

Chatham Boro

December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Garden Place	Colonial	3	1.0	79	\$415,000	\$399,999	\$300,000	75.00%	\$479,200	0.63
2	174 N Passaic Avenue	CapeCod	3	1.0	70	\$459,000	\$419,000	\$410,000	97.85%	\$409,100	1.00
3	38 Maple Street	Colonial	3	2.1	80	\$689,000	\$599,000	\$530,000	88.48%	\$425,000	1.25
4	35 Girard Avenue	Split Level	3	1.1	8	\$629,000	\$629,000	\$651,000	103.50%	\$589,300	1.10
5	77 Garden Avenue	Colonial	5	3.1	203	\$799,000	\$760,000	\$740,000	97.37%	\$629,200	1.18
6	273 Hillside Avenue	Colonial	5	3.1	54	\$849,000	\$799,000	\$785,000	98.25%	\$771,600	1.02
7	10 N Hillside Avenue	Victorian	3	2.1	88	\$849,000	\$849,000	\$820,000	96.58%	\$512,400	1.60
8	64 Rowan Road	Colonial	5	4.1	9	\$1,380,000	\$1,380,000	\$1,850,000	134.06%	\$1,244,500	1.49
AVERAGE					74	\$758,625	\$729,375	\$760,750	98.89%		1.16

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 21
Average List Price: \$985,376
Average Days on Market: 70

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 16
Average List Price: \$813,956
Average Days on Market: 45

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Not intended to solicit a property already listed.

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

Chatham Boro 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	51	79	37	18	28	54	48	60	41	65	74	48
List Price	\$695,987	\$779,100	\$559,600	\$651,612	\$839,408	\$653,569	\$823,165	\$844,585	\$991,462	\$788,200	\$609,975	\$729,375	\$770,103
Sales Price	\$693,375	\$751,600	\$578,378	\$661,688	\$825,385	\$657,000	\$821,559	\$846,838	\$982,962	\$760,800	\$600,162	\$760,750	\$768,532
Sales Price as a % of List Price	99.41%	98.64%	103.61%	101.34%	97.89%	100.08%	99.86%	100.82%	100.16%	97.50%	97.64%	98.89%	99.68%
Sales Price to Assessed Value	0.99	1.10	1.10	1.19	1.12	1.20	1.24	1.18	1.15	1.18	1.16	1.16	1.18
# Units Sold	8	5	5	8	12	13	17	13	13	5	8	8	115
Active Listings	17	21	32	43	44	39	31	32	31	23	21	15	29
Under Contracts	17	17	25	27	26	30	24	18	13	20	16	13	21

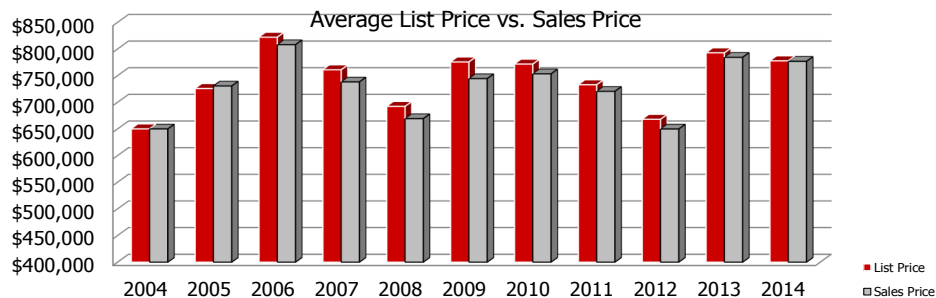
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	40	48	20.84%
Sales Price	\$776,872	\$768,532	-1.07%
Sales Price as a % of List Price	98.29%	99.68%	1.42%



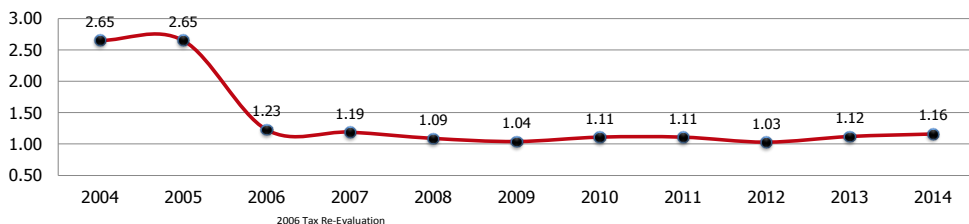
	2014	2015	% Change
# Units Sold	98	115	17.35%
Active Listings	14	15	7.14%
Under Contracts	12	13	8.33%

Chatham Boro Yearly Market Trends



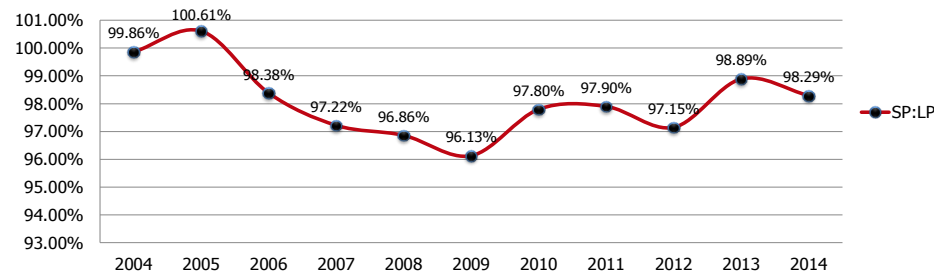
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872

Sales Price to Assessed Value Ratio

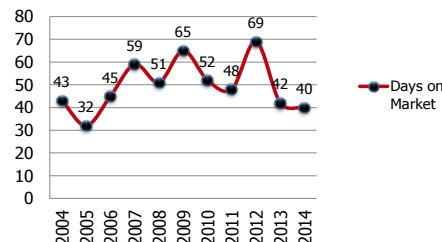


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

