

# Chatham Boro **October 2011** Market Activity

The average Realtor sells a home every 73\* days. I sell one every **6** days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit [www.Chathamhousevalues.com](http://www.Chathamhousevalues.com)

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
38 Hedges Avenue	Colonial	7	3	1.0	\$599,000	\$525,000	\$548,100	87.65%	95.79%	62
8 Bartow Lane	Colonial	8	4	2.1	\$699,000	\$570,000	\$547,800	81.55%	104.05%	92
14 Van Doren Avenue	Colonial	8	3	2.1	\$744,900	\$570,000	\$599,800	76.52%	95.03%	161
40 West Coleman Avenue	Colonial	9	4	2.1	\$839,900	\$768,000	\$653,600	91.44%	117.50%	111
<b>AVERAGES</b>					<b>\$720,700</b>	<b>\$608,250</b>		<b>84.29%</b>	<b>103.09%</b>	<b>107</b>

<b>Average Days on Market</b>	<b>107</b>
<b>Average List Price</b>	<b>\$720,700</b>
<b>Average Sales Price</b>	<b>\$608,250</b>
<b>% of List Price to Sales Price</b>	<b>84.29%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>103.09%</b>
<b># of Sold Homes for the Month</b>	<b>4</b>



Margaret "Maggee" Miggins  
Broker Associate

**The Miggins Group**

973.376.8990 - Direct  
973.879.9711 - Cell  
973.376.0033 x309 -Office  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)



*"Relax...You're with Maggee"*

\*Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed\*

If you are currently listed with another broker please do not consider this a solicitation of your home.

\*The average number of homes Realtors sold was provided by a NAR 2009 report

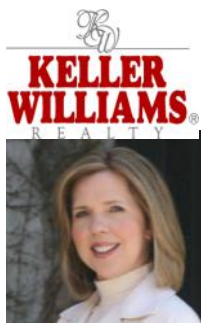
# Chatham Township **October 2011** Market Activity

The average Realtor sells a home every 73\* days. I sell one every **6** days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit [www.Chathamhousevalues.com](http://www.Chathamhousevalues.com)

Address	Style	Rooms	Bedrooms	Baths	Original List		Assessment	LP:SP	SP:AV	DOM
					Price	Sales Price				
160 Southern Boulevard	Colonial	6	2	3.0	\$549,000	\$227,000	\$451,700	41.35%	50.25%	799
770 River Road	CapeCod	6	2	2.0	\$429,000	\$369,000	\$398,300	86.01%	92.64%	105
88 Canterbury Road	TwnEndUn	6	2	2.1	\$429,000	\$407,500	\$465,300	94.99%	87.58%	98
20 Britten Road	Contemp	10	4	3.0	\$599,000	\$560,000	\$564,400	93.49%	99.22%	63
304 Southern Boulevard	SplitLev	9	4	3.1	\$635,000	\$590,000	\$691,900	92.91%	85.27%	109
719 River Road	Colonial	9	4	3.1	\$844,900	\$715,000	\$557,800	84.63%	128.18%	434
94 Sunset Drive	Colonial	9	5	2.2	\$999,000	\$872,500	\$938,000	87.34%	93.02%	105
7 Holly Drive	Ranch	11	4	3.0	\$975,500	\$925,000	\$770,900	94.82%	119.99%	74
<b>AVERAGES</b>					<b>\$682,550</b>	<b>\$583,250</b>		<b>84.44%</b>	<b>94.52%</b>	<b>223</b>

Average Days on Market	223
Average List Price	\$682,550
Average Sales Price	\$583,250
% of List Price to Sales Price	84.44%
Sales Price to Assessed Value Ratio	94.52%
# of Sold Homes for the Month	8



Margaret "Maggee" Miggins  
Broker Associate

**The Miggins Group**

973.376.8990 - Direct  
973.879.9711 - Cell  
973.376.0033 x309 -Office  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)

"Relax...You're with Maggee"

\*Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed\*

If you are currently listed with another broker please do not consider this a solicitation of your home.

\*Assessed Value averages are based only on homes with assessed values.\*

\*The average number of homes Realtors sold was provided by a NAR 2009 report