

# Chatham Boro

## June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 Pihlman Place	CapeCod	3	1.0	14	\$438,000	\$438,000	\$436,000	99.54%	\$401,900	1.08
2	51 Kings Road	Colonial	4	2.0	195	\$625,000	\$625,000	\$575,000	92.00%	\$475,200	1.21
3	28 Summit Avenue	Colonial	3	1.1	118	\$649,900	\$597,500	\$575,000	96.23%	\$481,300	1.19
4	74 Garden Avenue	CapeCod	4	2.0	94	\$620,000	\$608,000	\$580,000	95.39%	\$428,500	1.35
5	53 Fairmount Avenue	Split Level	3	2.1	25	\$649,000	\$649,000	\$600,000	92.45%	\$616,900	0.97
6	27 Parrot Mill Road	Bi-Level	4	2.0	19	\$725,000	\$725,000	\$695,000	95.86%	\$539,500	1.29
7	18 N Summit Avenue	Colonial	3	1.1	9	\$699,000	\$699,000	\$699,000	100.00%	\$529,200	1.32
8	45-5 S Passaic Avenue	TwndUn	2	2.1	89	\$799,900	\$789,900	\$737,500	93.37%	\$850,000	0.87
9	21 Tallmadge Avenue	Colonial	3	1.1	11	\$759,000	\$759,000	\$759,000	100.00%	\$582,800	1.30
10	153 N Passaic Avenue	Colonial	4	2.0	9	\$775,000	\$775,000	\$775,000	100.00%	\$503,000	1.54
11	35 Coleman Avenue East	Split Level	3	1.2	9	\$790,000	\$790,000	\$776,000	98.23%	\$612,400	1.27
12	21 Highland Avenue	Ranch	2	3.0	51	\$850,000	\$850,000	\$830,000	97.65%	\$799,300	1.04
13	63 Farimount Avenue	Colonial	4	2.1	37	\$899,500	\$899,500	\$875,000	97.28%	\$833,300	1.05
14	30 N Hillside Avenue	Colonial	3	3.1	36	\$1,099,000	\$999,000	\$985,000	98.60%		
15	128 N Hillside Avenue	Colonial	4	3.1	14	\$1,265,000	\$1,265,000	\$1,285,000	101.58%	\$983,400	1.31
16	265 Hillside Avenue	Colonial	7	5.0	189	\$1,525,000	\$1,390,000	\$1,385,000	99.64%		
<b>AVERAGE</b>					57	\$823,019	\$803,681	\$785,469	97.36%		1.20

### "Active" Listings in Chatham Boro

Number of Units: 42  
 Average List Price: \$1,031,369  
 Average Days on Market: 61

### "Under Contract" Listings in Chatham Boro

Number of Units: 21  
 Average List Price: \$1,007,233  
 Average Days on Market: 42

# 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	57							53
List Price	\$858,667	\$848,555	\$694,950	\$773,962	\$1,053,500	\$803,681							\$865,500
Sales Price	\$833,417	\$831,256	\$687,500	\$768,031	\$1,022,542	\$785,469							\$846,020
SP:LP%	97.59%	98.84%	98.85%	99.20%	97.19%	97.36%							97.93%
SP to AV	1.24	1.17	1.31	1.26	1.16	1.20							1.21
# Units Sold	6	9	2	8	12	16							53
3 Mo Rate of Ab	4.29	5.22	6.88	7.95	7.50	4.24							6.01
Active Listings	33	37	43	57	53	42							44
Under Contracts	10	11	22	26	28	21							20

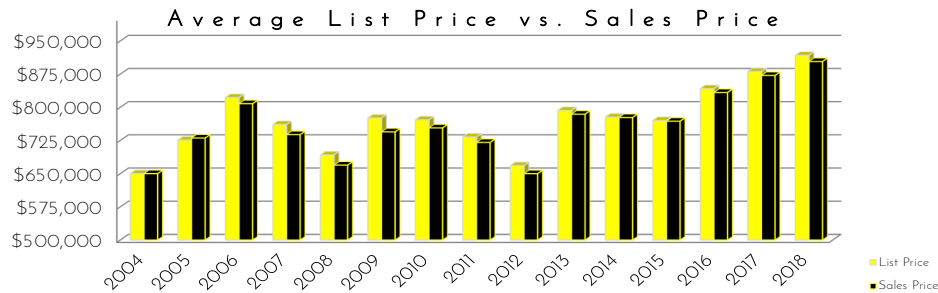
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	43	53	24.49%
Sales Price	\$904,902	\$846,020	-6.51%
LP:SP	99.27%	97.93%	-1.35%
SP:AV	1.26	1.21	-4.50%



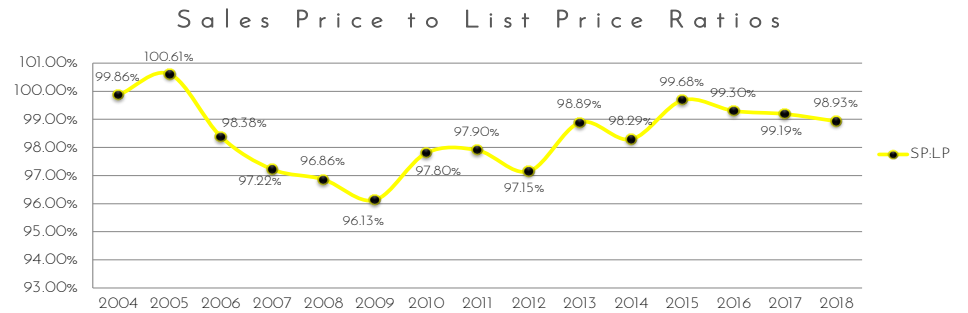
YTD	2018	2019	% Change
# Units Sold	65	53	-18.46%
Rate of Ab 3 Mo	2.29	4.24	85.15%
Actives	44	42	-4.55%
Under Contracts	23	21	-8.70%

### Chatham Boro Yearly Market Trends

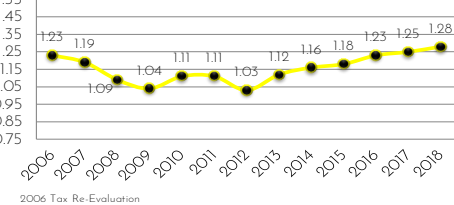


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$904,902
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895	\$903,470

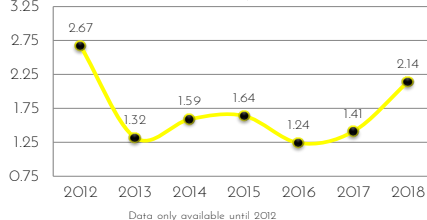
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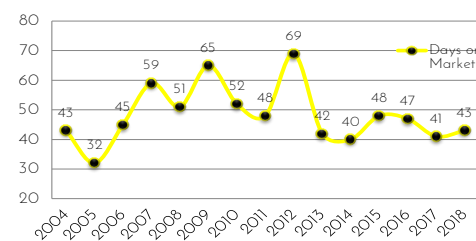
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

