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**COLDWELL BANKER**

401 Springfield Avenue  
 Summit, New Jersey 07901

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## Home Sales July 2016 Chatham Boro, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
380	Main St Unit 46	\$255,000	\$255,000	\$250,000	21	98.04%
380	MAIN ST UNIT 39*	\$285,000	\$285,000	\$267,000	49	93.68%
380	MAIN ST UNIT 40*	\$285,000	\$285,000	\$270,000	21	94.74%
49	Red Rd*	\$539,000	\$500,000	\$445,000	121	89.00%
7	N Hillside Ave*	\$489,000	\$489,000	\$480,000	20	98.16%
10	Tallmadge Ave*	\$450,000	\$450,000	\$531,000	12	118.00%
84	Woodland Rd	\$599,000	\$575,000	\$540,000	92	93.91%
158	Watchung Ave*	\$639,000	\$615,000	\$540,000	49	87.80%
60	Kings Rd*	\$629,000	\$629,000	\$629,000	19	100.00%
16	Hedges Ave*	\$645,000	\$645,000	\$662,500	9	102.71%
20	Garden Ave	\$689,000	\$689,000	\$670,000	126	97.24%
10	Myrtle Ave*	\$699,000	\$699,000	\$670,000	22	95.85%
114	CENTER AVE*	\$725,000	\$699,000	\$679,900	110	97.27%
117	N Hillside Ave*	\$699,000	\$699,000	\$706,100	12	101.02%
29	Chatham St*	\$875,000	\$799,000	\$789,000	72	98.75%
73	Chatham St*	\$800,000	\$800,000	\$800,000	15	100.00%
11	Broadview Ter*	\$1,150,000	\$1,150,000	\$1,099,000	24	95.57%
78	Rowan Rd*	\$1,175,000	\$1,175,000	\$1,100,000	19	93.62%
21	Chatham St*	\$1,225,000	\$1,175,000	\$1,100,000	39	93.62%
12	Woods Ln*	\$1,195,000	\$1,195,000	\$1,160,000	14	97.07%
8	Carmine St*	\$1,399,000	\$1,399,000	\$1,382,000	24	98.78%

Month of Average List Price	\$724,143
July-16 Average Sold Price	\$703,357
Average Days on Market	42.38
Ratio SP/LP	97.13%