

Chatham Boro

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Girard Avenue	Victorian	3	2.0	3	\$639,000	\$639,000	\$680,000	106.42%	\$520,600	1.31
2	49 N Summit Avenue	Colonial	4	2.0	59	\$729,000	\$719,000	\$710,000	98.75%	\$549,100	1.29
3	49 Weston Avenue	Colonial	4	2.1	11	\$800,000	\$800,000	\$855,000	106.88%		
4	10 E Coleman Avenue	Colonial	4	3.1	34	\$949,000	\$899,000	\$875,000	97.33%	\$675,200	1.30
5	64 Van Doren Avenue	Colonial	3	1.1	13	\$849,000	\$849,000	\$902,100	106.25%	\$678,100	1.33
6	45 Essex Road	Colonial	4	3.0	25	\$989,000	\$989,000	\$945,000	95.55%	\$898,700	1.05
7	254 Fairmont Avenue	Colonial	4	3.1	68	\$1,029,000	\$1,029,000	\$957,000	93.00%	\$1,100,000	0.87
8	271 Fairmont Avenue	Custom	6	3.0	7	\$895,000	\$895,000	\$979,250	109.41%	\$699,800	1.40
9	18 Garden Avenue	Colonial	4	3.1	27	\$1,199,000	\$1,199,000	\$1,120,000	93.41%		
10	34 Essex Road	Colonial	4	3.1	54	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
11	56 Garden Avenue	Colonial	5	4.1	14	\$1,350,000	\$1,350,000	\$1,322,500	97.96%	\$860,400	1.54
12	29 Weston Avenue	Colonial	4	3.1	147	\$1,429,000	\$1,429,000	\$1,400,000	97.97%		
13	19 Orchard Road	Colonial	5	4.1	13	\$1,499,000	\$1,499,000	\$1,425,000	95.06%		
14	35 Oak Drive	Colonial	5	3.2	12	\$1,775,000	\$1,775,000	\$1,880,000	105.92%	\$1,400,000	1.34
15	76 Chandler Road	Colonial	5	3.2	15	\$1,899,000	\$1,899,000	\$2,030,000	106.90%	\$1,546,800	1.31
16	41 Dellwood Avenue	Colonial	6	5.1	29	\$2,299,999	\$2,299,999	\$2,212,500	96.20%		
AVERAGE					33	\$1,220,625	\$1,216,875	\$1,218,334	100.44%		1.27

"Active" Listings in Chatham Boro

Number of Units: 26
 Average List Price: \$1,024,992
 Average Days on Market: 38

"Under Contract" Listings in Chatham Boro

Number of Units: 27
 Average List Price: \$1,172,893
 Average Days on Market: 66

Chatham Boro 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33												33
List Price	\$1,216,875												\$1,216,875
Sales Price	\$1,218,334												\$1,218,334
SP:LP%	100.44%												100.44%
SP to AV	1.27												1.27
# Units Sold	16												16
3 Mo Rate of Ab	1.63												1.63
Active Listings	26												26
Under Contracts	27												27

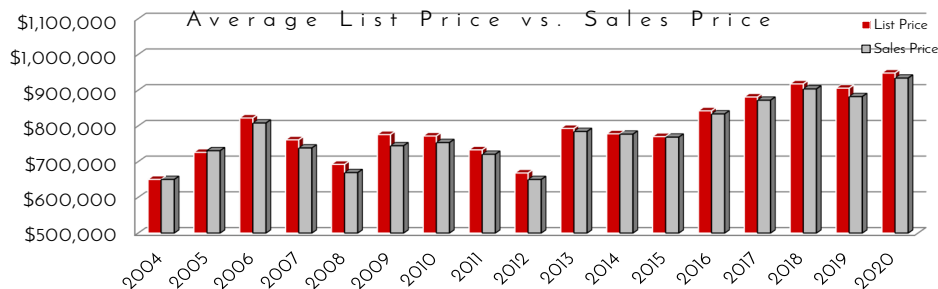
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	65	33	-48.63%
Sales Price	\$669,000	\$1,218,334	82.11%
LP:SP	108.00%	100.44%	-7.00%
SP:AV	1.080	1.274	17.96%

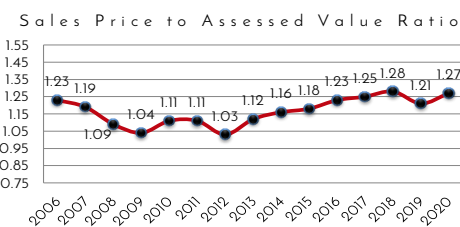


YTD	2020	2021	% Change
# Units Sold	5	16	220.00%
Rate of Ab 3 Mo	5.83	1.63	-72.04%
Actives	34	26	-23.53%
Under Contracts	8	27	237.50%

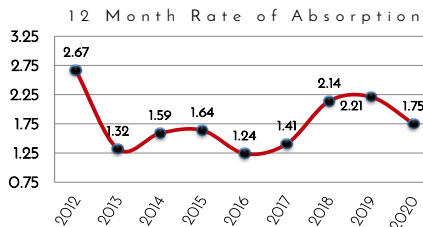
Chatham Boro Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	\$905,635	\$947,912
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	\$933,858



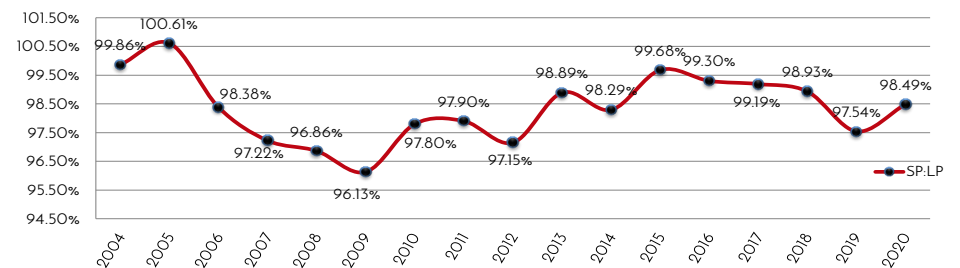
2006 Tax Re-Evaluation



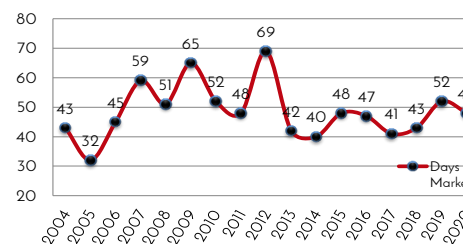
Data only available until 2012

Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

