

Chatham Boro

July 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 46	OneFloor	1	1.0	21	\$255,000	\$255,000	\$250,000	98.04%	\$228,100	1.10
2	380 Main Street Unit 39	OneFloor	1	1.0	49	\$285,000	\$285,000	\$267,000	93.68%	\$230,100	1.16
3	380 Main Street Unit 40	OneFloor	1	1.0	21	\$285,000	\$285,000	\$270,000	94.74%	\$228,100	1.18
4	49 Red Road	Colonial	3	2.0	121	\$539,000	\$500,000	\$445,000	89.00%	\$529,700	0.84
5	7 N Hillside Avenue	Colonial	3	1.1	20	\$489,000	\$489,000	\$480,000	98.16%	\$377,300	1.27
6	10 Tallmadge Avenue	Colonial	3	1.0	12	\$450,000	\$450,000	\$531,000	118.00%	\$463,100	1.15
7	84 Woodland Road	Bi-Level	4	2.0	92	\$599,000	\$575,000	\$540,000	93.91%	\$476,400	1.13
8	158 Watchung Avenue	Colonial	3	1.1	49	\$639,000	\$615,000	\$540,000	87.80%	\$494,100	1.09
9	60 Kings Road	CapeCod	4	3.0	19	\$629,000	\$629,000	\$629,000	100.00%	\$553,100	1.14
10	16 Hedges Avenue	Colonial	3	2.1	9	\$645,000	\$645,000	\$662,500	102.71%	\$475,400	1.39
11	20 Garden Avenue	Colonial	4	1.1	126	\$689,000	\$689,000	\$670,000	97.24%	\$572,500	1.17
12	10 Myrtle Avenue	Colonial	4	2.1	22	\$699,000	\$699,000	\$670,000	95.85%	\$573,200	1.17
13	114 Center Avenue	Colonial	3	2.1	110	\$725,000	\$699,000	\$679,900	97.27%	\$515,800	1.32
14	117 N Hillside Avenue	Split Level	3	2.0	12	\$699,000	\$699,000	\$706,100	101.02%	\$543,600	1.30
15	29 Chatham Street	Colonial	3	3.1	72	\$875,000	\$799,000	\$789,000	98.75%	\$564,200	1.40
16	73 Chatham Street	Colonial	3	2.1	15	\$800,000	\$800,000	\$800,000	100.00%	\$534,300	1.50
17	11 Broadview Terrace	Split Level	4	3.0	24	\$1,150,000	\$1,150,000	\$1,099,000	95.57%	\$943,900	1.16
18	78 Rowan Road	Colonial	4	3.0	19	\$1,175,000	\$1,175,000	\$1,100,000	93.62%	\$845,500	1.30
19	21 Chatham Street	Colonial	4	3.1	39	\$1,225,000	\$1,175,000	\$1,100,000	93.62%	\$669,400	1.64
20	12 Woods Lane	Custom	4	3.1	14	\$1,195,000	\$1,195,000	\$1,160,000	97.07%	\$950,700	1.22
21	8 Carmine Street	Colonial	5	3.0	24	\$1,399,000	\$1,399,000	\$1,382,000	98.78%	\$834,900	1.66
AVERAGE					42	\$735,524	\$724,143	\$703,357	97.37%		1.25

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 29
Average List Price: \$788,979
Average Days on Market: 80

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 22
Average List Price: \$859,423
Average Days on Market: 58

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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						40
List Price	\$928,714	\$1,228,800	\$1,010,233	\$648,967	\$938,587	\$869,125	\$724,143						\$865,684
Sales Price	\$915,071	\$1,193,500	\$980,000	\$699,596	\$928,133	\$875,245	\$703,357						\$857,197
Sales Price as a % of List Price	97.60%	97.61%	96.56%	110.22%	99.64%	100.09%	97.37%						99.38%
Sales Price to Assessed Value	1.16	1.35	1.11	1.19	1.23	1.27	1.25						1.25
# Units Sold	7	5	6	6	15	16	21						76
Active Listings	20	31	38	37	42	35	29						33
Under Contracts	10	15	23	36	33	33	22						25

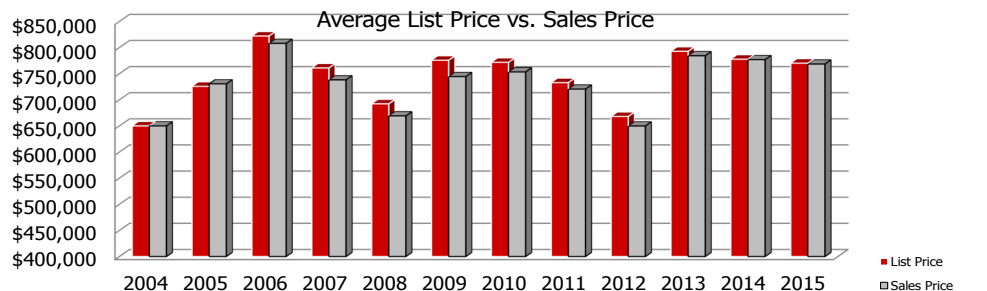
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	42	40	-4.00%
Sales Price	\$733,860	\$857,197	16.81%
Assessed Value to Sales Price	1.18	1.25	5.40%

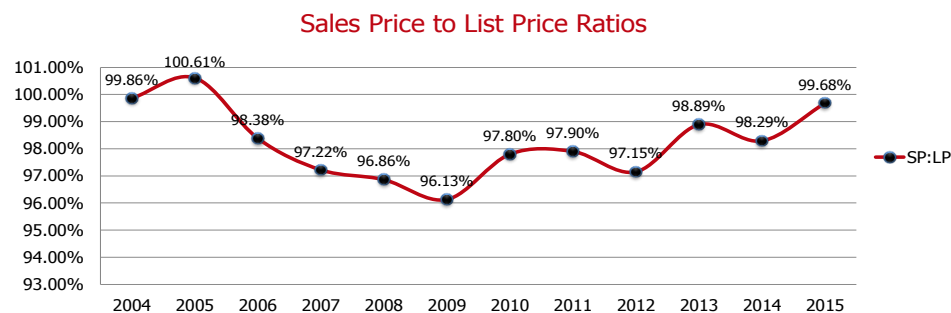


	2015	2016	% Change
# Units Sold	68	76	11.76%
Active Listings	31	29	-6.45%
Under Contracts	24	22	-8.33%

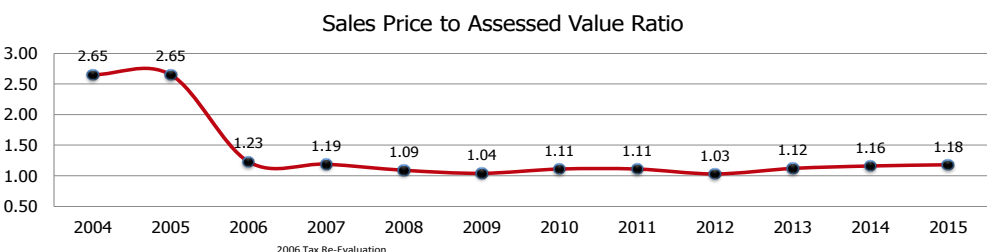
Chatham Boro Yearly Market Trends



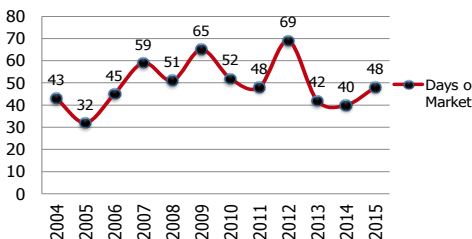
Chatham Boro Yearly Market Trends



	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

