

Chatham Boro

October 2018 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 15	TwnEndUn	1	1.0	15	\$225,000	\$225,000	\$225,000	100.00%	\$228,100	0.99
2	42 Maple Street	Split Level	3	1.1	72	\$599,999	\$479,999	\$477,000	99.38%	\$509,900	0.94
3	91 Kings Road	CapeCod	3	2.0	79	\$549,900	\$525,000	\$525,000	100.00%	\$404,100	1.30
4	77 N Passaic Avenue	CapeCod	3	1.0	14	\$559,000	\$559,000	\$549,000	98.21%	\$388,100	1.41
5	26 Tallmadge Avenue	Colonial	3	2.1	7	\$835,000	\$835,000	\$840,000	100.60%	\$604,200	1.39
6	245 Hillside Avenue	Colonial	5	3.1	35	\$999,999	\$999,999	\$970,000	97.00%		
7	27 Inwood Circle	Colonial	4	3.1	51	\$1,299,000	\$1,299,000	\$1,200,000	92.38%	\$1,286,000	0.93
8	67 Watchung Avenue	Colonial	6	5.1	52	\$1,549,900	\$1,549,900	\$1,530,000	98.72%		
AVERAGE					41	\$827,225	\$809,112	\$789,500	98.28%		1.16

"ACTIVE" Listings in Chatham Boro

Number of Units: 40
Average List Price: \$1,048,645
Average Days on Market: 65

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 12
Average List Price: \$1,016,242
Average Days on Market: 52

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			41
List Price	\$725,600	\$677,000	\$984,627	\$875,176	\$1,080,750	\$912,200	\$1,046,067	\$801,523	\$919,989	\$809,112			\$911,966
Sales Price	\$738,200	\$655,000	\$968,214	\$869,538	\$1,070,050	\$898,227	\$1,027,084	\$805,903	\$904,322	\$789,500			\$901,423
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%	98.28%			99.31%
Sales Price to Assessed Value	1.27	1.21	1.08	1.21	1.40	1.28	1.39	1.29	1.24	1.16			1.28
# Units Sold	5	2	7	17	10	24	15	13	9	8			110
Active Listings	23	30	36	38	36	44	44	34	42	40			37
Under Contracts	15	21	26	33	36	23	19	14	16	12			22

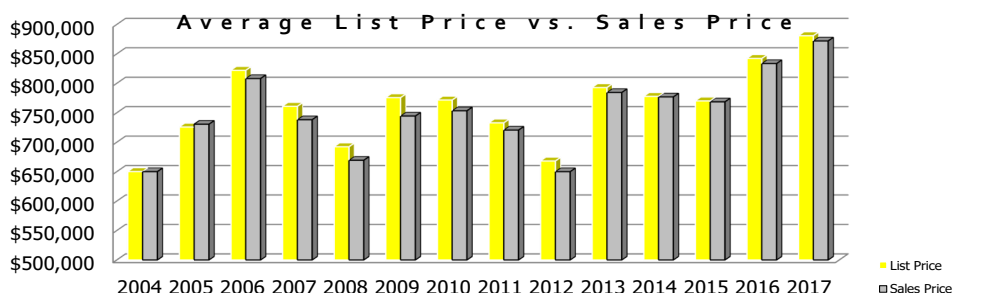
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	41	0.00%
Sales Price	\$866,005	\$901,423	4.09%
Sales Price to Assessed Value	1.24	1.28	2.84%

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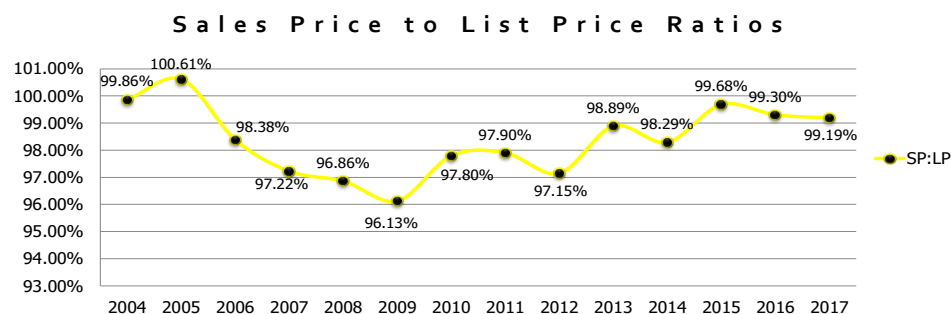
YTD	2017	2018	% Change
# Units Sold	114	110	-3.51%
Active Listings	31	40	29.03%
Under Contracts	17	12	-29.41%

Chatham Boro Yearly Market Trends

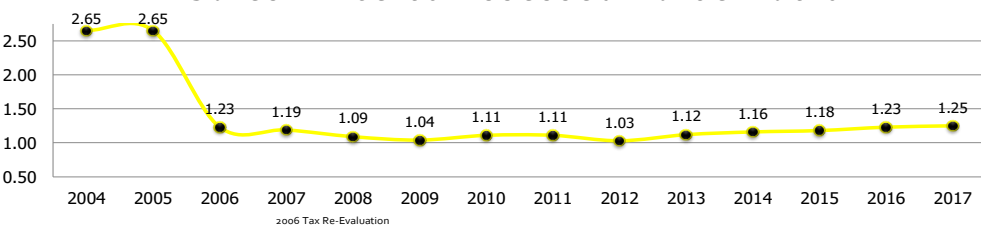


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902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

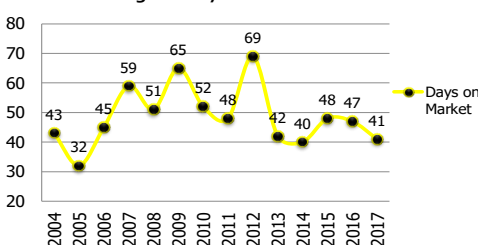
Chatham Boro Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

