

THE CHATHAMS September 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 September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
Boro						
9 Girard Ave.	\$399,000	\$399,000	\$380,000	4	2	23
56 N. Summit Ave.	\$559,900	\$559,900	\$536,000	3	1	17
96 Kings Rd.	\$675,000	\$625,000	\$612,500	4	1.1	85
98 Washington Ave.	\$725,000	\$715,000	\$710,000	4	1.1	40
102 Chtham St.	\$849,000	\$799,000	\$750,000	4	2.1	77
128 Hillside Ave.	\$899,000	\$899,000	\$899,000	3	3.1	13
30 Inwood Cir.	\$1,229,000	\$1,179,000	\$1,133,000	4	2.1	63
190 Washington Ave.	\$2,250,000	\$1,999,999	\$1,950,000	5	4.1	190
Twp.						
18H Heritage Dr.	\$319,000	\$269,000	\$270,000	1	1	114
149 Riveredge Dr.	\$325,000	\$325,000	\$301,000	1	1	91
112 Riveredge Dr.	\$359,000	\$359,000	\$344,000	2	1	19
638 River Rd.	\$469,000	\$449,000	\$410,000	4	2.1	287
199 Riveredge Dr.	\$549,000	\$535,000	\$505,000	3	2.1	97
65 N. Loantaka Ln.	\$699,000	\$599,000	\$550,000	3	1.1	81
292 Fairmount Ave.	\$769,000	\$769,000	\$745,000	3	2.1	24
23 Geoffrey Ct.	\$919,000	\$919,000	\$901,000	4	2.1	40
1 Magnolia Pl.	\$1,550,000	\$1,125,000	\$985,000	3	4.1	475
29 Glenmere Dr.	\$1,200,000	\$1,200,000	\$1,255,189	4	2.1	16
87 Westminster Rd.	\$1,398,000	\$1,398,000	\$1,393,000	4	2.1	12
7 Jodi Ln.	\$1,399,000	\$1,399,000	\$1,279,500	5	3.1	89
54 Dale Dr.	\$2,295,000	\$2,295,000	\$2,000,000	5	4.2	116
45 Woodmont Dr.	\$2,499,000	\$2,499,000	\$2,360,000	6	5.1	42

Average Days on Market: 94 Total Sales for Month: 22
Average List Price: \$814,433 Average Sale Price: \$947,104
% of List Price to Sales Price: 95%

Boro

Sep-10	Active Listings		New Listings		Under Contract		
	# of Res. Homes	Avg. LP	# of Res.	Ave. LP	# of Res. Homes	Ave. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	1	229,500	0	0	0	0	0
2	7	449,986	1	329,000	1	349,000	48
3	26	634,050	9	625,544	2	614,900	7
4	13	797,608	4	516,500	1	439,000	14
5+	6	979,983	1	849,000	0	0	0

TOWN	53	681,387	15	591,593	4	504,450	19
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Twp.

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Ave LP	# of Res.	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	13	256,415	2	256,500	1	245,000	15
2	14	399,829	4	394,225	1	275,000	14
3	31	704,942	10	674,300	5	499,400	49
4	30	808,987	9	945,767	6	812,650	62
5+	26	1,724,727	7	1,853,429	1	699,000	11
TOWN	114	876,287	32	947,463	14	613,707	47

MARKET TRENDS in The Chathams September 2009 - September 2010

Boro

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	898724	\$904,998	\$799,468	\$815,684	\$875,908	\$783,339	\$778,025
Ave Sale Price	615667	\$709,917	\$688,889	\$927,990	\$668,267	\$661,333	\$557,750
SP/LP Ratio	0.95	91%	94%	95%	96%	97%	97%
DOM	38	68	50	84	55	123	131
# of Homes Sold	3	7	10	10	11	3	2

	Apr.	May	June	July	Aug.	Sept. '10
Ave List Price	\$755,979	\$775,409	\$790,688	\$719,652	\$715,912	\$681,387
Ave Sale Price	\$868,800	\$655,500	\$739,952	\$687,519	\$840,650	\$941,500
SP/LP Ratio	95%	99%	102%	102%	95%	97%
DOM	39	47	31	47	58	69
# of Homes Sold	12	9	12	10	10	8

Twp.

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	1007942	\$1,019,755	\$1,057,018	\$1,094,088	\$1,059,144	\$1,070,509	\$1,036,683
Ave Sale Price	853556	\$562,000	\$625,167	\$770,787	\$536,250	\$430,900	\$659,167
SP/LP Ratio	0.92	98%	96%	98%	92%	96%	98%
DOM	134	130	47	42	106	137	96
# of Homes Sold	9	11	10	12	6	7	7

	Apr.	May	June	July	Aug. '10	Sept. '10
Ave List Price	\$1,062,096	\$1,007,197	\$1,000,836	\$942,913	\$887,377	\$876,287
Ave Sale Price	\$616,222	\$882,200	\$919,122	\$1,063,669	\$1,196,545	\$949,906
SP/LP Ratio	100%	96%	97%	97%	98%	94%
DOM	90	81	64	46	69	107

# of Homes Sold	9	10	28	13	11	14
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Style

Cape Cod
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial

1 Fl. Unit
 1st Fl Unit
 Twnhse-Int
 Split Level
 Twnhse-Int
 Exp Ranch
 Exp Ranch
 Colonial
 Twnhse-End
 Colonial
 Colonial
 Colonial
 Custom
 Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
2	717,500	15	98%
5	801,375	66	97%
1	1,950,000	190	98%

8	941,500	69	97%
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Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
2	285,500	103	96%
1	344,000	19	96%
4	696,250	169	92%
4	989,797	89	100%
3	1,879,833	82	91%
14	949,906	107	94%