

C h a t h a m B o r o

J u l y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street Unit 42	OneFloor	2	1.0	16	\$310,000	\$310,000	\$311,000	100.32%	\$253,900	1.22
2	380 Main Street Unit 6	OneFloor	2	1.0	20	\$315,000	\$315,000	\$318,000	100.95%	\$263,300	1.21
3	24 Bridge Street	CapeCod	2	2.0	33	\$529,000	\$529,000	\$505,000	95.46%	\$526,800	0.96
4	63 Tallmadge Avenue	Colonial	3	1.1	93	\$585,000	\$540,000	\$518,000	95.93%	\$450,600	1.15
5	90 N Passaic Avenue	Colonial	3	1.1	11	\$675,000	\$675,000	\$685,000	101.48%	\$437,300	1.57
6	59 N Hillside Avenue	Colonial	3	1.1	13	\$724,900	\$724,900	\$725,000	100.01%	\$522,800	1.39
7	6 Lincoln Avenue	Colonial	3	1.1	23	\$789,000	\$789,000	\$774,500	98.16%	\$636,900	1.22
8	100 Chatham Street	Colonial	3	1.1	32	\$900,000	\$900,000	\$865,000	96.11%	\$701,000	1.23
9	61 Coleman Avenue	CapeCod	4	2.0	10	\$819,000	\$819,000	\$874,000	106.72%	\$684,300	1.28
10	150 Center Avenue	Colonial	4	3.1	91	\$1,225,000	\$1,225,000	\$1,220,000	99.59%		
11	253 Washington Avenue	Colonial	4	2.1	49	\$1,295,000	\$1,295,000	\$1,265,000	97.68%	\$1,078,400	1.17
12	13 Lum Avenue	Colonial	4	4.1	7	\$1,250,000	\$1,250,000	\$1,265,000	101.20%	\$1,017,900	1.24
13	66 Fairmount Avenue	Colonial	4	4.1	14	\$1,329,000	\$1,329,000	\$1,322,000	99.47%	\$889,800	1.49
14	257 Washington Avenue	Colonial	4	2.1	16	\$1,469,000	\$1,469,000	\$1,450,000	98.71%	\$1,141,000	1.27
15	29 Highland Avenue	Colonial	6	5.1	70	\$1,999,999	\$1,899,000	\$1,800,000	94.79%	\$1,719,300	1.05
AVERAGE					33	\$947,660	\$937,927	\$926,500	99.11%		1.25

"ACTIVE" Listings in Chatham Boro

Number of Units: 30
Average List Price: \$1,157,977
Average Days on Market: 79

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 17
Average List Price: \$1,008,694
Average Days on Market: 32

Chatham Boro 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	70	77	40	48	18	28	33						40
List Price	\$798,062	\$726,875	\$657,000	\$910,500	\$799,567	\$950,175	\$937,927						\$848,832
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736	\$801,952	\$970,953	\$926,500						\$844,140
Sales Price as a % of List Price	99.15%	96.62%	94.87%	99.63%	99.93%	103.17%	99.11%						99.59%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23	1.26	1.30	1.25						1.23
# Units Sold	13	8	6	14	21	16	15						93
Active Listings	13	20	28	33	36	36	30						28
Under Contracts	18	26	32	31	26	22	17						25

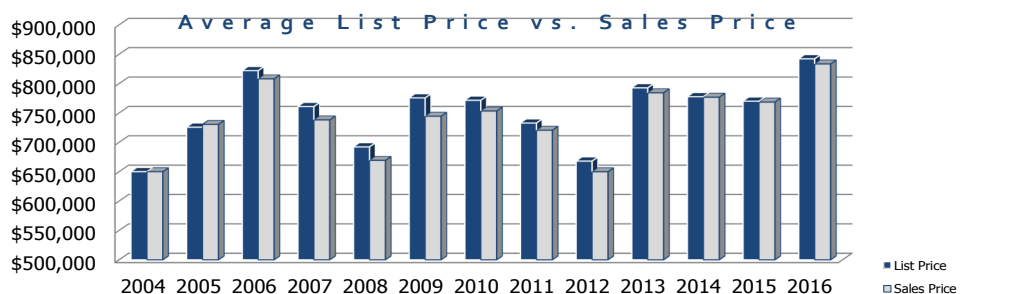
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	40	40	0.71%
Sales Price	\$857,197	\$844,140	-1.52%
Sales Price to Assessed Value	1.25	1.23	-1.02%



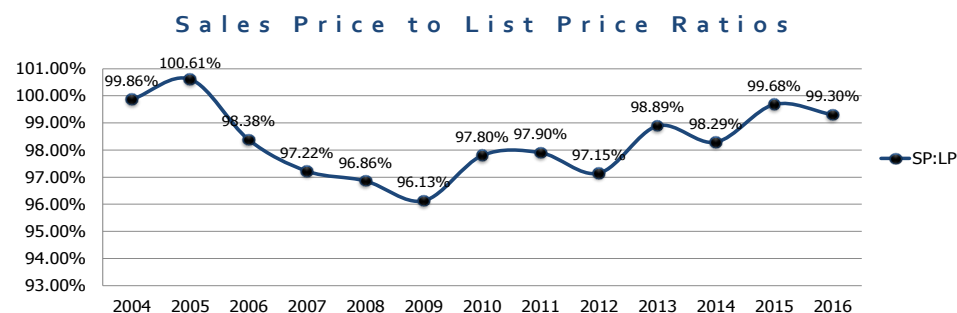
	2016	2017	% Change
# Units Sold	76	93	22.37%
Active Listings	29	30	3.45%
Under Contracts	22	17	-22.73%

Chatham Boro Yearly Market Trends

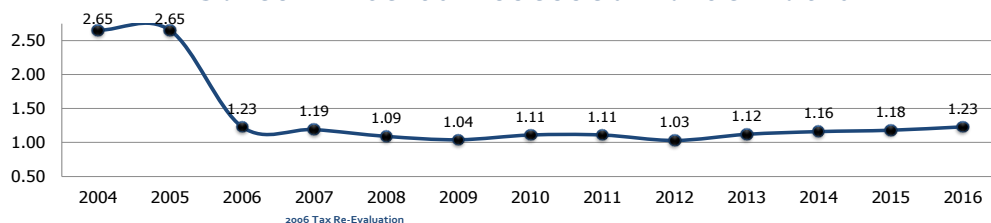


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375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

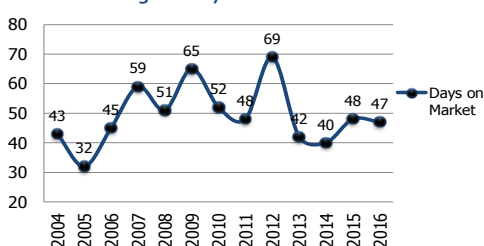
Chatham Boro Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

