

# Chatham Boro

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	265 Hillside Avenue	Colonial	3	1.1	106	\$599,000	\$570,000	\$535,000	93.86%	\$563,200	0.95
2	68 N Hillside Avenue	Colonial	3	1.2	101	\$595,000	\$595,000	\$615,500	103.45%	\$526,400	1.17
3	200 Hillside Avenue	Colonial	3	2.1	9	\$599,000	\$599,000	\$620,000	103.51%	\$521,800	1.19
4	8 N Summit Avenue	Colonial	3	2.0	32	\$649,000	\$649,000	\$630,000	97.07%	\$480,800	1.31
5	72 Hillside Avenue	Victorian	4	2.0	44	\$829,000	\$829,000	\$760,000	91.68%	\$692,600	1.10
6	50 Rowan Road	Ranch	3	2.0	118	\$899,000	\$799,000	\$770,000	96.37%	\$629,100	1.22
7	45-7 S Passaic Avenue	MultiFlr	3	2.1	73	\$849,000	\$849,000	\$773,000	91.05%	\$943,900	0.82
8	24 Kings Road	Colonial	4	2.1	133	\$999,000	\$925,000	\$888,000	96.00%	\$588,400	1.51
AVERAGE					77	\$752,250	\$726,875	\$698,938	96.62%		1.16

## "ACTIVE" Listings in Chatham Boro

**Number of Units:** 20  
**Average List Price:** \$1,109,190  
**Average Days on Market:** 22

## "UNDER CONTRACT" Listings in Chatham Boro

**Number of Units:** 26  
**Average List Price:** \$746,346  
**Average Days on Market:** 38

# 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											73
List Price	\$798,062	\$726,875											\$770,943
Sales Price	\$796,192	\$698,938											\$759,143
Sales Price as a % of List Price	99.15%	96.62%											98.18%
Sales Price to Assessed Value	1.24	1.16											1.21
# Units Sold	13	8											21
Active Listings	13	20											17
Under Contracts	18	26											22

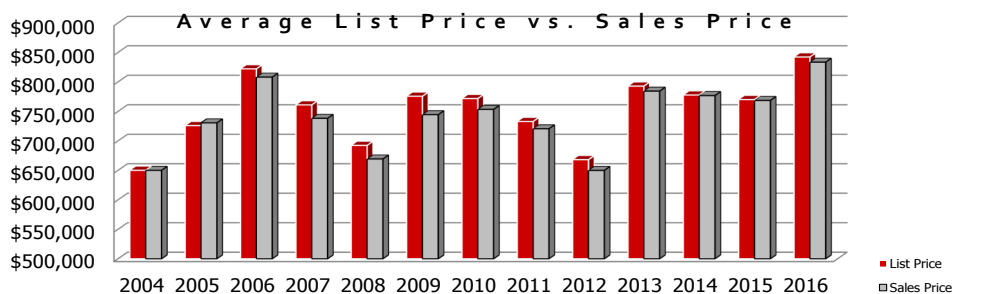
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	27	73	173.67%
Sales Price	\$1,031,083	\$759,143	-26.37%
Assessed Value to Sales Price	1.21	1.21	-0.61%

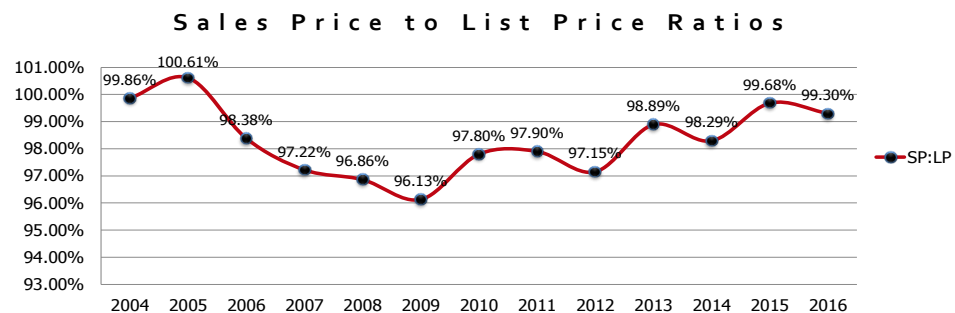


	2016	2017	% Change
# Units Sold	12	21	75.00%
Active Listings	31	20	-35.48%
Under Contracts	15	26	73.33%

## Chatham Boro Yearly Market Trends



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	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

