

Chatham Boro

January 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 14	OneFloor	2	1.0	49	\$325,000	\$310,000	\$291,000	93.87%	\$253,900	1.15
2	6 Lum Avenue	Colonial	3	1.0	14	\$575,000	\$575,000	\$540,000	93.91%	\$506,000	1.07
3	41 Tallmadge Avenue	Colonial	4	1.1	35	\$649,000	\$649,000	\$630,000	97.07%	\$585,000	1.08
4	262 Hillside Avenue	Colonial	4	2.1	10	\$919,000	\$919,000	\$909,500	98.97%	\$981,900	0.93
5	265 Fairmount Avenue	Colonial	4	3.2	1	\$999,000	\$999,000	\$999,000	100.00%	\$814,700	1.23
6	29 Kimball Street	Colonial	4	2.2	28	\$1,199,000	\$1,199,000	\$1,201,000	100.17%	\$734,800	1.63
7	46 Chandler Road	Colonial	6	3.2	10	\$1,850,000	\$1,850,000	\$1,835,000	99.19%	\$1,807,800	1.02
AVERAGE					21	\$930,857	\$928,714	\$915,071	97.60%		1.16

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 20
Average List Price: \$836,385
Average Days on Market: 72

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 10
Average List Price: \$1,016,430
Average Days on Market: 51

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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												21
List Price	\$928,714												\$928,714
Sales Price	\$915,071												\$915,071
Sales Price as a % of List Price	97.60%												97.60%
Sales Price to Assessed Value	1.16												1.16
# Units Sold	7												7
Active Listings	20												20
Under Contracts	10												10

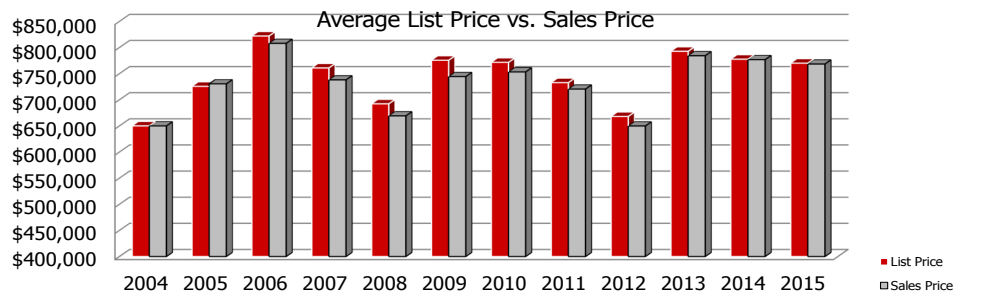
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	50	21	-58.10%
Sales Price	\$693,375	\$915,071	31.97%
Assessed Value to Sales Price	1.24	1.16	-6.54%

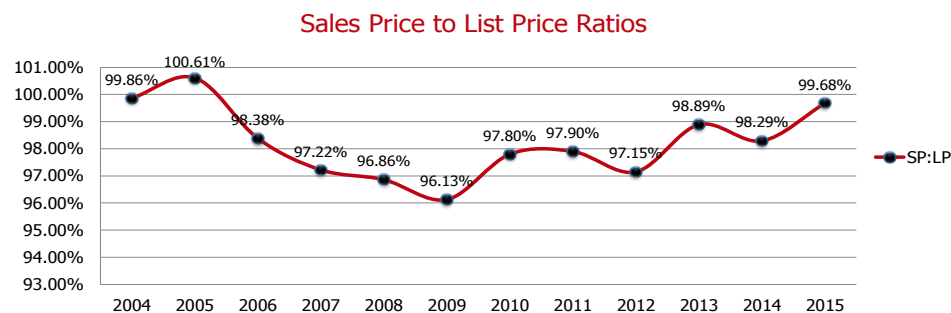


	2015	2016	% Change
# Units Sold	8	7	-12.50%
Active Listings	17	20	17.65%
Under Contracts	17	10	-41.18%

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

