

Chatham Boro

October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Chestnut Street	CapeCod	3	2.0	21	\$410,000	\$410,000	\$515,000	125.61%	\$520,300	0.99
2	110 Center Avenue	Colonial	3	2.0	14	\$669,000	\$669,000	\$660,000	98.65%	\$524,600	1.26
3	86 N Passaic Avenue	Colonial	3	2.0	9	\$649,000	\$649,000	\$675,000	104.01%	\$413,300	1.63
4	18 Wilson Street	Colonial	4	2.1	234	\$849,900	\$849,900	\$815,000	95.89%	\$651,100	1.25
5	33 Yale Street	Colonial	5	3.1	9	\$999,000	\$999,000	\$1,050,000	105.11%	\$599,300	1.75
6	6 Lum Avenue	Colonial	4	3.1	31	\$1,279,000	\$1,279,000	\$1,260,000	98.51%		
AVERAGE					53	\$809,317	\$809,317	\$829,167	104.63%		1.38

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 32
Average List Price: \$928,225
Average Days on Market: 52

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 25
Average List Price: \$782,624
Average Days on Market: 63

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			45
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587	\$869,125	\$724,143	\$955,720	\$595,363	\$809,317			\$859,320
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133	\$875,245	\$703,357	\$941,140	\$589,875	\$829,167			\$851,489
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%			99.59%
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			1.24
# Units Sold	7	5	6	6	15	16	21	20	8	6			110
Active Listings	20	31	38	37	42	35	29	30	36	32			33
Under Contracts	10	15	23	36	33	33	22	12	17	25			23

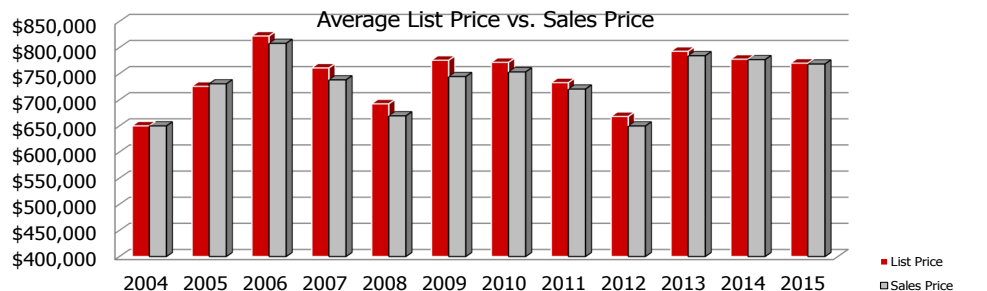
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	45	45	0.60%
Sales Price	\$782,767	\$851,489	8.78%
Assessed Value to Sales Price	1.18	1.24	4.90%

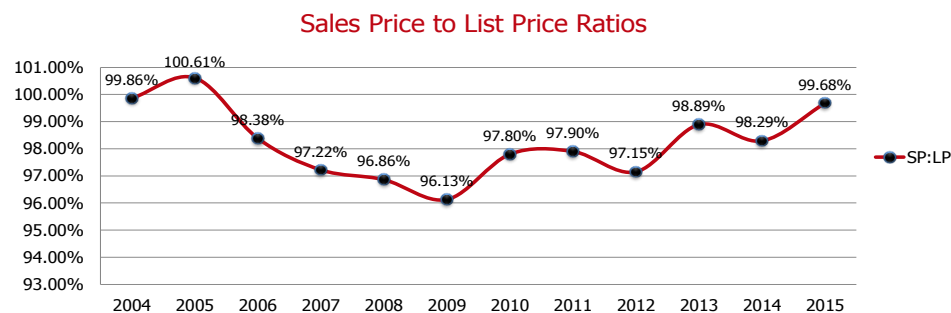


	2015	2016	% Change
# Units Sold	99	110	11.11%
Active Listings	23	32	39.13%
Under Contracts	20	25	25.00%

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

