

# Chatham Boro

## September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	184 Watchung Avenue	Colonial	4	2.1	196	\$566,800	\$514,900	\$514,900	100.00%	\$530,600	0.97
2	10 Dunbar Street	Colonial	3	1.1	118	\$635,000	\$635,000	\$635,000	100.00%	\$523,100	1.21
3	9 Duchamp Place	Colonial	3	1.1	77	\$635,000	\$635,000	\$654,000	102.99%	\$550,800	1.19
4	7 Van Doren Avenue	Split Level	3	2.0	61	\$769,000	\$699,000	\$675,000	96.57%	\$436,600	1.55
5	189 Watchung Avenue	Colonial	5	2.1	27	\$769,000	\$739,000	\$739,000	100.00%	\$559,200	1.32
6	18 Inwood Road	Colonial	4	3.1	85	\$1,250,000	\$1,198,000	\$1,135,000	94.74%	\$974,500	1.16
7	30 Elmwood Avenue	Colonial	5	3.1	49	\$1,268,000	\$1,268,000	\$1,215,000	95.82%	\$873,200	1.39
8	45 Tallmadge Avenue	Colonial	4	2.2	1	\$1,225,000	\$1,225,000	\$1,225,000	100.00%		
9	26 Rose Terrace	Colonial	4	3.1	15	\$1,366,000	\$1,366,000	\$1,346,000	98.54%	\$1,201,400	1.12
AVERAGE					70	\$942,644	\$919,989	\$904,322	98.74%		1.24

### "ACTIVE" Listings in Chatham Boro

**Number of Units:** 42  
**Average List Price:** \$1,104,855  
**Average Days on Market:** 54

### "UNDER CONTRACT" Listings in Chatham Boro

**Number of Units:** 16  
**Average List Price:** \$906,481  
**Average Days on Market:** 77

# Chatham Boro 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	91	52	90	27	32	34	34	23	70				41
List Price	\$725,600	\$677,000	\$984,627	\$875,176	\$1,080,750	\$912,200	\$1,046,067	\$801,523	\$919,989				\$920,033
Sales Price	\$738,200	\$655,000	\$968,214	\$869,538	\$1,070,050	\$898,227	\$1,027,084	\$805,903	\$904,322				\$910,201
Sales Price as a % of List Price	101.93%	96.70%	98.33%	99.53%	98.81%	99.22%	98.76%	101.15%	98.74%				99.39%
Sales Price to Assessed Value	1.27	1.21	1.08	1.21	1.40	1.28	1.39	1.29	1.24				1.29
# Units Sold	5	2	7	17	10	24	15	13	9				102
Active Listings	23	30	36	38	36	44	44	34	42				36
Under Contracts	15	21	26	33	36	23	19	14	16				23

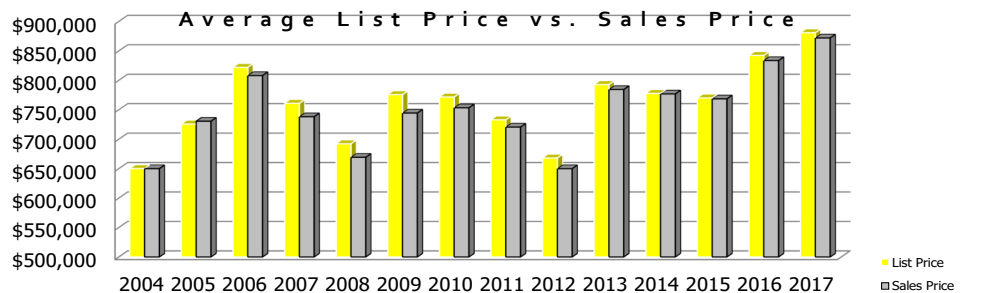
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	40	41	0.00%
Sales Price	\$866,712	\$910,201	5.02%
Sales Price to Assessed Value	1.24	1.29	3.68%

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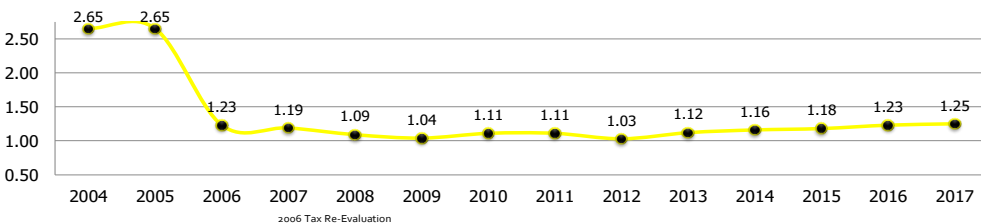
YTD	2017	2018	% Change
# Units Sold	111	102	-8.11%
Active Listings	30	42	40.00%
Under Contracts	10	16	60.00%

### Chatham Boro Yearly Market Trends

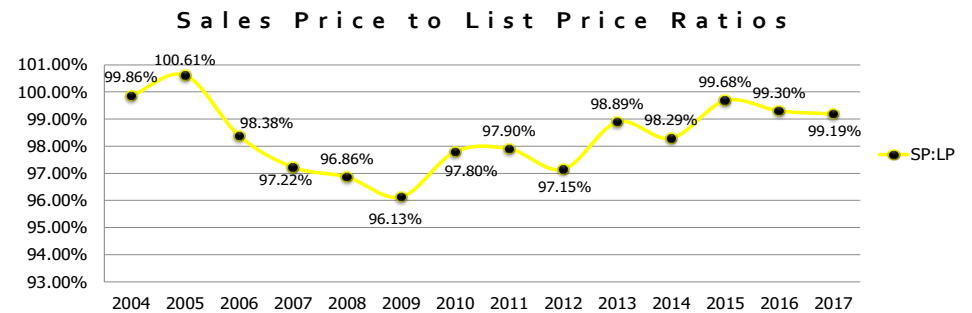


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895

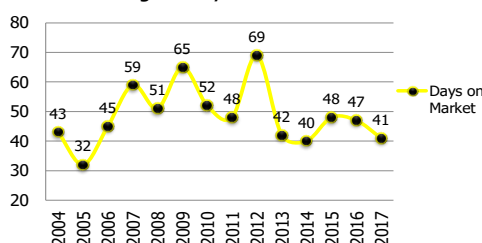
### Sales Price to Assessed Value Ratio



### Chatham Boro Yearly Market Trends



### Average Days on Market



### Number of Units Sold

