

# Chatham Boro

## November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Washington Avenue	Colonial	3	1.0	42	\$629,000	\$629,000	\$600,000	95.39%	\$522,300	1.15
2	32 Schindler Court	TwnEndUn	3	2.1	4	\$700,000	\$700,000	\$700,000	100.00%	\$536,300	1.31
3	9 Van Doren Avenue	Colonial	3	1.1	12	\$749,000	\$749,000	\$750,000	100.13%	\$634,900	1.18
4	14 Edgewood Road	CapeCod	3	2.0	22	\$800,000	\$800,000	\$762,000	95.25%	\$712,600	1.07
5	80 Washington Avenue	Colonial	3	2.1	7	\$789,000	\$789,000	\$811,000	102.79%	\$574,700	1.41
6	36 Inwood Road	Colonial	4	2.1	52	\$999,999	\$925,000	\$835,000	90.27%	\$749,000	1.11
7	31 Lincoln Avenue	Split Level	3	2.1	31	\$939,900	\$875,000	\$850,000	97.14%	\$756,300	1.12
8	8 Raymond Street	Colonial	4	2.1	115	\$949,000	\$895,000	\$860,000	96.09%	\$739,900	1.16
9	5 Dunbar Street	Colonial	4	2.1	50	\$999,900	\$899,000	\$874,000	97.22%	\$724,300	1.21
10	33 Parrott Mill Road	Custom	5	3.0	61	\$945,000	\$899,000	\$899,000	100.00%	\$630,000	1.43
11	23 Inwood Circle	Colonial	4	4.0	18	\$1,175,000	\$1,175,000	\$1,150,000	97.87%	\$965,000	1.19
12	14 Clark Street	Colonial	5	4.1	218	\$1,499,000	\$1,499,000	\$1,515,000	101.07%		
13	8 Orchard Road	Colonial	5	4.1	134	\$1,595,000	\$1,595,000	\$1,600,000	100.31%		
<b>AVERAGE</b>					59	\$982,292	\$956,077	\$938,923	97.96%		1.21

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

Number of Units: 30  
 Average List Price: \$1,101,267  
 Average Days on Market: 84

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

Number of Units: 41  
 Average List Price: \$1,166,241  
 Average Days on Market: 47

# 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	59		46
List Price	\$708,780	\$752,966	\$853,800	\$893,300	\$1,009,000	\$848,286	\$939,490	\$1,041,996	\$855,707	\$934,700	\$956,077		\$925,354
Sales Price	\$669,000	\$743,967	\$820,880	\$893,950	\$961,250	\$826,393	\$917,505	\$1,031,941	\$845,727	\$925,850	\$938,923		\$909,123
SP:LP%	94.92%	98.80%	96.81%	99.38%	94.85%	97.70%	98.01%	98.94%	98.61%	99.38%	97.96%		98.21%
SP to AV	1.08	1.07	1.12	1.33	1.05	1.21	1.27	1.26	1.31	1.38	1.21		1.25
# Units Sold	5	3	5	10	4	7	20	23	14	10	13		114
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	2.48		5.00
Active Listings	34	35	36	41	46	50	39	43	41	41	30		40
Under Contracts	8	16	19	11	20	31	37	20	31	32	41		24

## Flashback! YTD 2019 vs YTD 2020

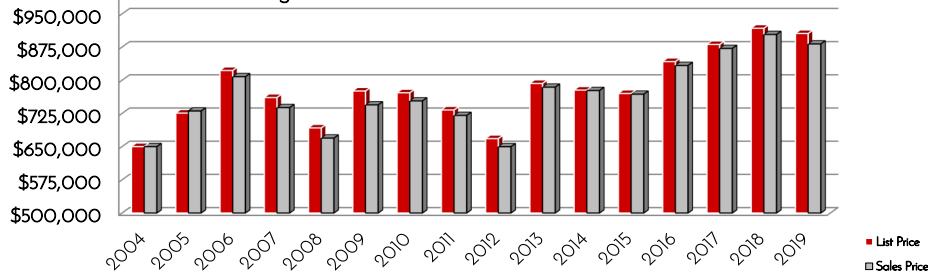
YTD	2019	2020	% Change
DOM	50	46	-8.65%
Sales Price	\$883,325	\$909,123	2.92%
LP:SP	97.80%	98.21%	0.41%
SP:AV	1.219	1.247	2.31%



YTD	2019	2020	% Change
# Units Sold	108	114	5.56%
Rate of Ab 3 Mo	3.75	2.48	-33.87%
Actives	26	30	15.38%
Under Contracts	7	41	485.71%

## Chatham Boro Yearly Market Trends

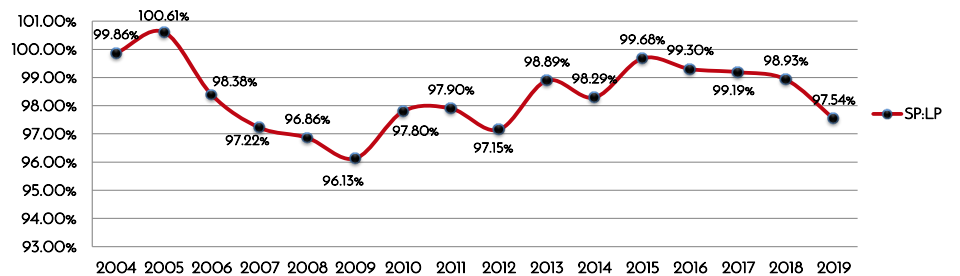
Average List Price vs. Sales Price



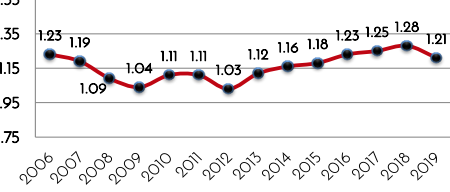
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$650,014	\$725,801	\$822,801	\$853,800	\$775,672	\$732,853	\$771,652	\$732,853	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,484	\$905,635	\$905,635
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$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

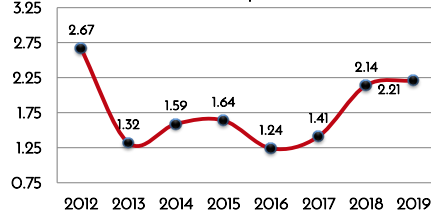


Sales Price to Assessed Value Ratio



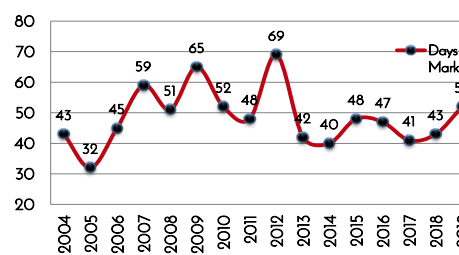
2006 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

