

Chatham Boro

November 2015 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 10	OneFloor	1	1.0	141	\$249,900	\$249,900	\$240,000	96.04%	\$228,100	1.05
2	53 Kings Road	CapeCod	3	1.0	161	\$399,000	\$399,000	\$375,000	93.98%	\$380,600	0.99
3	3 Fern Avenue	Colonial	4	1.1	8	\$489,000	\$489,000	\$480,000	98.16%	\$485,100	0.99
4	2 Meadow Road	Colonial	3	2.0	56	\$599,900	\$599,900	\$582,500	97.10%	\$455,400	1.28
5	45 Hedges Avenue	Colonial	4	2.1	30	\$745,000	\$719,000	\$690,000	95.97%	\$555,000	1.24
6	29 N Summit Avenue	Colonial	4	1.1	44	\$749,000	\$729,000	\$715,000	98.08%	\$554,800	1.29
7	11 Tallmadge Avenue	Colonial	3	1.1	69	\$769,000	\$749,000	\$718,800	95.97%	\$552,800	1.30
8	127 Chatham Street	Colonial	4	2.1	9	\$945,000	\$945,000	\$999,999	105.82%	\$891,400	1.12
AVERAGE					65	\$618,225	\$609,975	\$600,162	97.64%		1.16

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 21
Average List Price: \$985,376
Average Days on Market: 70

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 16
Average List Price: \$813,956
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 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	51	79	37	18	28	54	48	60	41	65		46
List Price	\$695,987	\$779,100	\$559,600	\$651,612	\$839,408	\$653,569	\$823,165	\$844,585	\$991,462	\$788,200	\$609,975		\$773,148
Sales Price	\$693,375	\$751,600	\$578,378	\$661,688	\$825,385	\$657,000	\$821,559	\$846,838	\$982,962	\$760,800	\$600,162		\$769,114
Sales Price as a % of List Price	99.41%	98.64%	103.61%	101.34%	97.89%	100.08%	99.86%	100.82%	100.16%	97.50%	97.64%		99.74%
Sales Price to Assessed Value	0.99	1.10	1.10	1.19	1.12	1.20	1.24	1.18	1.15	1.18	1.16		1.18
# Units Sold	8	5	5	8	12	13	17	13	13	5	8		107
Active Listings	17	21	32	43	44	39	31	32	31	23	21		30
Under Contracts	17	17	25	27	26	30	24	18	13	20	16		21

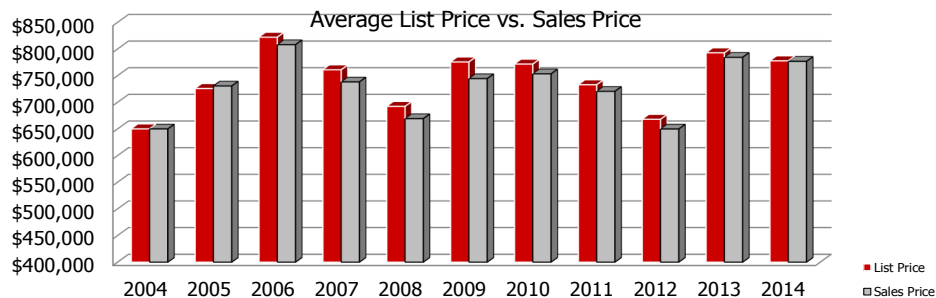
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	40	46	17.11%
Sales Price	\$782,254	\$769,114	-1.68%
Sales Price as a % of List Price	98.20%	99.74%	1.57%



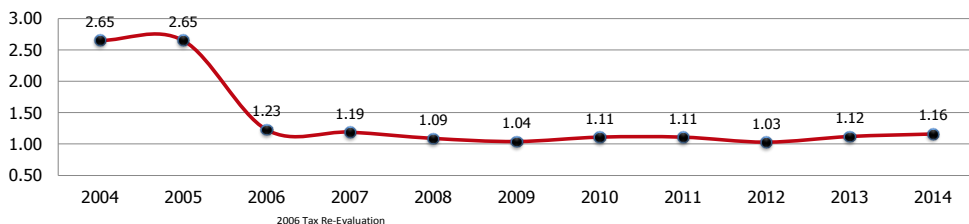
	2014	2015	% Change
# Units Sold	92	107	16.30%
Active Listings	24	21	-12.50%
Under Contracts	13	16	23.08%

Chatham Boro Yearly Market Trends



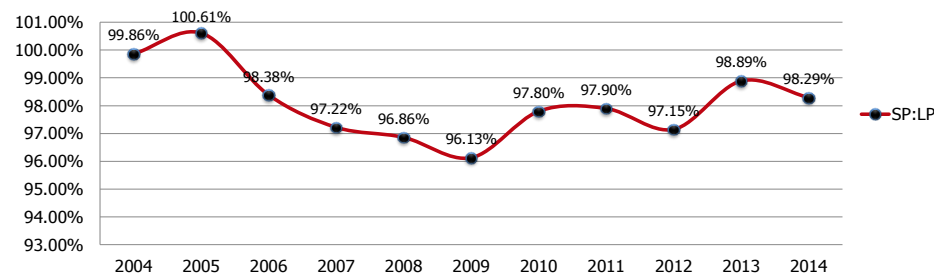
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872

Sales Price to Assessed Value Ratio

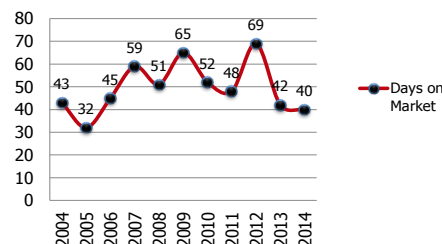


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

