

# Chatham Boro

## January 2019 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	OneFloor	2	1.0	43	\$309,000	\$309,000	\$295,000	95.47%	\$253,900	1.16
2	149 Watchung Avenue	Colonial	4	1.1	78	\$639,000	\$615,000	\$615,000	100.00%	\$498,700	1.23
3	3 Schindler Court	TwndUn	3	2.1	18	\$729,000	\$729,000	\$700,000	96.02%	\$620,000	1.13
4	181 Hillside Avenue	Colonial	3	1.1	105	\$799,000	\$725,000	\$740,500	102.14%	\$562,100	1.32
5	20 Edgewood Road	Colonial	4	3.2	69	\$1,075,000	\$1,025,000	\$999,999	97.56%	\$733,200	1.36
6	34 Orchard Road	Colonial	5	4.1	209	\$1,749,000	\$1,749,000	\$1,650,000	94.34%		
AVERAGE					87	\$883,333	\$858,667	\$833,417	97.59%		1.24

### "Active" Listings in Chatham Boro

Number of Units: 33  
 Average List Price: \$975,709  
 Average Days on Market: 53

### "Under Contract" Listings in Chatham Boro

Number of Units: 10  
 Average List Price: \$763,600  
 Average Days on Market: 56

# Chatham Boro 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	87												87
List Price	\$858,667												\$ 858,667
Sales Price	\$833,417												\$ 833,417
SP:LP%	97.59%												97.59%
SP to AV	1.24												1.24
# Units Sold	6												6
3 Mo Rate of Ab	4.29												4.29
Active Listings	33												33
Under Contracts	10												10

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	91	87	-4.40%
Sales Price	\$738,200	\$833,417	12.90%
LP:SP	101.93%	97.59%	-4.26%
SP:AV	1.27	1.24	-2.03%

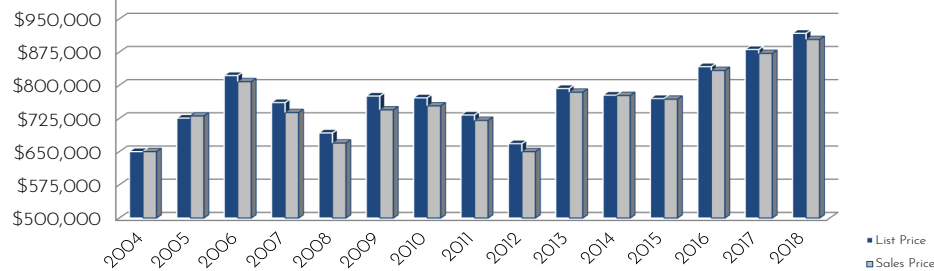
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2018	2019	% Change
# Units Sold	5	6	20.00%
Rate of Ab 3 Mo	2.77	4.29	54.87%
Actives	23	33	43.48%
Under Contracts	15	10	-33.33%

## Chatham Boro Yearly Market Trends

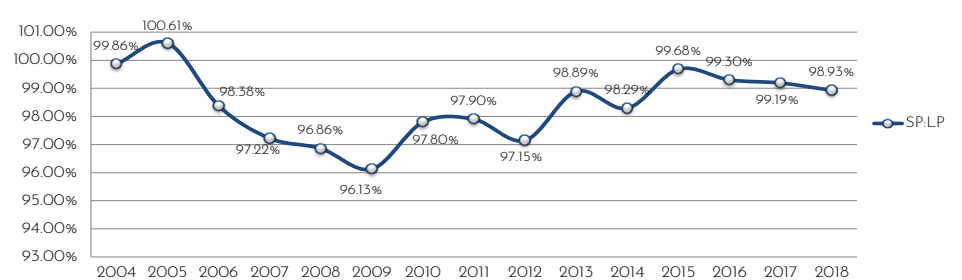
Average List Price vs. Sales Price



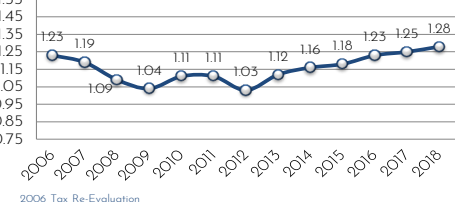
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895	\$903,470

## Chatham Boro Yearly Market Trends

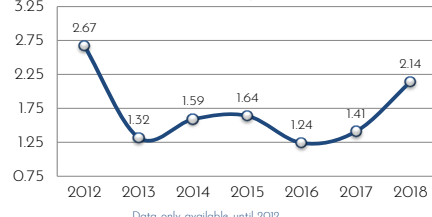
Sales Price to List Price Ratios



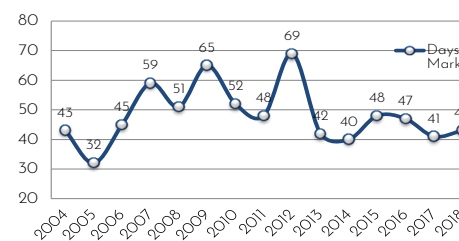
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

