

Chatham Boro

March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Rutgers Street	Split Level	3	2.0	82	\$599,000	\$529,999	\$470,000	88.68%	\$555,100	0.85
2	32 Jackson Avenue	CapeCod	2	1.0	5	\$659,500	\$659,500	\$655,000	99.32%	\$602,600	1.09
3	32 Summit Avenue	Colonial	5	3.1	10	\$949,000	\$949,000	\$935,000	98.52%	\$858,000	1.09
4	16 Chestnut Street	Colonial	4	2.1	182	\$1,098,000	\$998,000	\$980,000	98.20%	\$792,700	1.24
5	50 Washington Avenue	Colonial	5	3.1	93	\$1,350,000	\$1,249,900	\$1,235,000	98.81%	New Construction	
6	10 Inwood Circle	Colonial	5	2.1	97	\$1,675,000	\$1,675,000	\$1,605,000	95.82%	\$1,237,900	1.30
AVERAGE					78	\$1,055,083	\$1,010,233	\$980,000	96.56%		1.11

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 38
Average List Price: \$1,005,495
Average Days on Market: 43

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 23
Average List Price: \$867,243
Average Days on Market: 39

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										44
List Price	\$928,714	\$1,228,800	\$1,010,233										\$1,039,244
Sales Price	\$915,071	\$1,193,500	\$980,000										\$1,014,056
Sales Price as a % of List Price	97.60%	97.61%	96.56%										97.25%
Sales Price to Assessed Value	1.16	1.35	1.35										1.26
# Units Sold	7	5	6										18
Active Listings	20	31	38										30
Under Contracts	10	15	23										16

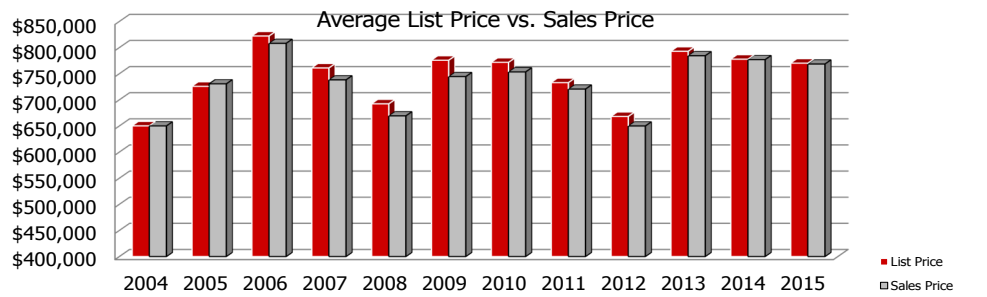
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	58	44	-25.19%
Sales Price	\$677,605	\$1,014,056	49.65%
Assessed Value to Sales Price	1.16	1.26	8.92%

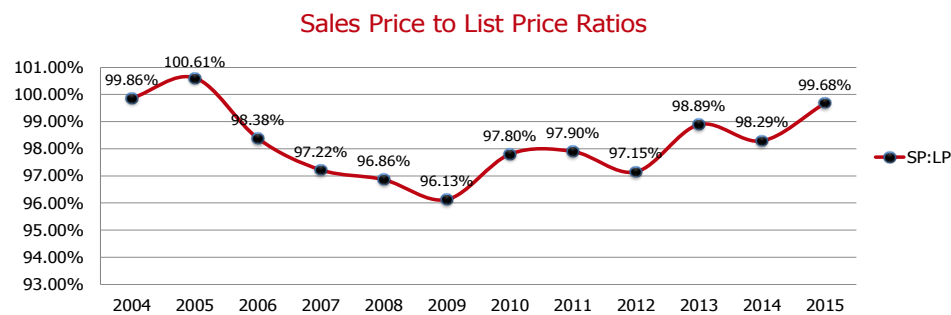


	2015	2016	% Change
# Units Sold	18	18	0.00%
Active Listings	32	38	18.75%
Under Contracts	25	23	-8.00%

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

