

THE CHATHAMS July 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 July 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
Boro						
57 N. Passaic Ave.	\$449,000	\$449,000	\$410,000	3	1.1	62
65 N. Summit Ave.	\$599,900	\$585,000	\$575,000	3	2	24
68 N. Hillside Ave.	\$639,000	\$597,500	\$585,000	3	1.2	127
35 Rowan Rd.	\$875,000	\$599,000	\$625,000	4	2	74
49 Weston Ave.	\$699,000	\$699,000	\$711,150	4	2.1	15
12 Burgess St.	\$699,900	\$699,900	\$689,000	4	2.1	12
23 Broadview Ter.	\$800,000	\$800,000	\$955,000	4	2.1	25
52 Hedges Ave.	\$879,000	\$879,000	\$835,000	4	3.1	27
135 Hillside Ave.	\$959,000	\$959,000	\$925,000	4	3.1	13
5 Somerset Ave.	\$975,000	\$975,000	\$950,000	3	2.1	36
Twp.						
77 Canterbury Rd.	\$419,000	\$419,000	\$400,000	2	1.1	7
345 Fairmount Ave.	\$679,000	\$635,000	\$585,000	3	2.1	91
78 Sunset Dr.	\$749,900	\$699,000	\$665,700	4	3.1	92
7 Marian Ln.	\$774,900	\$774,900	\$720,000	4	2.2	42
7 Hilltop Ter.	\$779,000	\$779,000	\$775,000	3	2	33
102 Sunset Dr.	\$899,000	\$899,000	\$884,000	4	3.1	9
32 Susan Dr.	\$949,000	\$915,000	\$850,000	4	3.1	77
21 Yarmouth Rd.	\$1,095,000	\$1,095,000	\$1,175,000	5	3.2	8
39 Westminster Rd.	\$1,175,000	\$1,175,000	\$1,175,500	4	2.1	47
76 Van Houton Ave.	\$1,195,000	\$1,195,000	\$1,137,500	5	3.1	27
21 Peppermill Rd.	\$1,275,000	\$1,275,000	\$1,285,000	4	3.1	15
29 Lenape Trl.	\$1,575,000	\$1,575,000	\$1,475,000	4	3.1	119
16 Linden Ln.	\$2,795,000	\$2,795,000	\$2,700,000	6	7.2	33

Average Days on Market: 46 Total Sales for Month: 23
 Average List Price: \$869,435 Average Sale Price: \$920,374
 % of List Price to Sales Price: 99%

Boro

Jul-10	Active Listings			New Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	DOM	# of Res. Homes	Ave. LP	DOM	# of Res. Homes
0	0	0	N/A	0	0	N/A	0
1	2	233,500	N/A	1	229,500	N/A	0
2	7	467,829	N/A	1	549,900	N/A	0
3	18	656,461	N/A	5	649,280	N/A	1

4	18	755,550	N/A	5	613,380	N/A	5
5+	7	1,180,557	N/A	1	1,150,000	N/A	0
TOWN	52	719,652	N/A	13	634,054	N/A	6

Twp.

Jul-10		Active Listings		New Listings			
# of Bedrooms	# of Res. Homes	Ave LP	DOM	# of Res. Homes	Avg. LP	DOM	# of Res. Homes
0	0	0	N/A	0	0	N/A	0
1	14	271,507	N/A	3	268,967	N/A	1
2	7	395,843	N/A	1	359,000	N/A	0
3	28	713,336	N/A	4	702,125	N/A	2
4	28	830,554	N/A	9	821,200	N/A	2
5+	29	1,729,238	N/A	6	1,366,333	N/A	2
TOWN	106	942,913	N/A	23	850,574	N/A	7

MARKET TRENDS in The Chathams July 2009 - July 2010

Boro

	July '09	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Ave List Price	\$919,541	\$977,529	898724	\$904,998	\$799,468	\$815,684	\$875,908
Ave Sale Price	\$793,545	\$699,489	615667	\$709,917	\$688,889	\$927,990	\$668,267
SP/LP Ratio	98%	97%	0.95	91%	94%	95%	96%
DOM	70	72	38	68	50	84	55
# of Homes Sold	13	9	3	7	10	10	11

	Feb.	Mar.	Apr.	May	June	July '10
Ave List Price	\$783,339	\$778,025	\$755,979	\$775,409	\$790,688	\$719,652
Ave Sale Price	\$661,333	\$557,750	\$868,800	\$655,500	\$739,952	\$687,519
SP/LP Ratio	97%	97%	95%	99%	102%	102%
DOM	123	131	39	47	31	47
# of Homes Sold	3	2	12	9	12	10

Twp.

	July '09	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Ave List Price	\$1,089,820	\$1,046,660	1007942	\$1,019,755	\$1,057,018	\$1,094,088	\$1,059,144
Ave Sale Price	\$957,700	\$989,254	853556	\$562,000	\$625,167	\$770,787	\$536,250
SP/LP Ratio	93%	95%	0.92	98%	96%	98%	92%
DOM	115	70	134	130	47	42	106
# of Homes Sold	17	14	9	11	10	12	6

	Feb.	Mar.	Apr.	May '10	June	July '10
Ave List Price	\$1,070,509	\$1,036,683	\$1,062,096	\$1,007,197	\$1,000,836	\$942,913
Ave Sale Price	\$430,900	\$659,167	\$616,222	\$882,200	\$919,122	\$1,063,669

SP/LP Ratio	96%	98%	100%	96%	97%	97%
DOM	137	96	90	81	64	46
# of Homes Sold	7	7	9	10	28	13

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Style

Colonial
 Colonial
 Colonial
 Cape/Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial

Twnhse-Int
 Ranch
 Ranch
 Custom Home
 Ranch
 Colonial
 Colonial
 Colonial/Cstm
 Colonial
 Colonial
 Colonial
 Colonial
 Colonial

Under Contract		Sold Listings			
Ave. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
899,000	13	4	630,000	62	97%

731,400	53	6	745,038	32	107%
0	0	0	0	0	0%
759,333	46	10	687,519	47	102%

Under Contract		Sold Listings			
Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0%
269,000	114	0	0	0	0%
0	0	1	400,000	7	95%
492,500	74	2	680,000	62	96%
1,148,500	11	7	1,007,886	57	96%
1,689,450	36	3	1,670,833	23	99%
989,986	51	13	1,063,669	46	97%