

Chatham Boro

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	103 N Passaic Avenue	Colonial	3	1.0	18	\$510,000	\$510,000	\$500,000	98.04%	\$448,300	1.12
2	141 Hillside Avenue	CapeCod	3	2.0	77	\$539,000	\$539,000	\$525,000	97.40%	\$498,100	1.05
3	69 Elmwood Avenue	Colonial	5	2.1	86	\$799,000	\$799,000	\$580,000	72.59%	\$794,300	0.73
4	2 Martin Place	Ranch	3	2.0	33	\$675,000	\$675,000	\$646,500	95.78%	\$638,700	1.01
5	11 Milton Avenue	CapeCod	4	2.0	16	\$650,000	\$650,000	\$678,500	104.38%	\$506,300	1.34
6	126 Lafayette Avenue	Colonial	3	2.1	11	\$769,000	\$769,000	\$777,000	101.04%	\$584,200	1.33
AVERAGE					40	\$657,000	\$657,000	\$617,833	94.87%		1.10

"ACTIVE" Listings in Chatham Boro

Number of Units: 28
Average List Price: \$1,057,954
Average Days on Market: 31

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 32
Average List Price: \$872,750
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										65
List Price	\$798,062	\$726,875	\$657,000										\$745,622
Sales Price	\$796,192	\$698,938	\$617,833										\$727,741
Sales Price as a % of List Price	99.15%	96.62%	94.87%										97.45%
Sales Price to Assessed Value	1.24	1.16	1.10										1.18
# Units Sold	13	8	6										27
Active Listings	13	20	28										20
Under Contracts	18	26	32										25

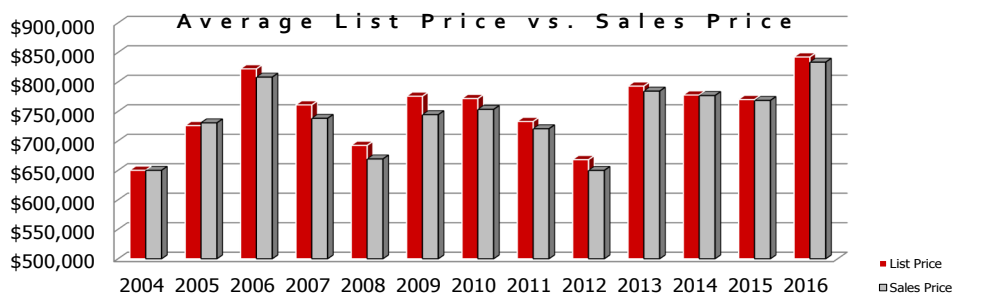
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	44	65	49.43%
Sales Price	\$1,014,056	\$727,741	-28.23%
Assessed Value to Sales Price	1.18	1.18	0.00%

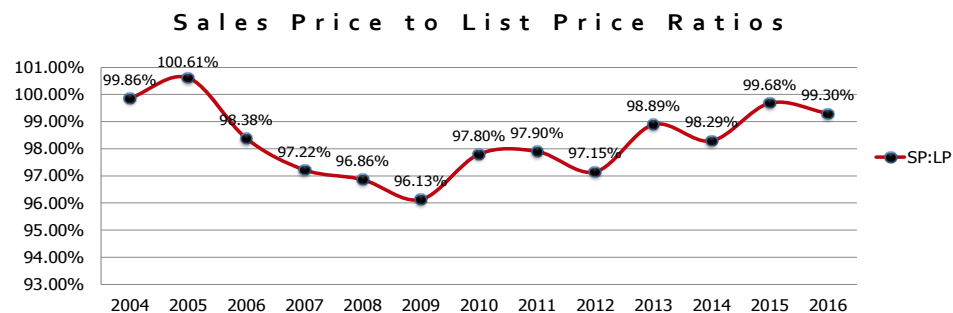


	2016	2017	% Change
# Units Sold	18	27	50.00%
Active Listings	38	28	-26.32%
Under Contracts	23	32	39.13%

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

