratio	98%	100%	96%	97%	97%	98%
DOM	96	90	81	64	46	69
# of Homes Sold	7	9	10	28	13	11