

Chatham Boro

February 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6 Vine Street	Colonial	4	2.2	1	\$725,000	\$725,000	\$710,000	97.93%	\$566,300	1.25
2	6 Second Street	Colonial	5	2.0	34	\$875,000	\$875,000	\$875,000	100.00%	\$585,600	1.49
3	56 Garden Avenue	Colonial	5	4.1	28	\$1,295,000	\$1,295,000	\$1,270,000	98.07%		
4	0 Myrtle Avenue	Colonial	4	2.1	94	\$1,299,000	\$1,299,000	\$1,262,500	97.19%		
5	9 Amherst Road	Colonial	4	3.2	15	\$1,950,000	\$1,950,000	\$1,850,000	94.87%	\$1,415,800	1.31
AVERAGE					34	\$1,228,800	\$1,228,800	\$1,193,500	97.61%		1.35

“ACTIVE” LISTINGS IN CHATHAM BORO

Number of Units: 31
Average List Price: \$1,004,345
Average Days on Market: 32

“UNDER CONTRACT” LISTINGS IN CHATHAM BORO

Number of Units: 15
Average List Price: \$840,340
Average Days on Market: 65

Chatham Boro 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	34											27
List Price	\$928,714	\$1,228,800											\$1,053,750
Sales Price	\$915,071	\$1,193,500											\$1,031,083
Sales Price as a % of List Price	97.60%	97.61%											97.60%
Sales Price to Assessed Value	1.16	1.35											1.21
# Units Sold	7	5											12
Active Listings	20	31											26
Under Contracts	10	15											13

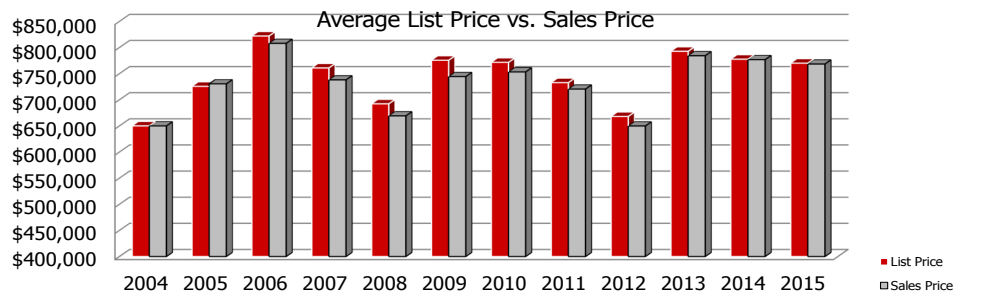
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	50	27	-47.48%
Sales Price	\$715,769	\$1,031,083	44.05%
Assessed Value to Sales Price	1.18	1.21	2.71%

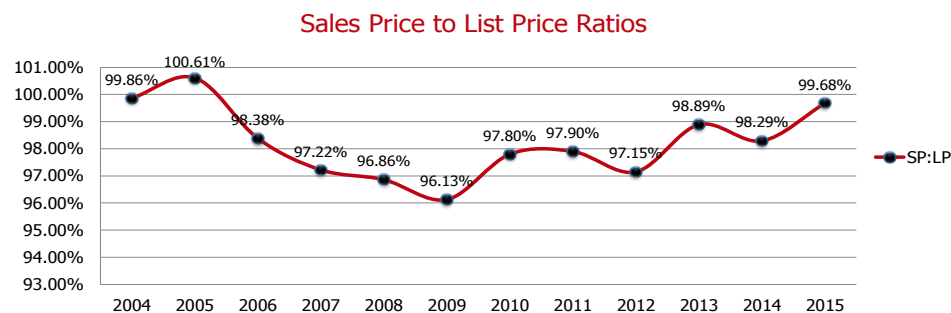


	2015	2016	% Change
# Units Sold	13	12	-7.69%
Active Listings	21	31	47.62%
Under Contracts	17	15	-11.76%

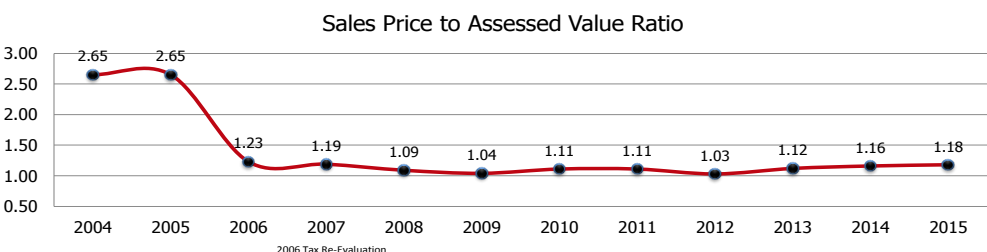
Chatham Boro Yearly Market Trends



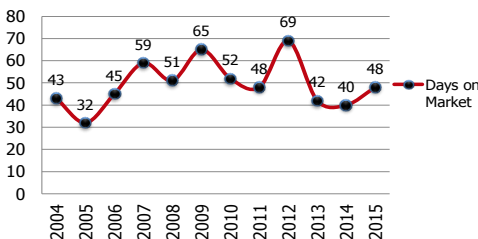
Chatham Boro Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532



Average Days on Market



Number of Units Sold

