

Chatham Boro

November 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 University Avenue	Colonial	3	1.1	294	\$617,900	\$469,000	\$456,000	97.23%	\$490,300	0.93
2	35 Summit Avenue	Colonial	4	3.1	63	\$935,000	\$935,000	\$890,000	95.19%	\$603,000	1.48
3	45 Center Street	CapeCod	3	2.0	86	\$625,000	\$595,000	\$565,000	94.96%	\$530,500	1.07
4	31 Oliver Street	Colonial	4	1.1	68	\$699,000	\$699,000	\$650,000	92.99%	\$533,900	1.22
5	9 Taft Street	CapeCod	4	2.0	44	\$721,000	\$699,000	\$670,000	95.85%	\$573,700	1.17
6	11 Walnut Street	Ranch	3	1.1	48	\$759,000	\$759,000	\$720,000	94.86%	\$612,000	1.18
7	163 Hillside Avenue	Colonial	5	4.0	19	\$1,349,000	\$1,349,000	\$1,349,000	100.00%	\$690,200	1.95
8	38 Elmwood Avenue	Colonial	4	2.1	10	\$1,125,000	\$1,125,000	\$1,100,000	97.78%	\$825,700	1.33
9	101 Chatham Street	CapeCod	4	3.0	30	\$845,000	\$810,000	\$810,000	100.00%	\$625,000	1.30
10	30 Inwood Road	Colonial	4	3.0	15	\$985,000	\$985,000	\$975,000	98.98%	\$758,500	1.29
11	21 Kimball Street	Colonial	4	2.1	9	\$829,000	\$829,000	\$850,000	102.53%	\$679,800	1.25
12	138 N Hillside Avenue	CapeCod	3	1.0	13	\$400,000	\$400,000	\$420,000	105.00%	\$406,300	1.03
AVERAGE					58	\$824,158	\$804,500	\$787,917	97.95%		1.27

“ACTIVE” LISTINGS IN CHATHAM BORO

Number of Units: 22
Average List Price: \$841,768
Average Days on Market: 77

“UNDER CONTRACT” LISTINGS IN CHATHAM BORO

Number of Units: 25
Average List Price: \$724,208
Average Days on Market: 49

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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	41	53	58		46
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		\$853,928
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		\$845,236
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%		99.43%
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		1.24
# Units Sold	7	5	6	6	15	16	21	20	8	6	12		122
Active Listings	20	31	38	37	42	35	29	30	36	32	22		32
Under Contracts	10	15	23	36	33	33	22	12	17	25	25		23

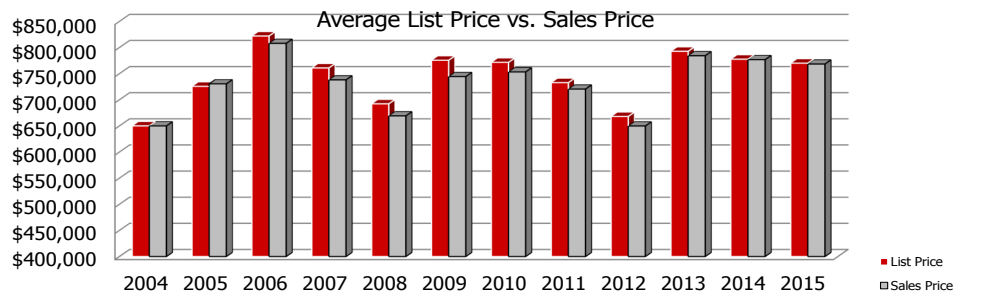
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	46	46	0.16%
Sales Price	\$769,114	\$845,236	9.90%
Assessed Value to Sales Price	1.18	1.24	5.31%

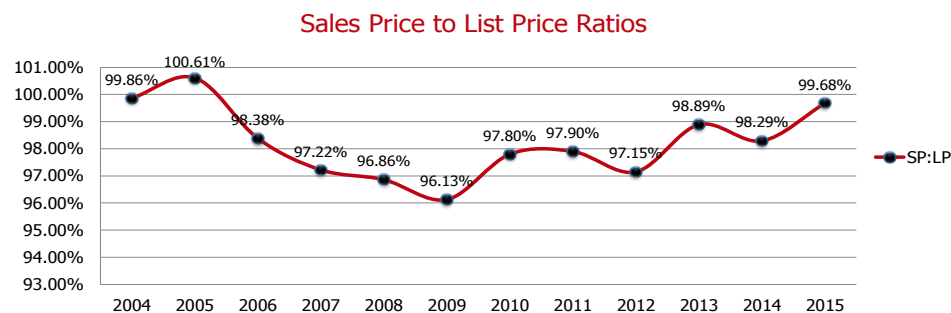


	2015	2016	% Change
# Units Sold	107	122	14.02%
Active Listings	21	22	4.76%
Under Contracts	16	25	56.25%

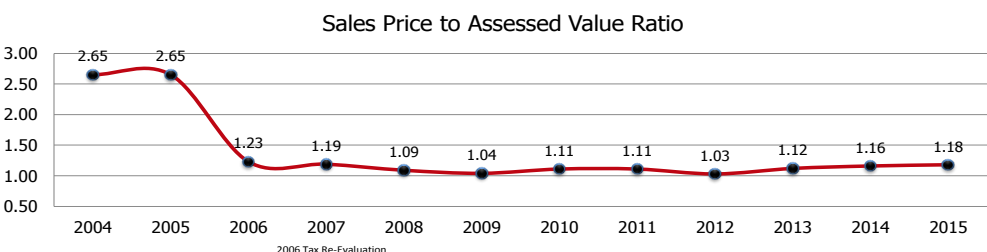
Chatham Boro Yearly Market Trends



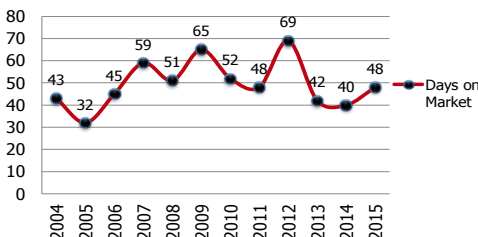
Chatham Boro Yearly Market Trends



	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

