

Chatham Boro

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Willow Street	Colonial	3	1.1	61	\$640,000	\$640,000	\$675,000	105.47%	\$542,200	1.24
2	149 Center Avenue	Colonial	3	2.0	13	\$699,000	\$699,000	\$700,000	100.14%	\$524,600	1.33
3	257 Fairmont Avenue	Custom	4	3.0	34	\$749,000	\$749,000	\$735,000	98.13%	\$595,800	1.23
4	12 Van Doren Avenue	CapeCod	4	2.0	10	\$799,000	\$799,000	\$799,000	100.00%	\$615,000	1.30
5	3 Edgehill Avenue	Colonial	4	2.1	24	\$875,000	\$875,000	\$850,000	97.14%	\$891,700	0.95
6	74 Garden Avenue	Colonial	5	3.0	118	\$1,149,000	\$999,999	\$990,000	99.00%		
7	16 Garden Avenue	Colonial	4	3.1	32	\$1,150,000	\$1,150,000	\$1,150,000	100.00%		
8	93 Chatham Street	CapeCod	4	2.1	16	\$1,169,000	\$1,169,000	\$1,230,000	105.22%	\$818,000	1.50
9	12 Edgehill Avenue	Colonial	4	4.0	111	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$940,600	1.44
10	42 Maple Street	Colonial	5	4.2	16	\$1,499,000	\$1,499,000	\$1,415,000	94.40%		
11	148 Watchung Avenue	Colonial	5	3.1	14	\$1,399,000	\$1,399,000	\$1,510,148	107.94%	\$907,400	1.66
12	190 Washington Avenue	Colonial	5	4.1	29	\$2,000,000	\$2,000,000	\$2,075,000	103.75%	\$1,650,000	1.26
AVERAGE					40	\$1,123,167	\$1,110,750	\$1,123,262	100.93%		1.33

"Active" Listings in Chatham Boro

Number of Units: 20
 Average List Price: \$1,273,095
 Average Days on Market: 40

"Under Contract" Listings in Chatham Boro

Number of Units: 33
 Average List Price: \$1,042,232
 Average Days on Market: 61

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	40											36
List Price	\$1,216,875	\$1,110,750											\$1,171,393
Sales Price	\$1,218,334	\$1,123,262											\$1,177,589
SP:LP%	100.44%	100.93%											100.65%
SP to AV	1.27	1.33											1.30
# Units Sold	16	12											28
3 Mo Rate of Ab	1.63	1.41											1.52
Active Listings	26	20											23
Under Contracts	27	33											30

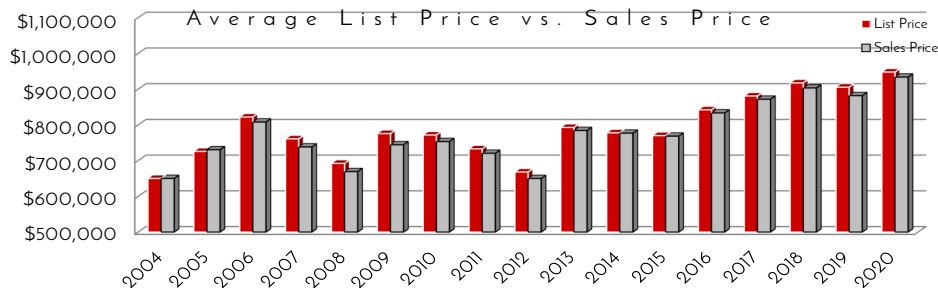
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	81	36	-55.58%
Sales Price	\$697,113	\$1,177,589	68.92%
LP:SP	96.37%	100.65%	4.44%
SP:AV	1.078	1.298	20.47%

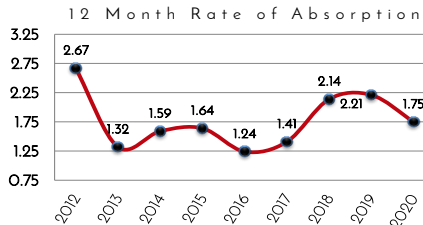
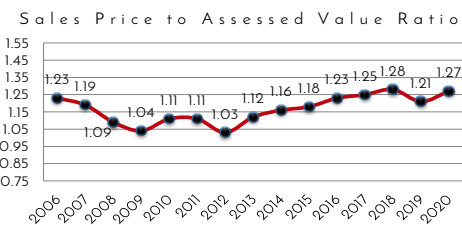


YTD	2020	2021	% Change
# Units Sold	8	28	250.00%
Rate of Ab 3 Mo	7.60	1.41	-81.45%
Actives	35	20	-42.86%
Under Contracts	16	33	106.25%

Chatham Boro Yearly Market Trends

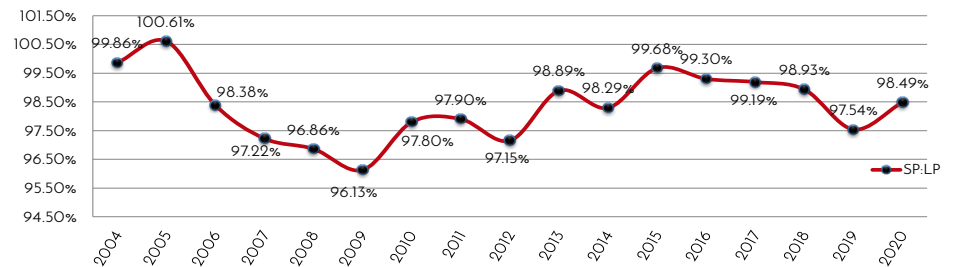


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$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

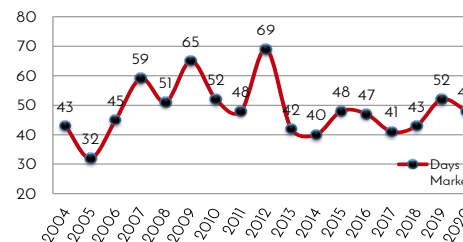


Chatham Boro Yearly Market Trends

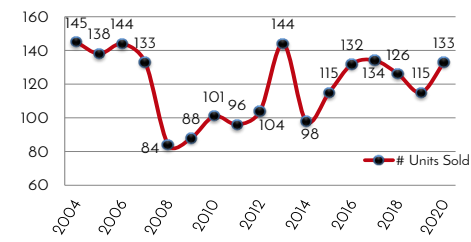
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



2006 Tax Re-Evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.