

THE CHATHAMS November 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 November 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
Boro						
19 N. Summit Ave.	\$519,000	\$489,000	\$491,000	3	1.1	47
70 Washington Ave.	\$549,900	\$549,900	\$525,000	3	1.1	6
15 Hedges Ave.	\$679,900	\$679,900	\$698,000	3	1.2	8
5 Lafayette Pl.	\$725,000	\$725,000	\$692,000	3	1.1	45
43 Fuller Ave.	\$1,150,000	\$1,050,000	\$940,000	5	2.1	94

Twp.

25B Heritage Dr.	\$259,900	\$259,900	\$230,000	1	1	128
19C Kensington Rd.	\$275,000	\$275,000	\$265,000	2	1	14
17 Cedar Ln.	\$505,000	\$475,000	\$460,000	3	2	56
14 Mitchell Ave.	\$769,000	\$719,000	\$685,000	4	2.1	97
31 Runnymede Rd.	\$769,000	\$769,000	\$775,000	3	3	7
7 Jensen Ct.	\$935,000	\$800,000	\$770,000	4	2.1	113
4 Country Club Dr.	\$895,000	\$895,000	\$870,000	4	2.1	21
57 Dellwood Ave.	\$899,900	\$899,900	\$905,000	3	2	1

Average Days on Market: 48 Total Sales for Month: 130
 Average List Price: \$812,068 Average Sale Price: \$653,833
 % of List Price to Sales Price: 97%

Boro

Nov-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# 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	0	0	0	0	0	0	0
2	4	489,225	1	359,900	0	0	0
3	21	607,905	3	569,000	4	599,250	68
4	14	758,000	3	741,667	2	967,000	73
5+	5	866,800	1	839,000	1	849,000	17
TOWN	44	674,293	8	641,363	7	740,000	62

Twp.

Nov-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	10	246,370	2	259,450	0	0	0

2	11	373,527	1	359,000	1	399,000	67
3	24	709,550	3	781,333	3	715,667	131
4	20	808,055	2	1,259,500	4	902,850	58
5+	19	1,816,474	2	1,299,500	4	2,278,250	70
TOWN	84	884,236	10	833,990	12	1,272,533	81

MARKET TRENDS in The Chathams November 2009 - November 2010

Boro

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$799,468	\$815,684	\$875,908	\$783,339	\$778,025	\$755,979	\$775,409
Ave Sale Price	\$688,889	\$927,990	\$668,267	\$661,333	\$557,750	\$868,800	\$655,500
SP/LP Ratio	94%	95%	96%	97%	97%	95%	99%
DOM	50	84	55	123	131	39	47
# of Homes Sold	10	10	11	3	2	12	9

	June	July	Aug.	Sept.	Oct.	Nov. '10
Ave List Price	\$790,688	\$719,652	\$715,912	\$681,387	\$673,006	\$674,293
Ave Sale Price	\$739,952	\$687,519	\$840,650	\$941,500	\$735,000	\$669,200
SP/LP Ratio	102%	102%	95%	97%	99%	96%
DOM	31	47	58	69	71	40
# of Homes Sold	12	10	10	8	3	5

Twp.

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$1,057,018	\$1,094,088	\$1,059,144	\$1,070,509	\$1,036,683	\$1,062,096	\$1,007,197
Ave Sale Price	\$625,167	\$770,787	\$536,250	\$430,900	\$659,167	\$616,222	\$882,200
SP/LP Ratio	96%	98%	92%	96%	98%	100%	96%
DOM	47	42	106	137	96	90	81
# of Homes Sold	10	12	6	7	7	9	10

	June	July	Aug.	Sept.	Oct.	Nov. '10
Ave List Price	\$1,000,836	\$942,913	\$887,377	\$876,287	\$929,048	\$812,068
Ave Sale Price	\$919,122	\$1,063,669	\$1,196,545	\$949,906	\$929,336	\$653,833
SP/LP Ratio	97%	97%	98%	94%	96%	97%
DOM	64	46	69	107	47	54
# of Homes Sold	28	13	11	14	17	8

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Style

Colonial
 Bi-Level
 Colonial
 Colonial
 Colonial

1 Fl. Unit
 Twnhse-End
 Cape Cod
 Bi-Level
 Ranch
 Colonial
 Split Level
 Split Level

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
4	601,500	27	98%
0	0	0	0%
1	940,000	94	90%
5	692,000	40	96%

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
1	230,000	128	88%

1	265,000	14	96%
3	840,000	32	101%
3	775,000	77	96%
0	0	0	0%
8	642,857	54	97%