

Chatham Boro

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street Unit 10	OneFloor	1	1.0	40	\$245,000	\$245,000	\$246,000	100.41%	\$228,100	1.08
2	71 Watchung Avenue	Colonial	3	1.1	84	\$529,000	\$529,000	\$503,000	95.09%	\$469,700	1.07
3	17 Duchamp Place	RanchExp	3	2.0	53	\$689,000	\$658,950	\$630,000	95.61%	\$522,200	1.21
4	57 Hedges Avenue	Colonial	3	2.1	11	\$659,900	\$659,900	\$649,000	98.35%	\$548,000	1.18
5	117 Center Avenue	CapeCod	3	2.0	12	\$719,000	\$719,000	\$705,000	98.05%	\$454,700	1.55
6	22 Oliver Street	Colonial	3	1.1	7	\$749,000	\$749,000	\$750,500	100.20%	\$559,500	1.34
7	71 Van Doren Avenue	Colonial	3	2.0	73	\$949,900	\$885,000	\$875,000	98.87%	\$733,100	1.19
8	53 Tallmadge Avenue	Custom	4	3.1	105	\$1,060,000	\$999,999	\$990,000	99.00%	\$518,400	1.91
9	22 Jackson Avenue	Colonial	4	2.1	8	\$1,080,000	\$1,080,000	\$1,080,000	100.00%	\$731,500	1.48
10	57 N Hillside Avenue	Colonial	5	3.1	42	\$1,459,000	\$1,459,000	\$1,459,000	100.00%		
AVERAGE					44	\$813,980	\$798,485	\$788,750	98.56%	\$529,467	1.33

"ACTIVE" Listings in Chatham Boro

Number of Units: 20
Average List Price: \$1,259,600
Average Days on Market: 79

"UNDER CONTRACT" Listings in Chatham Boro

Number of Units: 14
Average List Price: \$820,236
Average Days on Market: 81

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	31	51	62	44		41
List Price	\$798,062	\$726,875	\$657,000	\$910,500	\$799,567	\$950,175	\$937,927	\$1,030,483	\$954,500	\$864,500	\$798,485		\$867,843
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736	\$801,952	\$970,953	\$926,500	\$1,011,500	\$927,000	\$839,833	\$788,750		\$859,775
Sales Price as a % of List Price	99.15%	96.62%	94.87%	99.63%	99.93%	103.17%	99.11%	98.40%	97.46%	97.17%	98.56%		99.23%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23	1.26	1.30	1.25	1.26	1.29	1.32	1.33		1.25
# Units Sold	13	8	6	14	21	16	15	12	6	3	10		124
Active Listings	13	20	28	33	36	36	30	22	30	31	20		27
Under Contracts	18	26	32	31	26	22	17	8	10	17	14		20

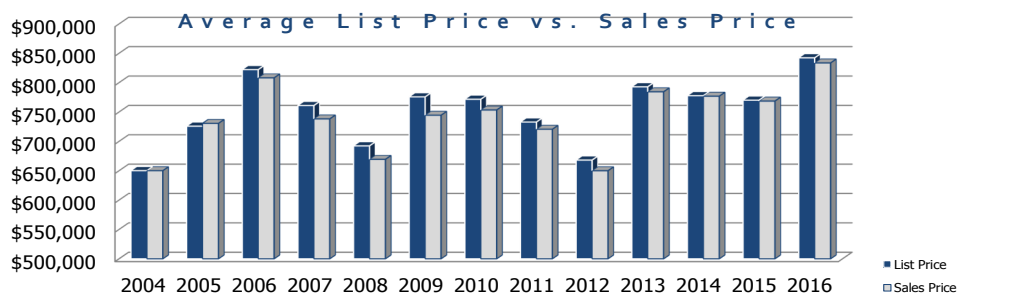
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	46	41	-12.27%
Sales Price	\$845,236	\$859,775	1.72%
Sales Price to Assessed Value	1.240	1.250	0.78%



	2016	2017	% Change
# Units Sold	122	124	1.64%
Active Listings	22	20	-9.09%
Under Contracts	25	14	-44.00%

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

