

Chatham Boro

September 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	115 N Hillside Avenue	Split Level	3	1.1	10	\$549,000	\$549,000	\$555,000	101.09%	\$512,800	1.08
2	31 Girard Avenue	Split Level	4	1.1	12	\$599,000	\$599,000	\$599,000	100.00%	\$534,000	1.12
3	13 Duchamp Place	CapeCod	4	2.0	15	\$569,000	\$569,000	\$620,000	108.96%	\$495,000	1.25
4	65 Weston Avenue	Colonial	3	2.1	15	\$595,000	\$595,000	\$625,500	105.13%	\$555,600	1.13
5	27 Oliver Street	Colonial	3	2.0	31	\$719,000	\$681,000	\$665,000	97.65%	\$564,100	1.18
6	119 Hillside Avenue	Victorian	3	2.1	42	\$800,000	\$750,000	\$750,000	100.00%	\$547,600	1.37
7	3 Edgehill Avenue	Victorian	4	2.1	136	\$999,000	\$949,000	\$930,000	98.00%	\$942,400	0.99
8	86 Fairmount Avenue	Colonial	4	3.1	55	\$1,150,000	\$1,099,000	\$1,075,000	97.82%	\$931,500	1.15
9	64 Fuller Avenue	Colonial	4	2.1	241	\$1,285,000	\$1,195,000	\$1,150,000	96.23%	\$894,700	1.29
10	112 N Summit Avenue	Custom	4	3.1	70	\$1,275,000	\$1,275,000	\$1,250,000	98.04%		
11	21 Oak Drive	CapeCod	4	2.0	8	\$1,200,000	\$1,200,000	\$1,285,000	107.08%	\$1,016,100	1.26
12	20 Weston Avenue	Colonial	5	4.1	126	\$1,425,000	\$1,479,000	\$1,479,000	100.00%		
13	99 Fairmount Avenue	Victorian	6	4.2	14	\$1,949,000	\$1,949,000	\$1,795,000	92.10%	\$2,200,000	0.82
AVERAGE					60	\$1,008,769	\$991,462	\$982,962	100.16%		1.15

"ACTIVE" LISTINGS IN CHATHAM BORO

Number of Units: 31
Average List Price: \$841,923
Average Days on Market: 65

"UNDER CONTRACT" LISTINGS IN CHATHAM BORO

Number of Units: 13
Average List Price: \$749,038
Average Days on Market: 33

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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				45
List Price	\$695,987	\$779,100	\$559,600	\$651,612	\$839,408	\$653,569	\$823,165	\$844,585	\$991,462				\$786,234
Sales Price	\$693,375	\$751,600	\$578,378	\$661,688	\$825,385	\$657,000	\$821,559	\$846,838	\$982,962				\$783,935
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%				100.04%
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
# Units Sold	8	5	5	8	12	13	17	13	13				94
Active Listings	17	21	32	43	44	39	31	32	31				32
Under Contracts	17	17	25	27	26	30	24	18	13				22

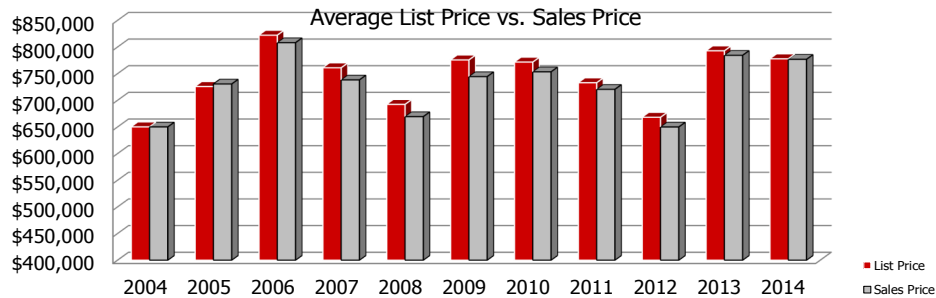
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	38	45	18.73%
Sales Price	\$784,008	\$783,935	-0.01%
Sales Price as a % of List Price	99.56%	100.04%	0.48%



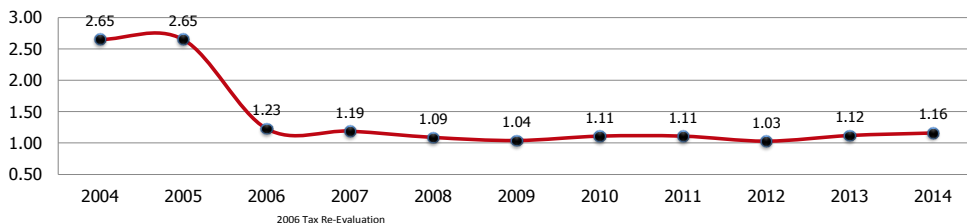
	2014	2015	% Change
# Units Sold	76	94	23.68%
Active Listings	36	31	-13.89%
Under Contracts	11	13	18.18%

Chatham Boro Yearly Market Trends



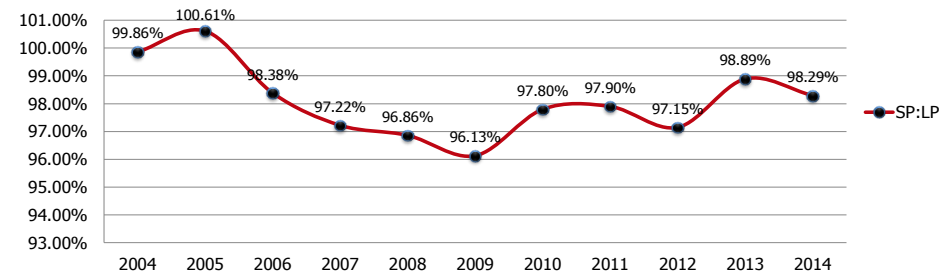
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872

Sales Price to Assessed Value Ratio

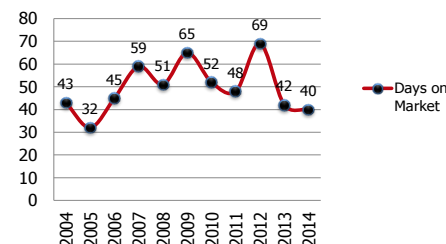


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

