

Chatham Boro

April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Cornell Place	Split Level	3	2.0	11	\$649,000	\$649,000	\$625,000	96.30%	\$517,600	1.21
2	43 Summit Avenue	Split Level	4	3.0	31	\$768,000	\$699,900	\$700,000	100.01%	\$566,700	1.24
3	165 Center Avenue	Split Level	3	2.1	34	\$709,000	\$709,000	\$705,000	99.44%	\$546,500	1.29
4	19 Tallmadge Avenue	Colonial	3	1.1	9	\$739,900	\$739,900	\$739,900	100.00%	\$596,200	1.24
5	11 Mercer Avenue	Colonial	4	1.1	16	\$799,000	\$799,000	\$780,150	97.64%	\$729,500	1.07
6	11 E Coleman Avenue	CapeCod	4	2.1	27	\$779,900	\$779,900	\$791,100	101.44%	\$601,500	1.32
7	38 Coleman Avenue East	Colonial	4	2.0	19	\$815,000	\$815,000	\$815,000	100.00%	\$660,100	1.23
8	52 Hedges Avenue	Colonial	4	3.1	30	\$999,999	\$999,999	\$988,100	98.81%	\$679,300	1.45
AVERAGE					22	\$782,475	\$773,962	\$768,031	99.20%		1.26

"Active" Listings in Chatham Boro

Number of Units: 57
 Average List Price: \$1,001,570
 Average Days on Market: 45

"Under Contract" Listings in Chatham Boro

Number of Units: 26
 Average List Price: \$908,304
 Average Days on Market: 55

Chatham Boro 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87	61	51	22									54
List Price	\$858,667	\$848,555	\$694,950	\$773,962									\$814,824
Sales Price	\$833,417	\$831,256	\$687,500	\$768,031									\$800,042
SP:LP%	97.59%	98.84%	98.85%	99.20%									98.66%
SP to AV	1.24	1.17	1.31	1.26									1.23
# Units Sold	6	9	2	8									25
3 Mo Rate of Ab	4.29	5.22	6.88	7.95									6.09
Active Listings	33	37	43	57									43
Under Contracts	10	11	22	26									17

Flashback! YTD 2018 vs YTD 2019

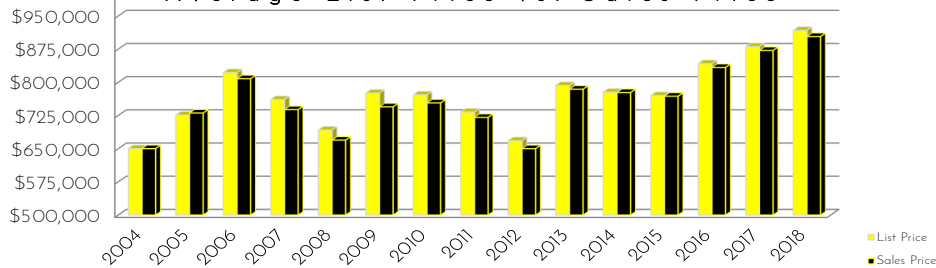
YTD	2018	2019	% Change
DOM	53	54	1.71%
Sales Price	\$856,795	\$800,042	-6.62%
LP:SP	99.46%	98.66%	-0.81%
SP:AV	1.20	1.23	1.91%



YTD	2018	2019	% Change
# Units Sold	31	25	-19.35%
Rate of Ab 3 Mo	4.56	7.95	74.34%
Actives	38	57	50.00%
Under Contracts	33	26	-21.21%

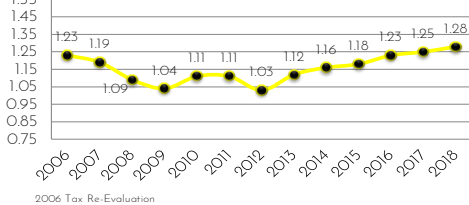
Chatham Boro Yearly Market Trends

Average List Price vs. Sales Price

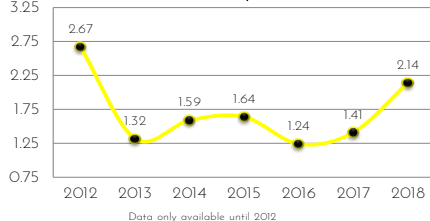


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895	\$903,470

Sales Price to Assessed Value Ratio

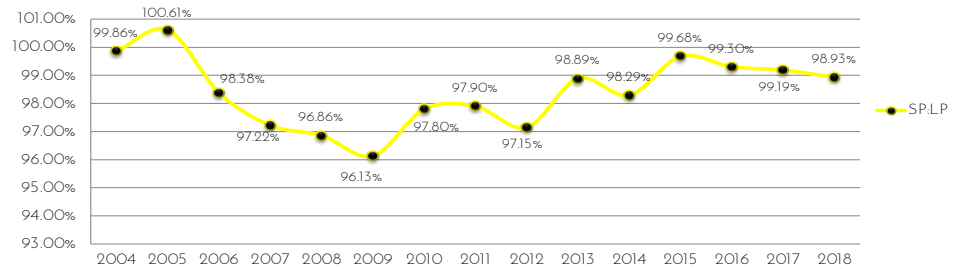


12 Month Rate of Absorption

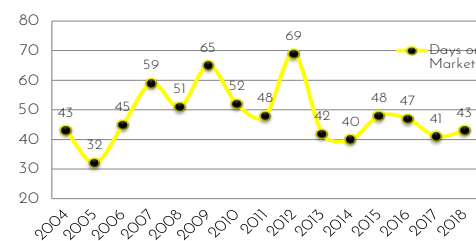


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

