

Chatham Boro

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Girard Avenue	Bi-Level	4	1.1	72	\$639,000	\$605,000	\$578,500	95.62%	\$535,200	1.08
2	43 Girard Avenue	Split Level	3	1.1	20	\$618,000	\$618,000	\$612,000	99.03%	\$528,900	1.16
3	21 Schindler Court	TwnEndUn	3	2.2	146	\$725,000	\$675,000	\$655,000	97.04%	\$632,500	1.04
4	65 S Passaic Avenue	Colonial	3	2.1	19	\$785,000	\$785,000	\$801,000	102.04%		
5	14 Chestnut Street	Colonial	4	2.1	21	\$975,000	\$975,000	\$945,000	96.92%	\$790,400	1.20
6	81 Coleman Avenue	Colonial	4	3.0	23	\$999,000	\$999,000	\$950,000	95.10%	\$675,400	1.41
7	50 Summit Avenue	Colonial	4	4.1	8	\$1,189,000	\$1,189,000	\$1,165,000	97.98%		
8	27 Tallmadge Avenue	Colonial	5	3.1	74	\$1,299,000	\$1,299,000	\$1,199,000	92.30%		
9	23 Eilers Drive	Colonial	5	4.1	50	\$1,299,000	\$1,299,000	\$1,250,000	96.23%		
10	8 Girard Avenue	Colonial	5	3.0	44	\$1,375,000	\$1,299,998	\$1,265,000	97.31%	\$1,103,700	1.15
11	129 N Hillside Avenue	Custom	5	3.1	66	\$1,399,000	\$1,399,000	\$1,375,000	98.28%		
12	30 Broadview Terrace	Colonial	5	3.1	9	\$1,499,000	\$1,499,000	\$1,475,000	98.40%	\$1,353,000	1.09
AVERAGE					46	\$1,066,750	\$1,053,500	\$1,022,542	97.19%		1.16

"Active" Listings in Chatham Boro

Number of Units: 53
 Average List Price: \$1,027,291
 Average Days on Market: 52

"Under Contract" Listings in Chatham Boro

Number of Units: 28
 Average List Price: \$887,889
 Average Days on Market: 47

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	46								51
List Price	\$858,667	\$848,555	\$694,950	\$773,962	\$1,053,500								\$892,232
Sales Price	\$833,417	\$831,256	\$687,500	\$768,031	\$1,022,542								\$872,204
SP:LP%	97.59%	98.84%	98.85%	99.20%	97.19%								98.18%
SP to AV	1.24	1.17	1.31	1.26	1.16								1.21
# Units Sold	6	9	2	8	12								37
3 Mo Rate of Ab	4.29	5.22	6.88	7.95	7.50								6.37
Active Listings	33	37	43	57	53								45
Under Contracts	10	11	22	26	28								19

Flashback! YTD 2018 vs YTD 2019

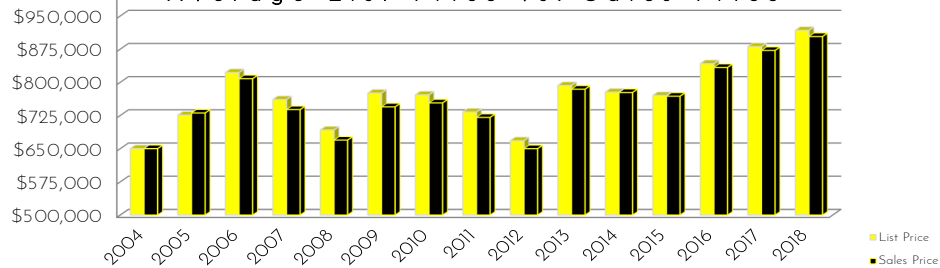
YTD	2018	2019	% Change
DOM	48	51	7.04%
Sales Price	\$908,808	\$872,204	-4.03%
LP:SP	99.30%	98.18%	-1.13%
SP:AV	1.24	1.21	-1.95%



YTD	2018	2019	% Change
# Units Sold	41	37	-9.76%
Rate of Ab 3 Mo	3.09	7.50	142.72%
Actives	36	53	47.22%
Under Contracts	36	28	-22.22%

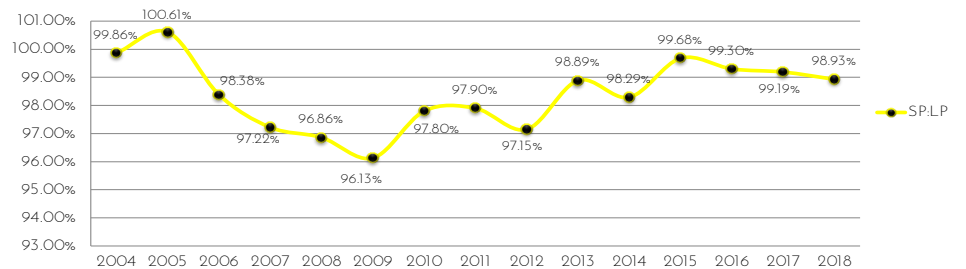
Chatham Boro Yearly Market Trends

Average List Price vs. Sales Price

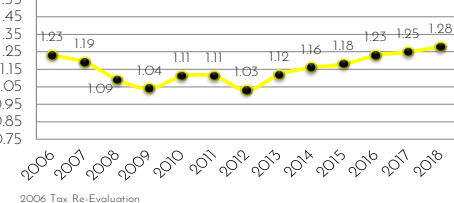


Chatham Boro Yearly Market Trends

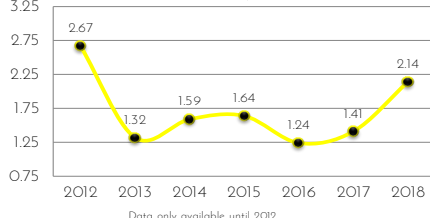
Sales Price to List Price Ratios



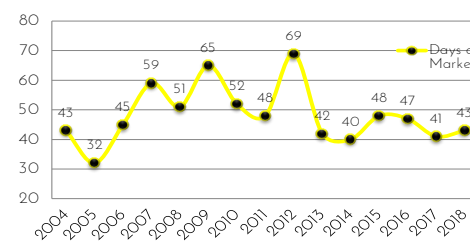
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

