

Chatham Boro

August 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	169 N Passaic Avenue	CapeCod	3	1.0	36	\$449,900	\$449,900	\$434,000	96.47%	\$416,600	1.04
2	11 Fern Avenue	CapeCod	3	1.1	162	\$499,000	\$480,000	\$470,000	97.92%	\$491,500	0.96
3	87 Summit Avenue	CapeCod	4	1.0	36	\$499,000	\$489,000	\$484,000	98.98%	\$400,800	1.21
4	41 Maple Street	Colonial	3	2.0	156	\$549,000	\$515,000	\$495,000	96.12%	\$535,200	0.92
5	58 Tallmadge Avenue	Split Level	3	1.0	32	\$570,000	\$550,000	\$530,000	96.36%	\$497,300	1.07
6	94 N Summit Avenue	Split Level	3	2.0	57	\$719,000	\$699,500	\$686,000	98.07%	\$519,700	1.32
7	65 N Hillside Avenue	Colonial	3	1.1	16	\$695,000	\$695,000	\$720,000	103.60%	\$541,700	1.33
8	107 Washington Avenue	Colonial	3	2.1	159	\$789,000	\$749,000	\$725,000	96.80%	\$559,800	1.30
9	61 N Hillside Avenue	Colonial	4	1.1	9	\$785,000	\$785,000	\$829,700	105.69%	\$539,000	1.54
10	32 E Coleman Avenue	Colonial	4	2.2	8	\$850,000	\$850,000	\$862,000	101.41%	\$596,100	1.45
11	49 W Coleman Avenue	Ranch	3	3.0	8	\$849,000	\$849,000	\$925,000	108.95%	\$679,800	1.36
12	49 Kings Road	Colonial	5	3.1	80	\$960,000	\$960,000	\$957,600	99.75%		
13	31 Hedges Avenue	Colonial	5	3.1	24	\$989,000	\$989,000	\$965,000	97.57%	\$587,200	1.64
14	10 Chandler Road	Colonial	5	2.1	8	\$1,200,000	\$1,200,000	\$1,187,500	98.96%	\$1,092,700	1.09
15	30 Ellers Drive	Colonial	4	3.1	112	\$1,295,000	\$1,249,000	\$1,210,000	96.88%		
16	11 Inwood Road	CapeCod	4	3.1	72	\$1,475,000	\$1,375,000	\$1,337,500	97.27%	\$1,079,000	1.24
17	66 Elmwood Avenue	Colonial	4	2.2	36	\$1,400,000	\$1,400,000	\$1,350,000	96.43%	\$972,500	1.39
18	79 Hillside Avenue	Colonial	4	4.1	135	\$1,435,000	\$1,435,000	\$1,399,500	97.53%	\$997,100	1.40
19	7 Martin Place	Victorian	6	4.1	119	\$1,795,000	\$1,595,000	\$1,500,000	94.04%	\$1,336,800	1.12
20	5 Highland Avenue	Colonial	5	4.1	16	\$1,799,999	\$1,799,999	\$1,755,000	97.50%	\$1,650,000	1.06
AVERAGE					64	\$980,145	\$955,720	\$941,140	98.81%		1.25

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 30
Average List Price: \$811,053
Average Days on Market: 70

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 12
Average List Price: \$624,908
Average Days on Market: 62

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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 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	44	25	42	64					45
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587	\$869,125	\$724,143	\$955,720					\$884,442
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133	\$875,245	\$703,357	\$941,140					\$874,685
Sales Price as a % of List Price	97.60%	97.61%	96.56%	110.22%	99.64%	100.09%	97.37%	98.81%					99.26%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19	1.23	1.27	1.25	1.25					1.25
# Units Sold	7	5	6	6	15	16	21	20					96
Active Listings	20	31	38	37	42	35	29	30					33
Under Contracts	10	15	23	36	33	33	22	12					23

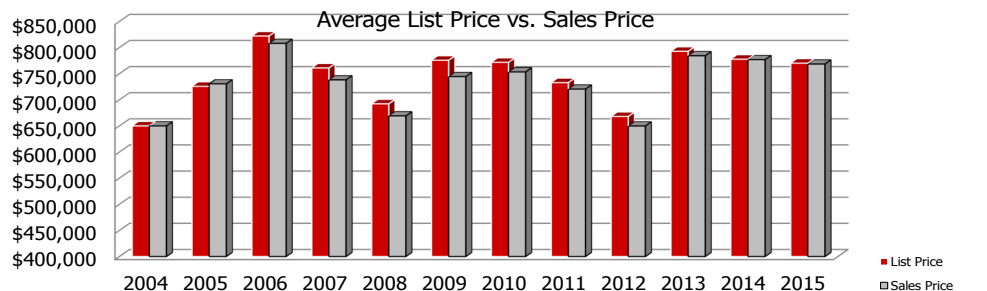
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	43	45	5.27%
Sales Price	\$751,993	\$874,685	16.32%
Assessed Value to Sales Price	1.18	1.25	5.39%

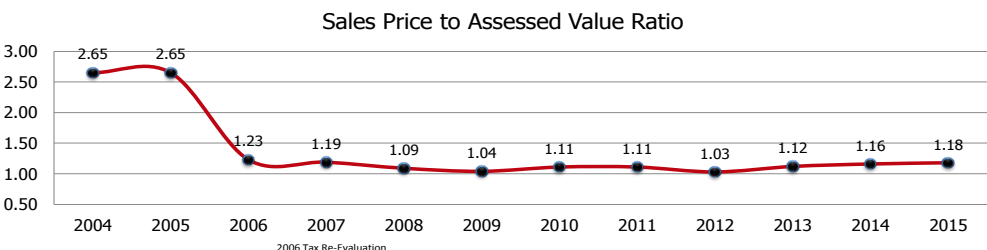


	2015	2016	% Change
# Units Sold	81	96	18.52%
Active Listings	32	30	-6.25%
Under Contracts	18	12	-33.33%

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



Chatham Boro Yearly Market Trends

