

Chatham Boro

September 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 32	OneFloor	1	1.0	10	\$210,000	\$210,000	\$226,500	107.86%	\$226,100	1.00
2	108 N Passaic Avenue	Fixer Upper	2	1.0	15	\$400,000	\$400,000	\$400,000	100.00%	\$416,700	0.96
3	151 N Passaic Avenue	RanchExp	3	1.0	47	\$429,900	\$429,900	\$415,000	96.53%	\$416,900	1.00
4	7 Harding Street	CapeCod	3	2.0	10	\$499,000	\$499,000	\$490,000	98.20%	\$505,200	0.97
5	14 Lincoln Avenue	CapeCod	4	2.0	1	\$625,000	\$625,000	\$592,500	94.80%	\$500,000	1.19
6	68 Washington Avenue	Colonial	3	2.1	23	\$675,000	\$675,000	\$670,000	99.26%	\$552,800	1.21
7	42 Meadowbrook Road	Colonial	3	2.1	19	\$799,000	\$799,000	\$825,000	103.25%	\$685,700	1.20
8	83 Fairmount Avenue	Colonial	5	4.1	201	\$1,275,000	\$1,125,000	\$1,100,000	97.78%	\$1,431,000	0.77
AVERAGE					41	\$614,113	\$595,363	\$589,875	99.71%		1.04

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 36
Average List Price: \$785,264
Average Days on Market: 67

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 17
Average List Price: \$790,753
Average Days on Market: 52

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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				45
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587	\$869,125	\$724,143	\$955,720	\$595,363				\$862,205
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133	\$875,245	\$703,357	\$941,140	\$589,875				\$852,777
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%				99.30%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19	1.23	1.27	1.25	1.25	1.04				1.23
# Units Sold	7	5	6	6	15	16	21	20	8				104
Active Listings	20	31	38	37	42	35	29	30	36				33
Under Contracts	10	15	23	36	33	33	22	12	17				22

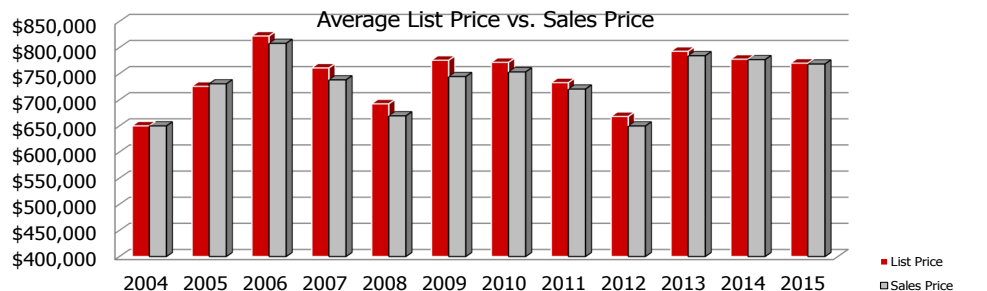
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	45	45	-0.88%
Sales Price	\$783,935	\$852,777	8.78%
Assessed Value to Sales Price	1.18	1.23	4.29%

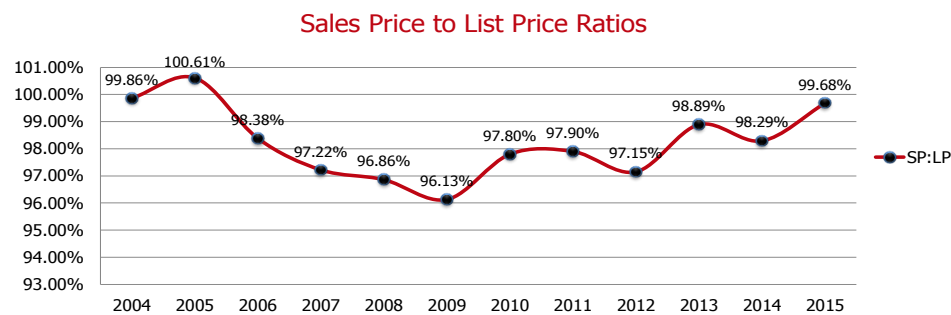


	2015	2016	% Change
# Units Sold	94	104	10.64%
Active Listings	31	36	16.13%
Under Contracts	13	17	30.77%

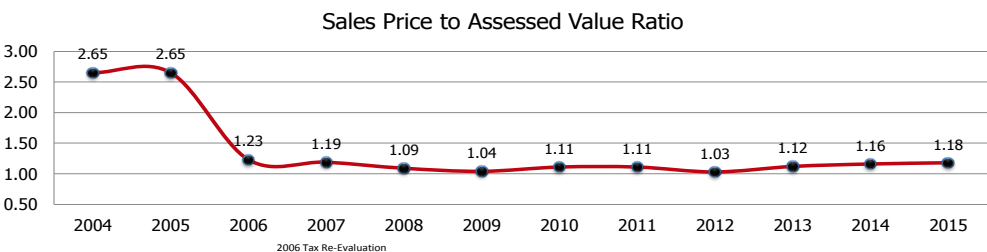
Chatham Boro Yearly Market Trends



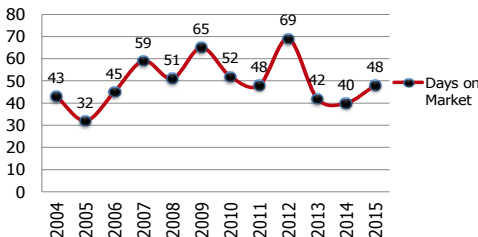
Chatham Boro Yearly Market Trends



	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

