

Chatham Boro

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	33 N Summit Avenue	Colonial	3	2.0	10	\$625,000	\$625,000	\$635,000	101.60%	\$514,500	1.23
2	1 Meadow Road	Colonial	4	1.1	9	\$585,000	\$585,000	\$652,000	111.45%	\$505,700	1.29
3	60 Fairmount Avenue	Colonial	4	2.0	82	\$899,000	\$725,000	\$685,000	94.48%	\$622,800	1.10
4	22 Minton Avenue	Bi-Level	5	3.0	12	\$650,000	\$650,000	\$735,000	113.08%	\$653,700	1.12
5	57 Washington Avenue	Colonial	4	2.1	18	\$749,000	\$749,000	\$800,000	106.81%	\$588,600	1.36
6	17 Tallmadge Avenue	Colonial	3	1.2	9	\$775,000	\$775,000	\$850,250	109.71%	\$601,800	1.41
7	36 Lum Avenue	Colonial	5	3.0	22	\$839,000	\$839,000	\$851,000	101.43%	\$588,500	1.45
8	4 Jackson Avenue	Colonial	3	1.1	13	\$825,000	\$825,000	\$905,000	109.70%	\$641,600	1.41
9	8 Rose Terrace	RanchExp	4	3.0	17	\$960,000	\$960,000	\$965,000	100.52%	\$886,700	1.09
10	70 Fairmount Avenue	Colonial	4	2.1	65	\$998,000	\$998,000	\$998,000	100.00%	\$864,100	1.15
11	42 Oak Drive	Colonial	4	2.0	13	\$1,059,000	\$1,059,000	\$1,040,000	98.21%	\$829,600	1.25
12	25 Jackson Avenue	Colonial	4	2.1	10	\$1,049,000	\$1,049,000	\$1,060,000	101.05%	\$689,400	1.54
13	47 Tallmadge Avenue	Colonial	4	3.1	9	\$1,075,000	\$1,075,000	\$1,201,000	111.72%		
14	84 N Passaic Avenue	Colonial	5	4.1	117	\$1,399,000	\$1,288,800	\$1,238,000	96.06%		
15	21 Kimball Street	Colonial	4	3.1	26	\$1,325,000	\$1,325,000	\$1,300,000	98.11%		
16	5 Edgehill Avenue	Colonial	5	4.1	18	\$1,675,000	\$1,675,000	\$1,620,000	96.72%	\$1,128,200	1.44
AVERAGE					28	\$967,938	\$950,175	\$970,953	103.17%		1.30

"ACTIVE" Listings in Chatham Boro

Number of Units: 36
Average List Price: \$1,143,217
Average Days on Market: 58

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 22
Average List Price: \$968,673
Average Days on Market: 31

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							42
List Price	\$798,062	\$726,875	\$657,000	\$910,500	\$799,567	\$950,175							\$831,699
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736	\$801,952	\$970,953							\$828,302
Sales Price as a % of List Price	99.15%	96.62%	94.87%	99.63%	99.93%	103.17%							99.68%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23	1.26	1.30							1.23
# Units Sold	13	8	6	14	21	16							78
Active Listings	13	20	28	33	36	36							28
Under Contracts	18	26	32	31	26	22							26

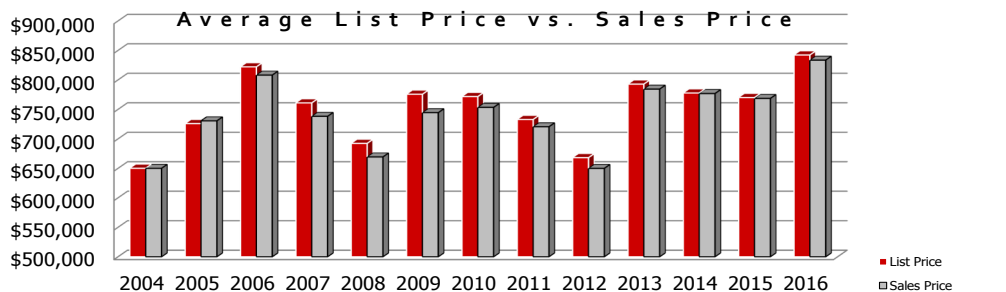
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	39	42	6.47%
Sales Price	\$915,936	\$828,302	-9.57%
Assessed Value to Sales Price	1.25	1.23	-1.04%

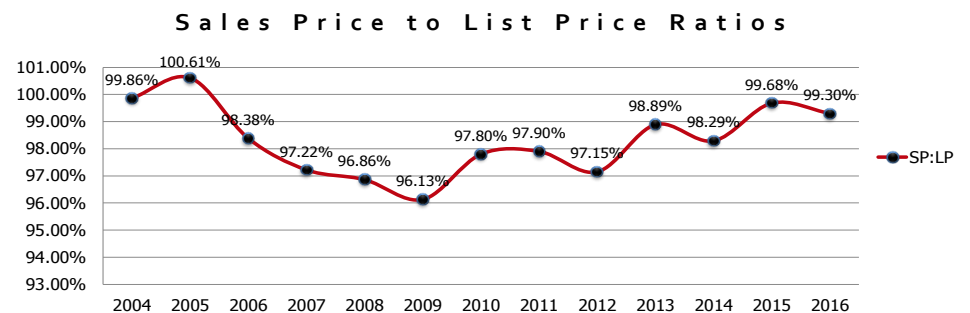


	2016	2017	% Change
# Units Sold	55	78	41.82%
Active Listings	35	36	2.86%
Under Contracts	33	22	-33.33%

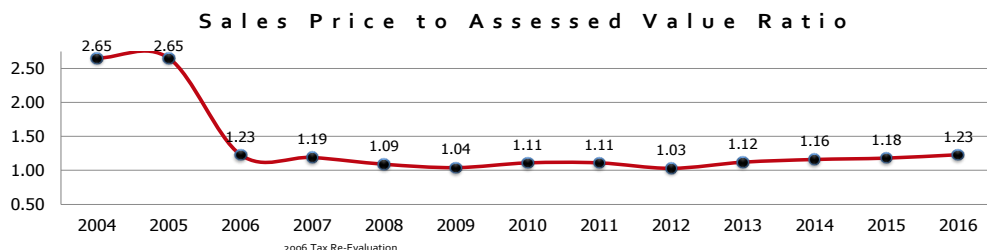
Chatham Boro Yearly Market Trends



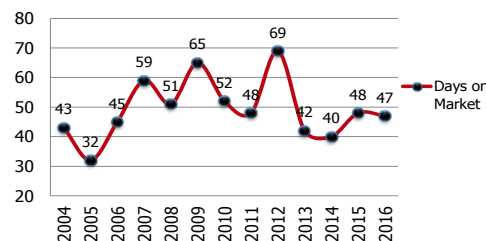
Chatham Boro Yearly Market Trends



	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



Average Days on Market



Number of Units Sold

