

Chatham Boro

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street Unit 21	OneFloor	2	1.0	41	\$315,000	\$315,000	\$315,000	100.00%	\$253,900	1.24
2	2 Duchamp	Ranch	3	2.0	21	\$587,900	\$587,900	\$587,900	100.00%	\$485,800	1.21
3	19 Carmine Street	FixrUppr	3	1.1	58	\$799,000	\$699,000	\$625,000	89.41%	\$544,100	1.15
4	45 Tallmadge Avenue	Colonial	3	1.1	9	\$600,000	\$600,000	\$653,000	108.83%	\$558,700	1.17
5	41 Maple Street	Colonial	4	3.1	84	\$1,125,000	\$999,000	\$965,000	96.60%	\$535,200	1.80
6	20 N Summit Avenue	Colonial	5	3.1	20	\$1,175,000	\$1,175,000	\$1,205,000	102.55%		
7	182 Weston Avenue	Colonial	5	4.1	20	\$1,339,000	\$1,339,000	\$1,320,000	98.58%		
8	120 N Hillside Avenue	Colonial	4	4.1	41	\$1,350,000	\$1,350,000	\$1,351,000	100.07%		
9	57 Fairview Avenue	Colonial	4	3.2	25	\$1,479,000	\$1,479,000	\$1,400,000	94.66%	\$1,098,500	1.27
10	33 Highland Avenue	Colonial	6	5.1	135	\$1,875,000	\$1,875,000	\$1,800,000	96.00%	\$1,715,500	1.05
AVERAGE					45	\$1,064,490	\$1,041,890	\$1,022,190	98.67%		1.27

"ACTIVE" Listings in Chatham Boro

Number of Units: 15
Average List Price: \$1,268,400
Average Days on Market: 100

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 8
Average List Price: \$633,300
Average Days on Market: 102

Chatham Boro 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	70	77	40	48	18	28	33	31	51	62	44	45	41
List Price	\$798,062	\$726,875	\$657,000	\$910,500	\$799,567	\$950,175	\$937,927	\$1,030,483	\$954,500	\$864,500	\$798,485	\$1,041,890	\$880,832
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736	\$801,952	\$970,953	\$926,500	\$1,011,500	\$927,000	\$839,833	\$788,750	\$1,022,190	\$871,895
Sales Price as a % of List Price	99.15%	96.62%	94.87%	99.63%	99.93%	103.17%	99.11%	98.40%	97.46%	97.17%	98.56%	98.67%	99.19%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23	1.26	1.30	1.25	1.26	1.29	1.32	1.33	1.27	1.25
# Units Sold	13	8	6	14	21	16	15	12	6	3	10	10	134
Active Listings	13	20	28	33	36	36	30	22	30	31	20	15	26
Under Contracts	18	26	32	31	26	22	17	8	10	17	14	8	19

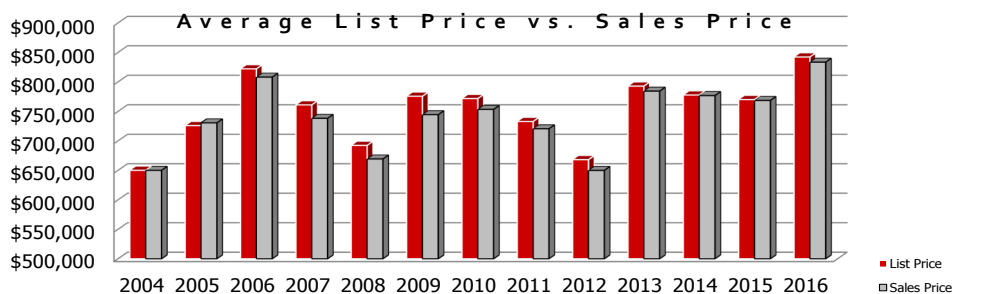
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	47	41	-12.61%
Sales Price	\$833,489	\$871,895	4.61%
Sales Price to Assessed Value	1.234	1.251	1.33%



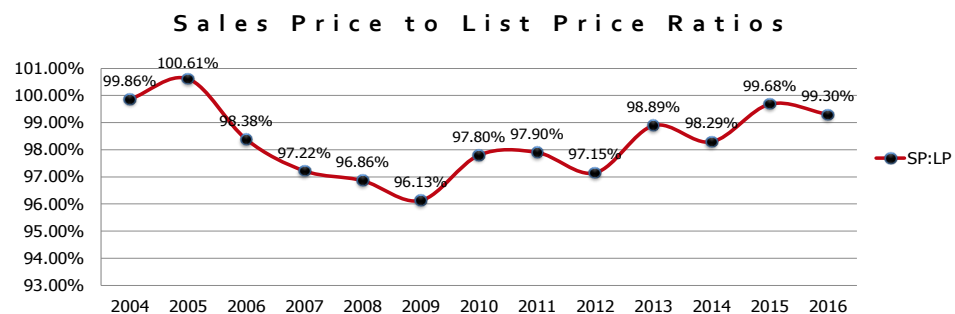
	2016	2017	% Change
# Units Sold	132	134	1.52%
Active Listings	13	15	15.38%
Under Contracts	26	8	-69.23%

Chatham Boro Yearly Market Trends

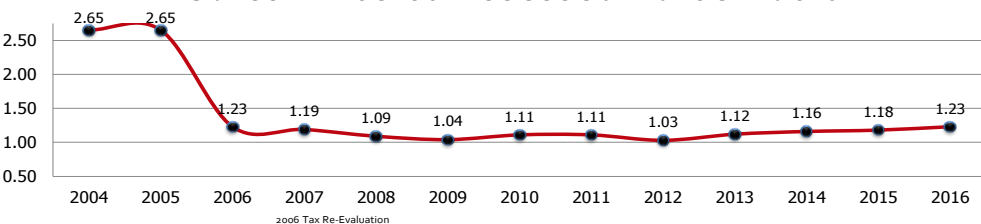


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375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

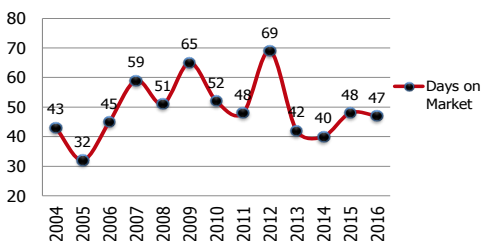
Chatham Boro Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

