

Chatham Boro

May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Pihlman Place	CapeCod	3	1.0	14	\$399,900	\$399,900	\$415,000	103.78%	\$417,600	0.99
2	18 Ward Place	Colonial	3	1.1	23	\$550,000	\$550,000	\$525,000	95.45%	\$433,900	1.21
3	24 Weston Avenue	Split Level	4	1.1	289	\$549,000	\$549,000	\$576,000	104.92%	\$553,900	1.04
4	57 Parrott Mill Road	Split Level	4	2.1	30	\$650,000	\$650,000	\$650,000	100.00%	\$555,000	1.17
5	124 N Hillside Avenue	Split Level	3	2.0	67	\$690,000	\$670,000	\$655,000	97.76%	\$519,800	1.26
6	32 Orchard Road	Colonial	3	2.1	20	\$739,000	\$739,000	\$730,000	98.78%	\$578,600	1.26
7	4 Dempster Road	Colonial	3	2.1	15	\$739,000	\$739,000	\$740,000	100.14%	\$541,600	1.37
8	6 Edgehill Avenue	Colonial	3	2.0	9	\$789,900	\$789,900	\$812,000	102.80%	\$655,600	1.24
9	5 Penn Terrace	Colonial	3	2.0	12	\$825,000	\$825,000	\$855,000	103.64%	\$698,000	1.22
10	134 Washington Avenue	Colonial	3	2.1	8	\$850,000	\$850,000	\$875,000	102.94%	\$709,400	1.23
11	1 Dempster Road	Colonial	5	4.0	18	\$1,249,000	\$1,249,000	\$1,230,000	98.48%		
12	276 Hillside Avenue	Custom	4	3.0	45	\$1,350,000	\$1,299,000	\$1,299,000	100.00%	\$688,500	1.89
13	210 Fairmount Avenue	Colonial	5	3.2	39	\$1,445,000	\$1,395,000	\$1,310,000	93.91%	\$1,493,300	0.88
14	218 Washington Avenue	Colonial	4	2.1	50	\$1,599,000	\$1,499,000	\$1,400,000	93.40%	\$1,065,800	1.31
15	37 Chandler Road	Colonial	5	3.1	17	\$1,875,000	\$1,875,000	\$1,850,000	98.67%	\$1,679,800	1.10
AVERAGE					44	\$953,320	\$938,587	\$928,133	99.64%		1.23

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 42
 Average List Price: \$906,224
 Average Days on Market: 56

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 33
 Average List Price: \$849,424
 Average Days on Market: 36

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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								45
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587								\$940,487
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133								\$932,630
Sales Price as a % of List Price	97.60%	97.61%	96.56%	110.22%	99.64%								100.17%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19	1.23								1.24
# Units Sold	7	5	6	6	15								39
Active Listings	20	31	38	37	42								34
Under Contracts	10	15	23	36	33								23

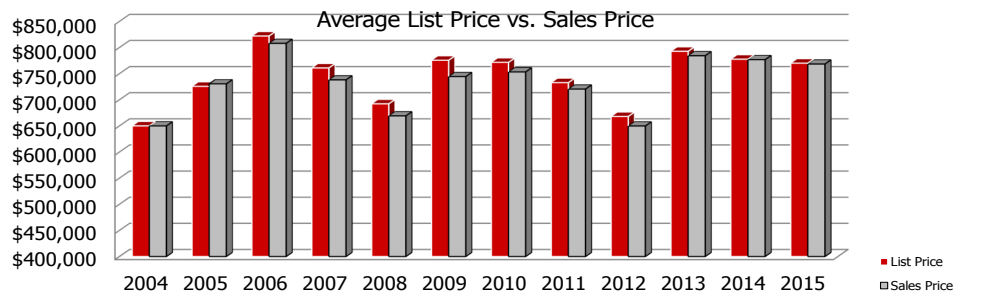
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	41	45	9.47%
Sales Price	\$720,921	\$932,630	29.37%
Assessed Value to Sales Price	1.15	1.24	7.15%

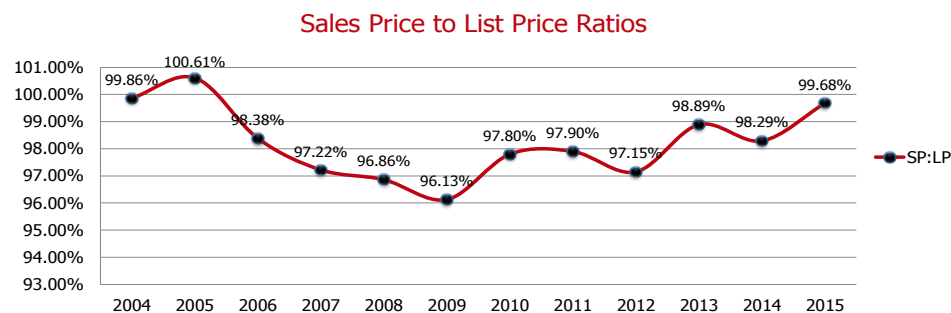


	2015	2016	% Change
# Units Sold	38	39	2.63%
Active Listings	44	42	-4.55%
Under Contracts	26	33	26.92%

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

