

# Chatham Boro

## November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	146 River Road	Custom	3	2.1	162	\$794,000	\$699,000	\$665,000	95.14%	\$709,300	0.94
2	42 Inwood Road	CapeCod	4	2.1	40	\$695,000	\$679,000	\$665,000	97.94%	\$592,200	1.12
3	7 Penn Terrace	Colonial	3	2.0	9	\$825,000	\$825,000	\$825,000	100.00%	\$744,200	1.11
4	60 Tallmadge Avenue	Colonial	4	2.1	34	\$899,000	\$899,000	\$860,000	95.66%	\$563,300	1.53
5	10 Penn Terrace	Colonial	4	2.1	9	\$1,149,000	\$1,149,000	\$1,125,000	97.91%	\$682,000	1.65
6	25 Red Road	Colonial	5	4.1	31	\$1,599,000	\$1,599,000	\$1,537,500	96.15%		
AVERAGE					48	\$993,500	\$975,000	\$946,250	97.13%		1.27

### "ACTIVE" Listings in Chatham Boro

**Number of Units:** 30  
**Average List Price:** \$990,260  
**Average Days on Market:** 68

### "UNDER CONTRACT" Listings in Chatham Boro

**Number of Units:** 18  
**Average List Price:** \$908,439  
**Average Days on Market:** 70

# 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	48		42
List Price	\$725,600	\$677,000	\$984,627	\$875,176	\$1,080,750	\$912,200	\$1,046,067	\$801,523	\$919,989	\$809,112	\$975,000		\$915,227
Sales Price	\$738,200	\$655,000	\$968,214	\$869,538	\$1,070,050	\$898,227	\$1,027,084	\$805,903	\$904,322	\$789,500	\$946,250		\$903,741
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%	97.13%		99.20%
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	1.27		1.28
# Units Sold	5	2	7	17	10	24	15	13	9	8	6		116
Active Listings	23	30	36	38	36	44	44	34	42	40	30		36
Under Contracts	15	21	26	33	36	23	19	14	16	12	18		21

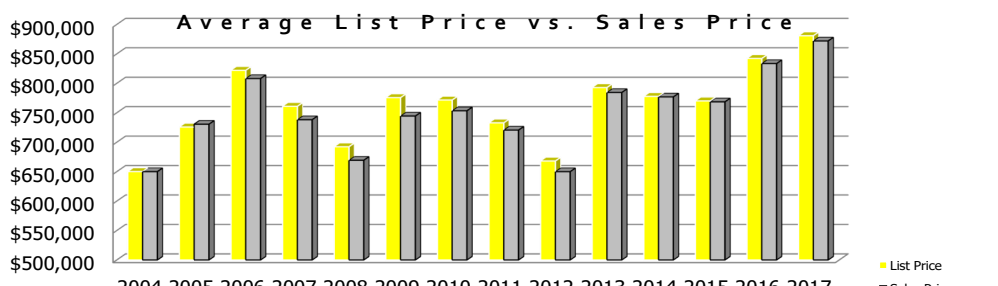
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	42	0.00%
Sales Price	\$859,775	\$903,741	5.11%
Sales Price to Assessed Value	1.25	1.28	2.20%

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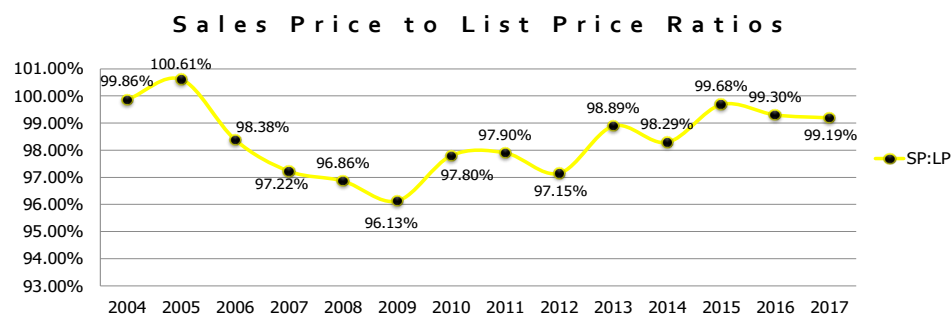
YTD	2017	2018	% Change
# Units Sold	124	116	-6.45%
Active Listings	20	30	50.00%
Under Contracts	14	18	28.57%

### Chatham Boro Yearly Market Trends

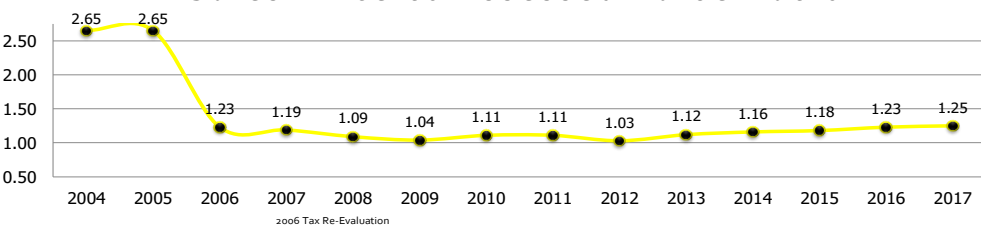


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902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

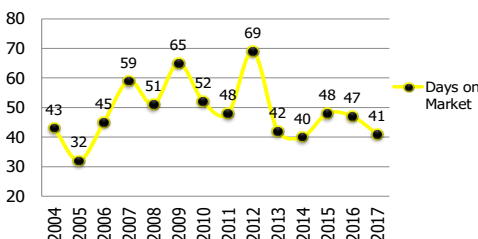
### Chatham Boro Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

