

Chatham Boro

April 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 N Summit Avenue	FixrUppr	3	1.0	11	\$415,000	\$415,000	\$490,000	118.07%	\$498,800	0.98
2	73 Highland Avenue	Ranch	3	1.1	8	\$549,000	\$549,000	\$584,000	106.38%	\$525,000	1.11
3	148 Center Avenue	CapeCod	3	2.0	8	\$635,000	\$635,000	\$650,000	102.36%	\$517,100	1.26
4	34 Kings Road	Colonial	3	1.1	144	\$516,800	\$516,800	\$694,575	134.40%	\$490,700	1.42
5	53 Broadview Terrace	CapeCod	3	2.1	42	\$849,000	\$849,000	\$850,000	100.12%	\$675,900	1.26
6	63 Fairmount Avenue	Colonial	4	2.1	100	\$929,000	\$929,000	\$929,000	100.00%	\$833,300	1.11
AVERAGE					52	\$648,967	\$648,967	\$699,596	110.22%		1.19

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 37
Average List Price: \$986,514
Average Days on Market: 48

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 36
Average List Price: \$902,633
Average Days on Market: 31

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	78	52									46
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967									\$941,675
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596									\$935,441
Sales Price as a % of List Price	97.60%	97.61%	96.56%	110.22%									100.50%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19									1.24
# Units Sold	7	5	6	6									24
Active Listings	20	31	38	37									32
Under Contracts	10	15	23	36									21

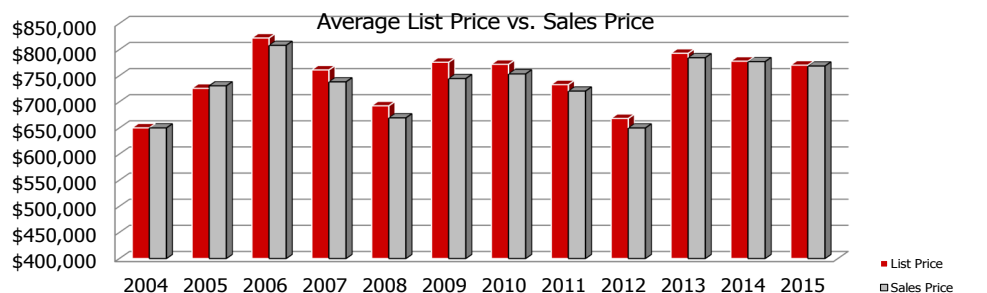
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	52	46	-11.53%
Sales Price	\$672,707	\$935,441	39.06%
Assessed Value to Sales Price	1.17	1.24	6.36%

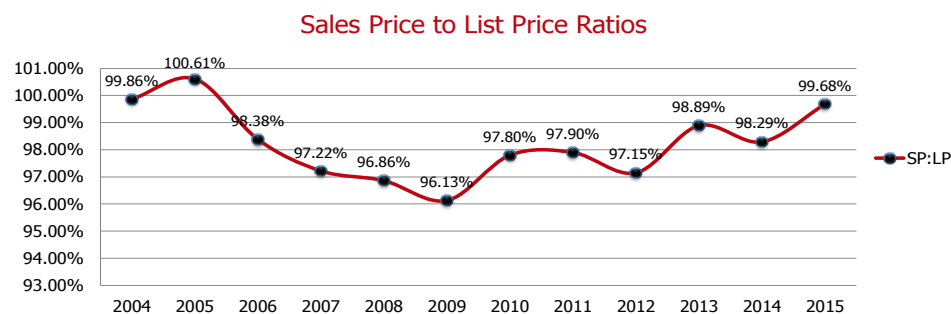


	2015	2016	% Change
# Units Sold	26	24	-7.69%
Active Listings	43	37	-13.95%
Under Contracts	27	36	33.33%

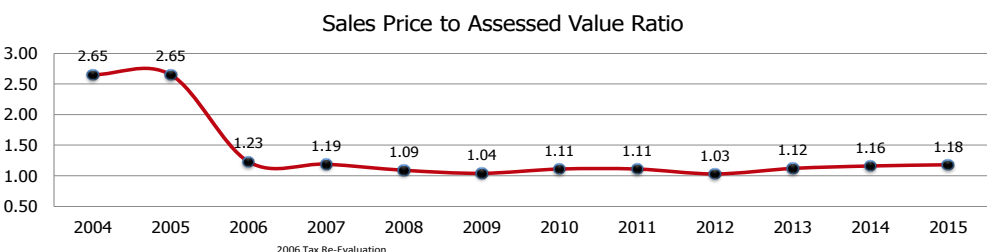
Chatham Boro Yearly Market Trends



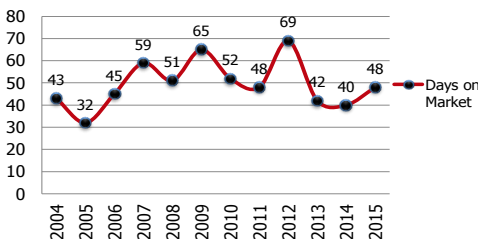
Chatham Boro Yearly Market Trends



	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

