

# Chatham Boro

## June 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 31	FirstFlr	1	1.0	30	\$269,000	\$269,000	\$252,000	93.68%	\$232,700	1.08
2	380 Main Street Main 44	OneFloor	2	1.0	13	\$314,000	\$314,000	\$310,000	98.73%	\$253,900	1.22
3	64 Summit Avenue	Ranch	2	1.0	18	\$425,000	\$425,000	\$425,000	100.00%	\$402,500	1.06
4	20 DuChamp Place	Colonial	3	1.1	16	\$549,000	\$549,000	\$537,500	97.91%	\$504,800	1.06
5	18 Vincent Street	Colonial	3	1.1	76	\$625,000	\$625,000	\$626,000	100.16%	\$569,000	1.10
6	17 Schindler Court	TwnIntUn	3	2.2	67	\$750,000	\$750,000	\$685,000	91.33%	\$639,900	1.07
7	67 Hedges Avenue	Colonial	3	1.1	7	\$700,000	\$700,000	\$725,000	103.57%	\$586,800	1.24
8	36 Lum Avenue	Colonial	5	3.0	14	\$799,000	\$799,000	\$810,000	101.38%	\$588,500	1.38
9	120 Coleman Avenue	Custom	4	3.0	58	\$899,000	\$869,999	\$870,000	100.00%	\$668,400	1.30
10	11 Garden Place	Colonial	4	2.2	9	\$899,000	\$899,000	\$910,000	101.22%	\$677,200	1.34
11	127 Washington Aveue	Colonial	3	1.1	20	\$899,000	\$899,000	\$950,425	105.72%	\$869,500	1.09
12	53 N Summit Avenue	Colonial	4	3.0	8	\$999,000	\$999,000	\$1,029,000	103.00%		
13	102 Coleman Avenue	Colonial	4	2.1	30	\$1,169,000	\$1,169,000	\$1,119,000	95.72%	\$821,300	1.36
14	73 Rowan Road	Colonial	4	3.1	20	\$1,275,000	\$1,275,000	\$1,375,000	107.84%	\$795,700	1.73
15	167 Hillside Avenue	Colonial	4	3.1	15	\$1,385,000	\$1,385,000	\$1,401,000	101.16%	\$830,300	1.69
16	7 Charles Place	Colonial	6	5.1	0	\$1,979,000	\$1,979,000	\$1,979,000	100.00%		
<b>AVERAGE</b>					<b>25</b>	<b>\$870,938</b>	<b>\$869,125</b>	<b>\$875,245</b>	<b>100.09%</b>		<b>1.27</b>

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

**Number of Units:** 35  
**Average List Price:** \$930,903  
**Average Days on Market:** 79

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

**Number of Units:** 33  
**Average List Price:** \$791,194  
**Average Days on Market:** 45

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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							39
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587	\$869,125							\$919,727
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133	\$875,245							\$915,936
Sales Price as a % of List Price	97.60%	97.61%	96.56%	110.22%	99.64%	100.09%							100.15%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19	1.23	1.27							1.25
# Units Sold	7	5	6	6	15	16							55
Active Listings	20	31	38	37	42	35							34
Under Contracts	10	15	23	36	33	33							25

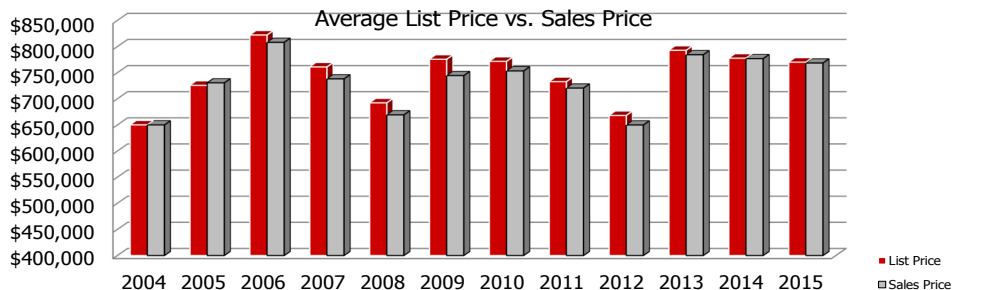
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	38	39	3.74%
Sales Price	\$704,628	\$915,936	29.99%
Assessed Value to Sales Price	1.17	1.25	6.88%



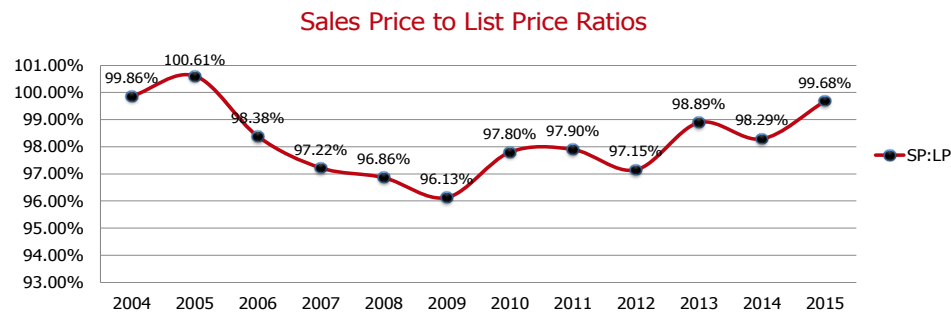
	2015	2016	% Change
# Units Sold	51	55	7.84%
Active Listings	39	35	-10.26%
Under Contracts	30	33	10.00%

## Chatham Boro Yearly Market Trends

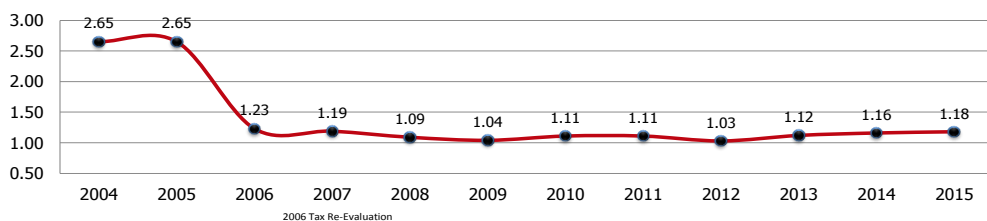


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532

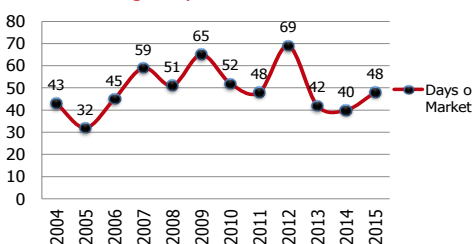
## Chatham Boro Yearly Market Trends



## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

