

Chatham Boro

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Girard Avenue	Ranch	3	1.2	31	\$549,000	\$549,000	\$500,000	91.07%	\$485,000	1.03
2	73 Center Avenue	Colonial	4	1.1	13	\$675,000	\$675,000	\$675,000	100.00%	\$498,300	1.35
3	3 Dempster Road	Colonial	3	3.1	78	\$799,000	\$725,000	\$684,250	94.38%	\$591,400	1.16
4	7 Vine Street	Colonial	3	2.2	69	\$799,000	\$739,000	\$739,000	100.00%	\$529,000	1.40
5	10 Vine Street	Colonial	4	3.1	53	\$875,000	\$875,000	\$785,000	89.71%	\$585,900	1.34
6	126 Washington Avenue	Colonial	4	2.1	44	\$899,000	\$899,000	\$910,000	101.22%	\$691,600	1.32
7	28 Clark Street	Custom	4	3.0	199	\$1,299,000	\$975,000	\$920,000	94.36%	\$697,800	1.32
8	53 Tallmadge Avenue	Custom	4	3.1	41	\$1,050,000	\$999,999	\$999,999	100.00%	\$590,000	1.69
9	55 Van Doren Avenue	Colonial	5	3.0	38	\$1,189,000	\$1,150,000	\$1,110,000	96.52%	\$850,700	1.30
10	222 Fairmount Avenue	Colonial	7	3.2	86	\$1,850,000	\$1,850,000	\$1,680,000	90.81%	\$1,945,400	0.86
AVERAGE					65	\$998,400	\$943,700	\$900,325	95.81%		1.28

"ACTIVE" Listings in Chatham Boro

Number of Units: 23
Average List Price: \$979,889
Average Days on Market: 82

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 9
Average List Price: \$707,889
Average Days on Market: 82

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	65	43
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	\$943,700	\$917,486
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	\$900,325	\$903,470
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%	95.81%	98.93%
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	1.28
# Units Sold	5	2	7	17	10	24	15	13	9	8	6	10	126
Active Listings	23	30	36	38	36	44	44	34	42	40	30	23	35
Under Contracts	15	21	26	33	36	23	19	14	16	12	18	9	20

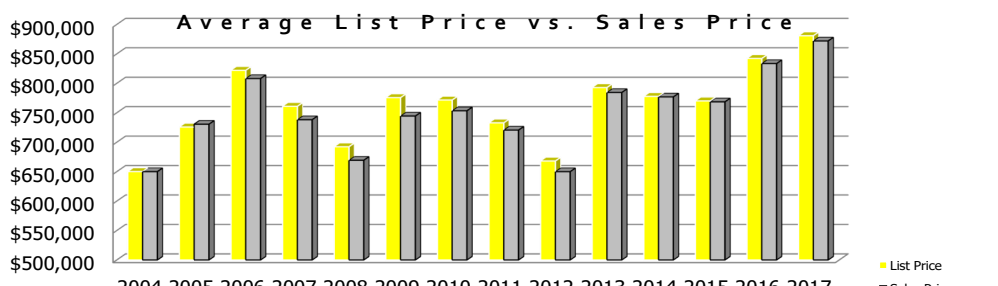
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	43	5.60%
Sales Price	\$871,895	\$903,470	3.62%
Sales Price to Assessed Value	1.25	1.28	2.11%

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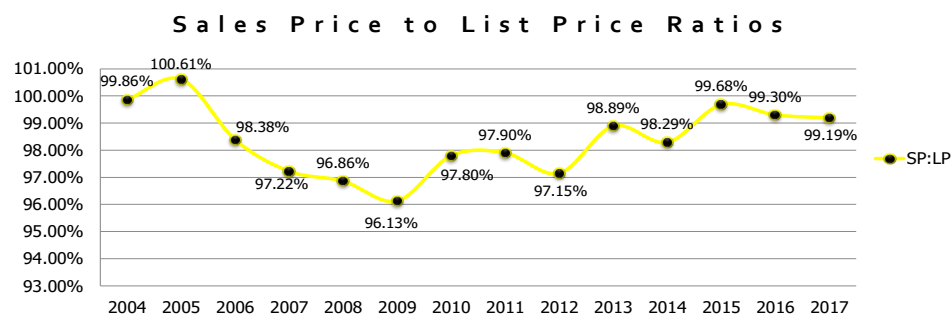
YTD	2017	2018	% Change
# Units Sold	134	126	-5.97%
Active Listings	15	23	53.33%
Under Contracts	8	9	12.50%

Chatham Boro Yearly Market Trends

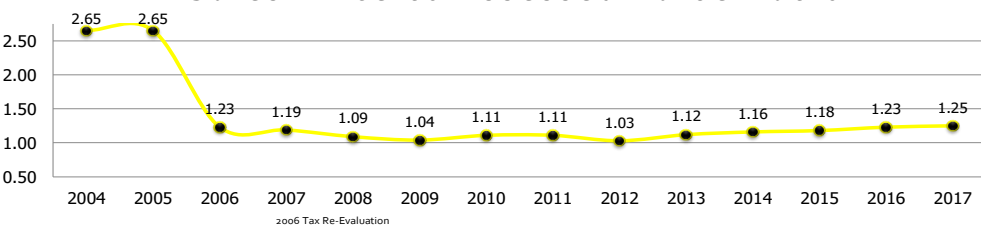


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902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

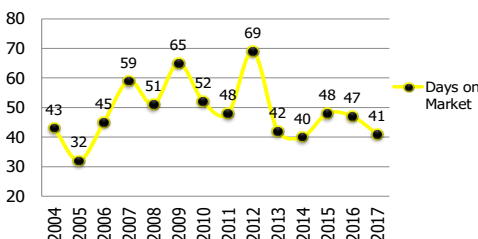
Chatham Boro Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

