

# Chatham Boro

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 University Avenue	CapeCod	3	1.0	20	\$569,900	\$569,900	\$550,000	96.51%	\$478,700	1.15
2	39 N Summit Avenue	CapeCod	3	2.0	7	\$500,000	\$500,000	\$605,000	121.00%	\$482,900	1.25
3	9 Pihlman Place	Colonial	4	2.0	8	\$595,000	\$595,000	\$650,000	109.24%	\$484,600	1.34
4	63 N Passaic Avenue	CapeCod	4	2.0	12	\$669,000	\$669,000	\$679,000	101.49%	\$421,200	1.61
5	281 Fairmount Avenue	Ranch	3	2.0	27	\$699,000	\$720,000	\$720,000	100.00%	\$493,900	1.46
6	104 Center Avenue	Colonial	3	2.0	8	\$699,000	\$699,000	\$781,000	111.73%	\$528,600	1.48
7	111 N Hillside Avenue	Colonial	4	2.0	16	\$849,000	\$849,000	\$849,000	100.00%	\$666,000	1.27
8	14 Edgewood Road	CapeCod	3	2.0	12	\$879,000	\$879,000	\$872,000	99.20%	\$712,600	1.22
9	41 Garden Avenue	Ranch	3	2.1	2	\$890,000	\$890,000	\$920,000	103.37%	\$674,600	1.36
10	115 N Passaic Avenue	Colonial	4	2.1	57	\$899,000	\$899,000	\$930,000	103.45%	\$499,500	1.86
11	59 Weston Avenue	Colonial	4	2.0	30	\$950,000	\$950,000	\$930,000	97.89%	\$615,700	1.51
12	2 Edgewood Road	Colonial	3	2.1	21	\$879,000	\$879,000	\$931,111	105.93%	\$616,700	1.51
13	40 Kings Road	Colonial	4	2.1	9	\$949,900	\$949,900	\$955,000	100.54%	\$604,300	1.58
14	51 Garden Avenue	Tudor	4	2.1	17	\$979,000	\$979,000	\$990,000	101.12%	\$615,300	1.61
15	12 Lincoln Avenue	Colonial	3	1.1	11	\$899,000	\$899,000	\$997,000	110.90%	\$695,900	1.43
16	9 Sussex Avenue	Colonial	3	2.1	26	\$920,000	\$920,000	\$1,035,000	112.50%	\$742,300	1.39
17	31 Inwood Road	Colonial	4	3.0	14	\$1,125,000	\$1,125,000	\$1,100,000	97.78%	\$893,500	1.23
18	23 Elmwood Avenue	Colonial	4	2.1	8	\$1,234,000	\$1,234,000	\$1,300,000	105.35%	\$904,500	1.44
19	175 N Passaic Avenue	Colonial	4	3.1	182	\$1,399,900	\$1,369,900	\$1,350,000	98.55%		
20	32 Kings Road	Colonial	5	4.1	21	\$1,499,000	\$1,499,000	\$1,503,000	100.27%	\$940,400	1.60
21	3 Inwood Circle	Colonial	4	3.1	13	\$1,595,000	\$1,595,000	\$1,615,000	101.25%	\$1,092,100	1.48
22	9 Lafayette Place	Colonial	5	5.1	19	\$1,799,000	\$1,799,000	\$1,720,000	95.61%	\$872,500	1.97
23	152 Fairmount Avenue	Colonial	6	4.1	88	\$2,649,000	\$2,649,000	\$2,570,000	97.02%	\$2,276,800	1.13
<b>AVERAGE</b>					<b>27</b>	<b>\$1,048,987</b>	<b>\$1,048,596</b>	<b>\$1,067,483</b>	<b>103.07%</b>		<b>1.45</b>

### "Active" Listings in Chatham Boro

Number of Units: 16  
 Average List Price: \$1,074,781  
 Average Days on Market: 37

### "Under Contract" Listings in Chatham Boro

Number of Units: 13  
 Average List Price: \$1,124,231  
 Average Days on Market: 22

# Chatham Boro 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	40	79	23	31	37	27						37
List Price	\$1,216,875	\$1,110,750	\$863,527	\$1,011,053	\$966,550	\$1,266,450	\$1,048,596						\$1,074,715
Sales Price	\$1,218,334	\$1,123,262	\$843,607	\$1,022,000	\$965,528	\$1,261,087	\$1,067,483						\$1,077,761
SP:LP%	100.44%	100.93%	97.74%	101.24%	100.07%	100.51%	103.07%						100.73%
SP to AV	1.27	1.33	1.22	1.40	1.42	1.44	1.45						1.38
# Units Sold	16	12	15	19	18	22	23						125
3 Mo Rate of Ab	1.63	1.41	1.33	1.05	0.96	0.80	0.83						1.14
Active Listings	26	20	22	11	17	15	16						18
Under Contracts	27	33	38	48	40	27	13						32

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	49	37	-25.37%
Sales Price	\$862,975	\$1,077,761	24.89%
LP:SP	97.64%	100.73%	3.17%
SP:AV	1.216	1.377	13.26%



YTD	2020	2021	% Change
# Units Sold	54	125	131.48%
Rate of Ab 3 Mo	4.18	0.83	-80.14%
Actives	39	16	-58.97%
Under Contracts	37	13	-64.86%

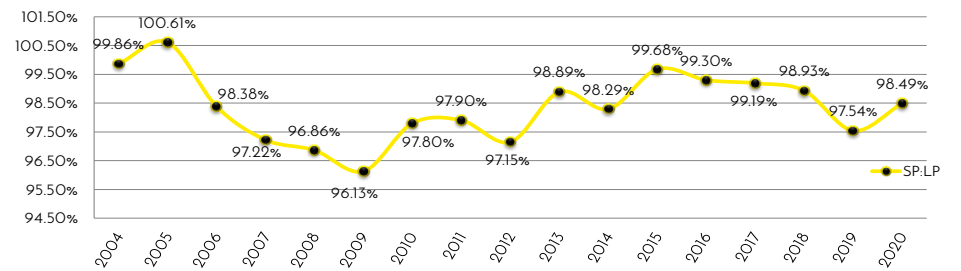
## Chatham Boro Yearly Market Trends



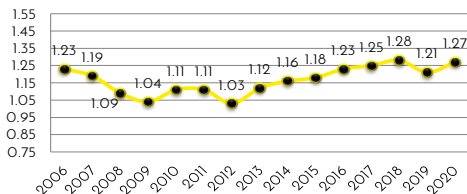
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$853,489	\$871,895	\$903,470	\$882,057	\$933,838

## Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios

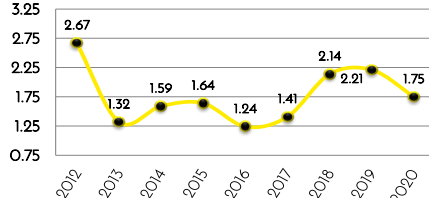


Sales Price to Assessed Value Ratio



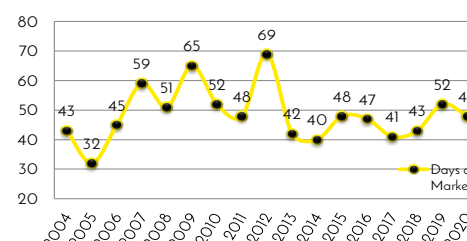
2006 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

