

Chatham Boro

April 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 N Hillside Avenue	Colonial	2	1.1	6	\$425,000	\$425,000	\$431,000	101.41%	\$388,000	1.11
2	67 Watchung Avenue	Colonial	3	1.1	20	\$510,000	\$510,000	\$482,500	94.61%	\$509,200	0.95
3	12 Garden Place	Colonial	3	2.1	6	\$559,000	\$559,000	\$559,000	100.00%	\$479,200	1.17
4	60 Parrott Mill Road	Bi-Level	4	2.0	14	\$575,000	\$575,000	\$575,000	100.00%	\$453,000	1.27
5	243 Hillside Avenue	Custom	5	3.0	43	\$650,000	\$650,000	\$650,000	100.00%	\$730,900	0.89
6	30 Roosevelt Avenue	Colonial	3	1.1	9	\$590,000	\$590,000	\$670,000	113.56%	\$500,500	1.34
7	34 Weston Avenue	Colonial	3	1.2	8	\$649,000	\$649,000	\$686,500	105.78%	\$526,300	1.30
8	52 Watchung Avenue	Colonial	5	3.1	208	\$925,000	\$849,000	\$810,000	95.41%	\$523,100	1.55
9	136 Washington Avenue	Colonial	3	2.1	20	\$979,000	\$979,000	\$957,300	97.78%	\$753,200	1.27
10	21 Fuller Avenue	Colonial	5	2.1	15	\$959,000	\$959,000	\$959,000	100.00%	\$706,300	1.36
11	11 Inwood Circle	Colonial	4	2.1	293	\$1,399,000	\$1,299,000	\$1,187,000	91.38%	\$1,195,200	0.99
12	237 Washington Avenue	Colonial	4	2.1	0	\$1,459,000	\$1,459,000	\$1,500,000	102.81%	\$1,025,100	1.46
13	72 Chandler Road	Colonial	5	3.1	8	\$1,595,000	\$1,595,000	\$1,550,000	97.18%	\$1,180,400	1.31
14	81 Chandler Road	Colonial	5	4.1	21	\$1,649,000	\$1,649,000	\$1,565,000	94.91%		
AVERAGE					48	\$923,071	\$910,500	\$898,736	99.63%		1.23

"ACTIVE" Listings in Chatham Boro

Number of Units: 33
Average List Price: \$1,250,597
Average Days on Market: 33

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 31
Average List Price: \$805,610
Average Days on Market: 19

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									59
List Price	\$798,062	\$726,875	\$657,000	\$910,500									\$801,922
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736									\$786,129
Sales Price as a % of List Price	99.15%	96.62%	94.87%	99.63%									98.19%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23									1.20
# Units Sold	13	8	6	14									41
Active Listings	13	20	28	33									24
Under Contracts	18	26	32	31									27

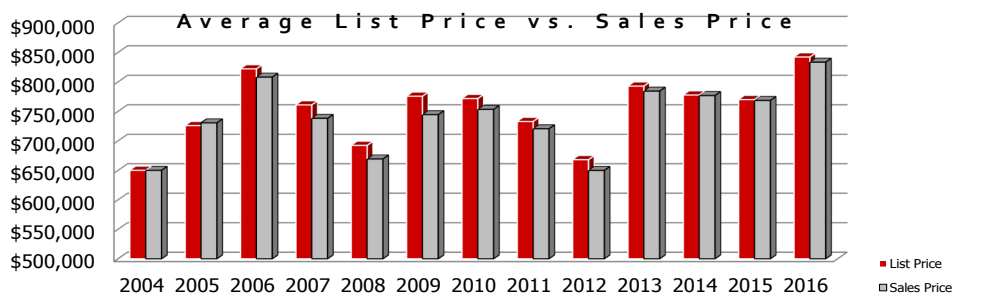
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	46	59	29.58%
Sales Price	\$935,441	\$786,129	-15.96%
Assessed Value to Sales Price	1.24	1.20	-3.75%



	2016	2017	% Change
# Units Sold	24	41	70.83%
Active Listings	37	37	0.00%
Under Contracts	36	36	0.00%

Chatham Boro Yearly Market Trends

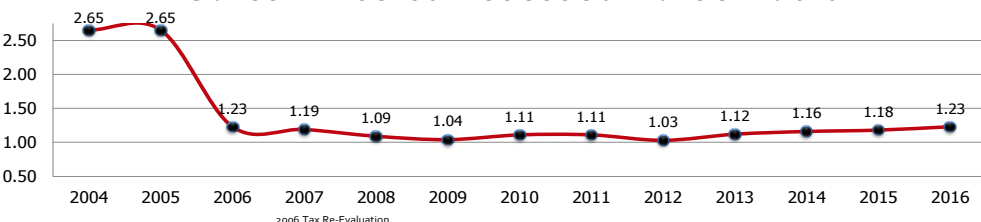


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375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

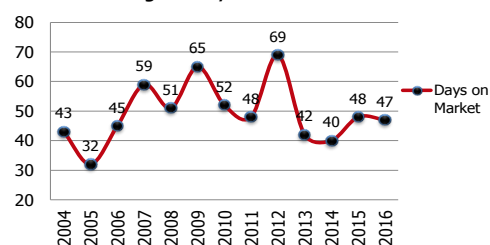
Chatham Boro Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

