

Chatham Boro

September 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	111 N Passaic Avenue	Colonial	3	2.1	11	\$674,000	\$674,000	\$651,000	96.59%	\$504,900	1.29
2	118 N Hillside Avenue	Split Level	3	2.1	14	\$695,000	\$695,000	\$701,000	100.86%	\$532,100	1.32
3	44 Red Road	Colonial	3	1.1	72	\$769,000	\$719,000	\$710,000	98.75%	\$542,100	1.31
4	126 Watchung Avenue	Carriage	5	2.1	108	\$939,000	\$895,000	\$850,000	94.97%	\$646,400	1.31
5	49 Meadowbrook Road	Colonial	4	2.1	55	\$949,000	\$949,000	\$925,000	97.47%	\$717,100	1.29
6	71 Fairview Avenue	Colonial	4	3.2	46	\$1,795,000	\$1,795,000	\$1,725,000	96.10%	\$1,413,200	1.22
AVERAGE					51	\$970,167	\$954,500	\$927,000	97.46%		1.29

"ACTIVE" Listings in Chatham Boro

Number of Units: 30
Average List Price: \$1,139,230
Average Days on Market: 61

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 10
Average List Price: \$832,135
Average Days on Market: 58

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				40
List Price	\$798,062	\$726,875	\$657,000	\$910,500	\$799,567	\$950,175	\$937,927	\$1,030,483	\$954,500				\$874,182
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736	\$801,952	\$970,953	\$926,500	\$1,011,500	\$927,000				\$866,712
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%				99.34%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23	1.26	1.30	1.25	1.26	1.29				1.24
# Units Sold	13	8	6	14	21	16	15	12	6				111
Active Listings	13	20	28	33	36	36	30	22	30				28
Under Contracts	18	26	32	31	26	22	17	8	10				21

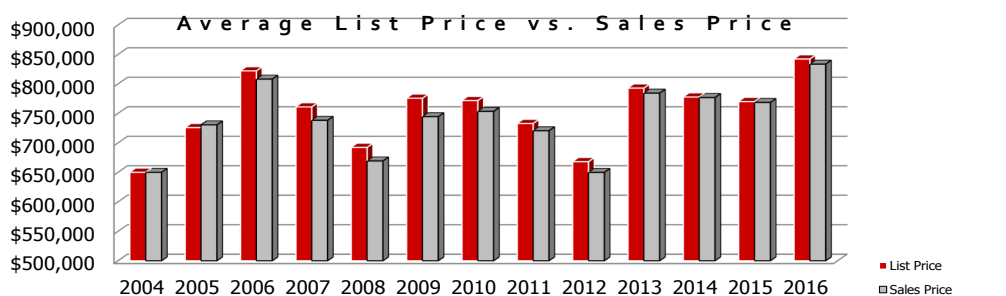
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	45	40	-10.70%
Sales Price	\$852,777	\$866,712	1.63%
Sales Price to Assessed Value	1.23	1.24	0.84%



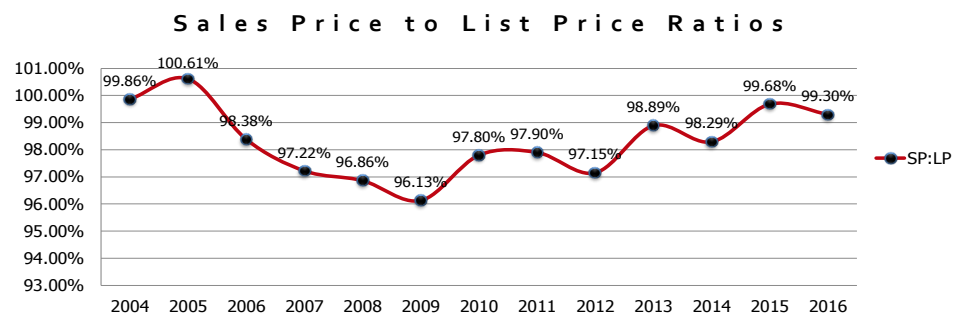
	2016	2017	% Change
# Units Sold	104	111	6.73%
Active Listings	36	30	-16.67%
Under Contracts	17	10	-41.18%

Chatham Boro Yearly Market Trends

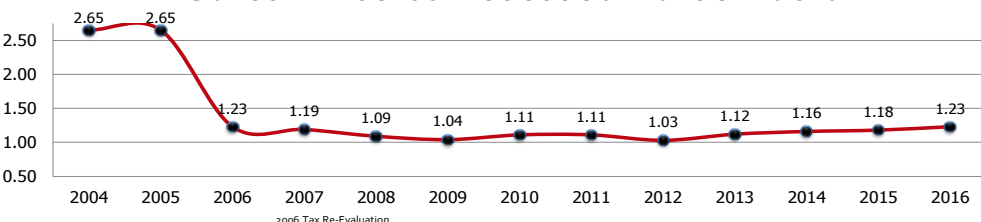


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375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

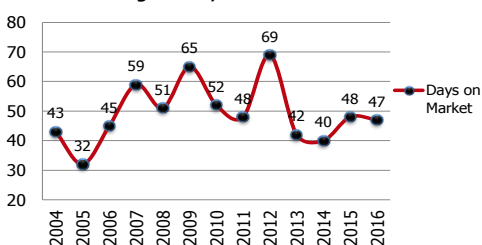
Chatham Boro Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

