

# Chatham Boro

## October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	107 N Passaic Avenue	Colonial	3	1.1	12	\$640,000	\$640,000	\$630,000	98.44%	\$437,100	1.44
2	53 Woodland Road	Bi-Level	4	2.0	17	\$699,000	\$699,000	\$695,000	99.43%	\$516,400	1.35
3	130 Watchung Avenue	CapeCod	3	2.0	12	\$679,000	\$679,000	\$705,000	103.83%	\$544,100	1.30
4	12 Dunbar Street	Colonial	3	1.1	23	\$769,000	\$769,000	\$765,000	99.48%	\$554,900	1.38
5	4 Lindsay Court	Colonial	4	2.1	10	\$899,000	\$899,000	\$907,500	100.95%	\$647,800	1.40
6	31 N Hillside Avenue	Colonial	4	3.2	15	\$979,000	\$979,000	\$999,000	102.04%		
7	15 Highland Avenue	CapeCod	5	3.0	12	\$1,099,000	\$1,099,000	\$1,069,500	97.32%	\$770,000	1.39
8	7 Rowan Road	Colonial	4	2.1	7	\$1,135,000	\$1,135,000	\$1,087,500	95.81%		
9	107 Chatham Street	Colonial	4	2.1	8	\$1,099,000	\$1,099,000	\$1,100,000	100.09%	\$776,200	1.42
10	33 Broadview Terrace	CapeCod	4	2.1	19	\$1,349,000	\$1,349,000	\$1,300,000	96.37%		
<b>AVERAGE</b>					14	\$934,700	\$934,700	\$925,850	99.38%		1.38

### *"Active"* Listings in Chatham Boro

Number of Units: 41  
 Average List Price: \$1,212,098  
 Average Days on Market: 71

### *"Under Contract"* Listings in Chatham Boro

Number of Units: 32  
 Average List Price: \$1,1022,966  
 Average Days on Market: 60

# Chatham Boro 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	65	109	41	27	121	47	37	49	39	14			44
List Price	\$708,780	\$752,966	\$853,800	\$893,300	\$1,009,000	\$848,286	\$939,490	\$1,041,996	\$855,707	\$934,700			\$921,400
Sales Price	\$669,000	\$743,967	\$820,880	\$893,950	\$961,250	\$826,393	\$917,505	\$1,031,941	\$845,727	\$925,850			\$905,287
SP:LP%	94.92%	98.80%	96.81%	99.38%	94.85%	97.70%	98.01%	98.94%	98.61%	99.38%			98.24%
SP to AV	1.08	1.07	1.12	1.33	1.05	1.21	1.27	1.26	1.31	1.38			1.25
# Units Sold	5	3	5	10	4	7	20	23	14	10			101
3 Mo Rate of Ab	5.83	7.40	7.28	6.16	6.90	7.00	4.18	2.80	2.25	2.69			5.25
Active Listings	34	35	36	41	46	50	39	43	41	41			41
Under Contracts	8	16	19	11	20	31	37	20	31	32			23

## Flashback! YTD 2019 vs YTD 2020

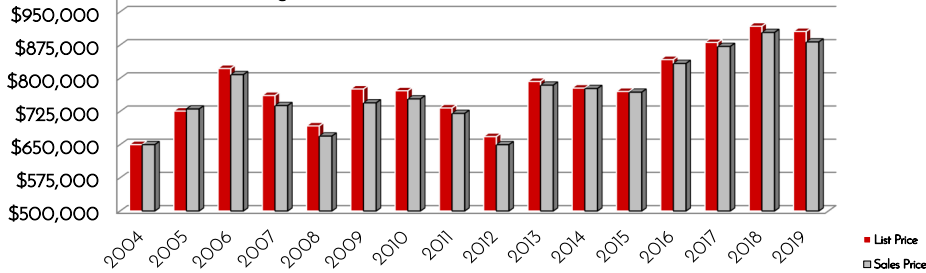
YTD	2019	2020	% Change
DOM	49	44	-10.40%
Sales Price	\$887,319	\$905,287	2.02%
LP:SP	98.05%	98.24%	0.19%
SP:AV	1.228	1.251	1.93%



YTD	2019	2020	% Change
# Units Sold	102	101	-0.98%
Rate of Ab 3 Mo	3.27	2.69	-17.74%
Actives	35	41	17.14%
Under Contracts	12	32	166.67%

## Chatham Boro Yearly Market Trends

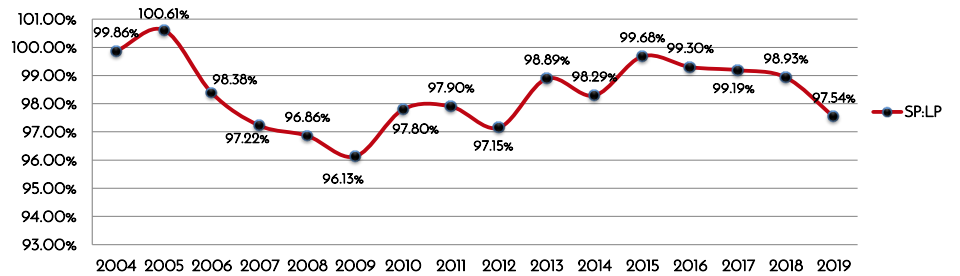
Average List Price vs. Sales Price



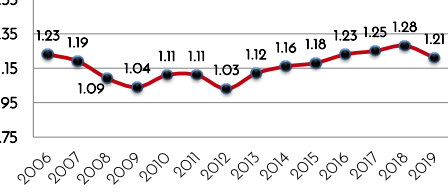
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,484	\$905,635
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895	\$903,470	\$882,057

## Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios

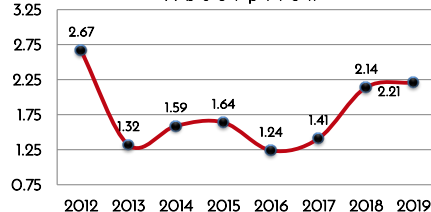


Sales Price to Assessed Value Ratio



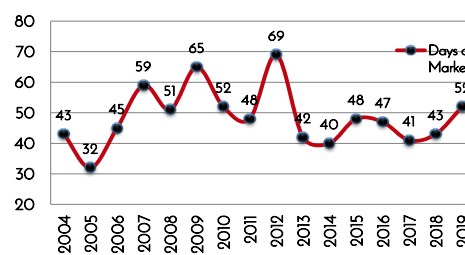
2006 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

