

Chatham Boro

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	50 Hedges Avenue	Colonial	3	2.0	58	\$625,000	\$585,000	\$560,000	95.73%	\$516,100	1.09
2	29 Weston Avenue	Split Level	3	1.1	34	\$649,900	\$649,900	\$620,000	95.40%	\$516,100	1.20
3	8 N Summit Avenue	Colonial	3	2.0	35	\$675,000	\$649,000	\$640,000	98.61%	\$485,200	1.32
4	152 N Passaic Avenue	Ranch	3	2.1	30	\$725,000	\$699,000	\$700,000	100.14%	\$499,300	1.40
5	96 Lafayette Avenue	Colonial	3	1.1	9	\$769,000	\$769,000	\$780,000	101.43%	\$555,500	1.40
6	43 Red Road	Colonial	4	2.1	13	\$859,000	\$859,000	\$840,000	97.79%	\$640,500	1.31
7	10 Woods Lane	Custom	4	3.1	54	\$1,195,000	\$999,000	\$940,000	94.09%	\$917,100	1.02
8	38 Red Road	Colonial,	6	4.0	27	\$995,000	\$995,000	\$980,000	98.49%	\$874,600	1.12
9	94 Washington Avenue	Colonial	5	3.1	5	\$999,000	\$999,000	\$1,055,000	105.61%		
10	13 Burgess Street	Colonial	4	2.1	106	\$1,350,000	\$1,195,000	\$1,140,000	95.40%	\$782,800	1.46
11	55 Fairview Avenue	Colonial	4	2.2	9	\$1,249,000	\$1,249,000	\$1,249,000	100.00%	\$1,115,800	1.12
12	68 Chandler Road	Colonial	4	2.1	11	\$1,350,000	\$1,350,000	\$1,275,000	94.44%	\$1,104,300	1.15
13	5 Woods Lane	Colonial	4	3.1	70	\$1,399,000	\$1,325,000	\$1,299,000	98.04%	\$1,029,900	1.26
14	14 Cherry Lane	Colonial	4	4.1	53	\$1,400,000	\$1,349,000	\$1,300,000	96.37%	\$1,091,500	1.19
15	33 Ellers Drive	Colonial	5	4.1	71	\$1,399,900	\$1,349,000	\$1,331,000	98.67%		
AVERAGE					39	\$1,042,653	\$1,001,393	\$980,600	98.01%		1.23

"Active" Listings in Chatham Boro

Number of Units: 36
 Average List Price: \$975,991
 Average Days on Market: 63

"Under Contract" Listings in Chatham Boro

Number of Units: 24
 Average List Price: \$1,022,121
 Average Days on Market: 45

Chatham Boro 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87	61	51	22	46	57	39						50
List Price	\$858,667	\$848,555	\$694,950	\$773,962	\$1,053,500	\$803,681	\$1,001,393						\$895,476
Sales Price	\$833,417	\$831,256	\$687,500	\$768,031	\$1,022,542	\$785,469	\$980,600						\$875,707
SP:LP%	97.59%	98.84%	98.85%	99.20%	97.19%	97.36%	98.01%						97.95%
SP to AV	1.24	1.17	1.31	1.26	1.16	1.20	1.23						1.21
# Units Sold	6	9	2	8	12	16	15						68
3 Mo Rate of Ab	4.29	5.22	6.88	7.95	7.50	4.24	2.71						5.54
Active Listings	33	37	43	57	53	42	36						43
Under Contracts	10	11	22	26	28	21	24						20

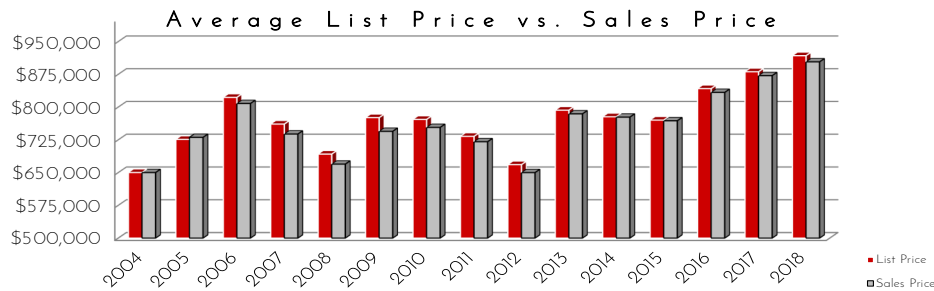
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	41	50	21.94%
Sales Price	\$927,811	\$875,707	-5.62%
LP:SP	99.18%	97.95%	-1.23%
SP:AV	1.29	1.21	-5.91%



YTD	2018	2019	% Change
# Units Sold	80	68	-15.00%
Rate of Ab 3 Mo	2.69	2.71	0.74%
Actives	44	36	-18.18%
Under Contracts	19	24	26.32%

Chatham Boro Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	\$880,832	\$917,486
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	\$871,895	\$903,470

Chatham Boro Yearly Market Trends

