

# Chatham Boro

## December 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street Unit 29	FirstFlr	1	1.0	99	\$255,000	\$229,900	\$210,000	91.34%	\$228,100	0.92
2	40 Kings Road	Colonial	3	1.1	26	\$449,000	\$449,000	\$418,000	93.10%	\$433,200	0.96
3	66 N Hillside Avenue	CapeCod	3	1.0	110	\$574,900	\$558,000	\$530,000	94.98%	\$494,800	1.07
4	30 Schindler Court	TwnEndUn	3	2.1	69	\$674,500	\$674,500	\$658,700	97.66%	\$543,200	1.21
5	23 Yale Street	Colonial	3	2.0	21	\$695,000	\$695,000	\$695,000	100.00%	\$548,600	1.27
6	128 Lafayette Avenue	Colonial	4	2.1	135	\$829,000	\$759,900	\$765,000	100.67%	\$621,800	1.23
7	3 Rowan Road	Colonial	3	1.2	8	\$850,000	\$850,000	\$860,000	101.18%	\$682,600	1.26
8	13 Sussex Avenue	Colonial	3	2.1	46	\$875,000	\$875,000	\$870,000	99.43%	\$715,400	1.22
9	12 Mercer Avenue	Colonial	4	1.2	9	\$875,000	\$875,000	\$880,000	100.57%	\$793,100	1.11
10	62 Fairmount Avenue	Colonial	4	2.1	18	\$1,025,000	\$1,025,000	\$1,015,000	99.02%	\$694,600	1.46
AVERAGE					54	\$710,240	\$699,130	\$690,170	97.80%		1.17

### ***"ACTIVE"*** LISTINGS IN CHATHAM BORO

**Number of Units:** 13  
**Average List Price:** \$866,154  
**Average Days on Market:** 66

### ***"UNDER CONTRACT"*** LISTINGS IN CHATHAM BORO

**Number of Units:** 26  
**Average List Price:** \$775,181  
**Average Days on Market:** 67

# 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	41	53	58	54	47
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587	\$869,125	\$724,143	\$955,720	\$595,363	\$809,317	\$804,500	\$699,130	\$842,201
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133	\$875,245	\$703,357	\$941,140	\$589,875	\$829,167	\$787,917	\$690,170	\$833,489
Sales Price as a % of List Price	97.60%	97.61%	96.56%	110.22%	99.64%	100.09%	97.37%	98.81%	99.71%	104.63%	97.95%	97.80%	99.30%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19	1.23	1.27	1.25	1.25	1.04	1.38	1.27	1.17	1.23
# Units Sold	7	5	6	6	15	16	21	20	8	6	12	10	132
Active Listings	20	31	38	37	42	35	29	30	36	32	22	13	30
Under Contracts	10	15	23	36	33	33	22	12	17	25	25	26	23

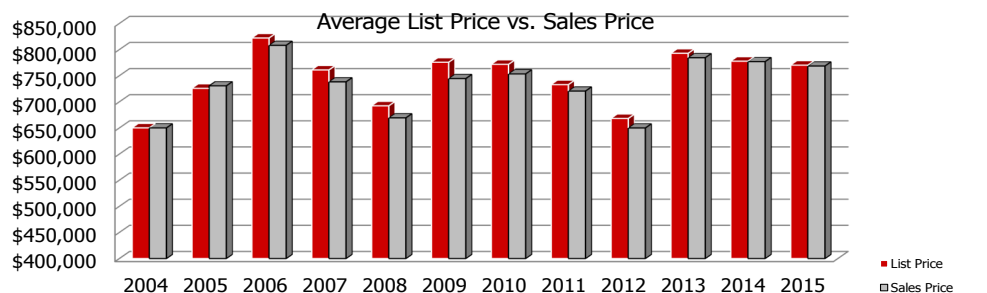
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	48	47	-2.61%
Sales Price	\$768,532	\$833,489	8.45%
Assessed Value to Sales Price	1.18	1.23	4.96%

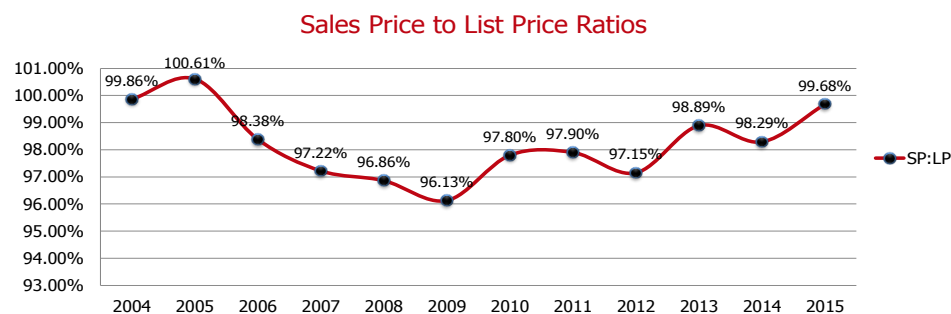


	2015	2016	% Change
# Units Sold	115	132	14.78%
Active Listings	15	13	-13.33%
Under Contracts	13	26	100.00%

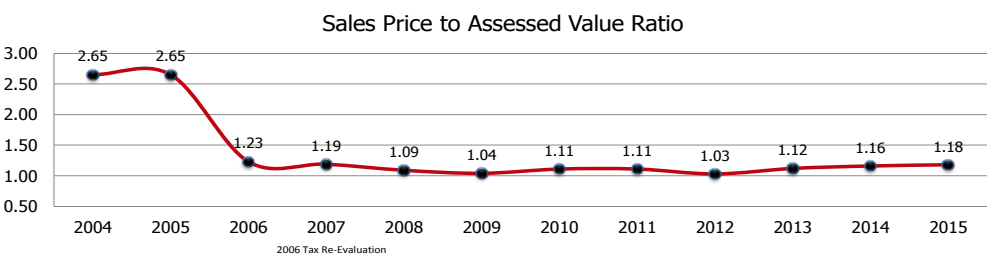
## Chatham Boro Yearly Market Trends



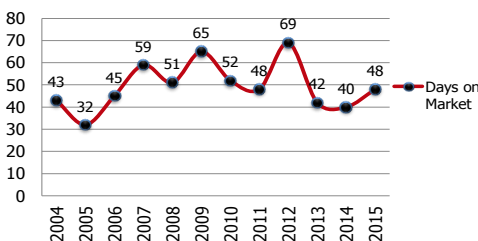
## Chatham Boro Yearly Market Trends



	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

