

# Chatham Boro

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Myrtle Avenue	Colonial	3	1.0	21	\$425,000	\$425,000	\$360,000	84.71%	\$418,900	0.86
2	15 Pihlman Place	CapeCod	3	1.1	49	\$399,000	\$399,000	\$360,000	90.23%	\$436,800	0.82
3	50 Summit Avenue	Colonial	3	1.0	16	\$500,000	\$500,000	\$480,000	96.00%	\$427,500	1.12
4	77 Woodland Road	Colonial	4	2.0	22	\$560,000	\$560,000	\$530,000	94.64%	\$490,000	1.08
5	28 Summit Avenue	Colonial	3	1.1	14	\$579,000	\$579,000	\$560,000	96.72%	\$481,300	1.16
6	5 Garden Place	Colonial	3	1.1	14	\$589,000	\$589,000	\$570,000	96.77%	\$476,000	1.20
7	27 Parrott Mill Road	Bi-Level	4	2.0	9	\$585,000	\$585,000	\$640,000	109.40%	\$539,500	1.19
8	10 Lincoln Avenue	Colonial	3	1.1	28	\$629,900	\$629,900	\$665,000	105.57%	\$622,500	1.07
9	3 Fuller Avenue	CapeCod	3	2.0	9	\$659,000	\$659,000	\$675,000	102.43%	\$460,800	1.46
10	12 N Summit Avenue	Colonial	3	2.0	9	\$695,000	\$695,000	\$675,000	97.12%	\$530,800	1.27
11	48 Woodland Road	Bi-Level	4	2.0	14	\$675,000	\$675,000	\$695,000	102.96%	\$465,000	1.49
12	67 N Summit Avenue	Colonial	3	1.1	8	\$649,000	\$649,000	\$706,000	108.78%	\$500,500	1.41
13	8 Lincoln Avenue	Colonial	3	1.1	10	\$699,000	\$699,000	\$756,000	108.15%	\$638,500	1.18
14	132 Hillside Avenue	Colonial	3	2.1	10	\$799,000	\$799,000	\$800,000	100.13%	\$612,700	1.31
15	132 Center Avenue	Colonial	3	2.0	12	\$799,000	\$799,000	\$810,000	101.38%	\$544,200	1.49
16	55 Tallmadge Avenue	Custom	5	2.1	1	\$997,000	\$997,000	\$997,000	100.00%	\$665,300	1.50
17	44 Tallmadge Avenue	Colonial	4	2.1	15	\$997,000	\$997,000	\$1,080,000	108.32%	\$636,800	1.70
18	53 Highland Avenue	Colonial	4	3.1	21	\$1,299,000	\$1,199,000	\$1,190,000	99.25%	\$1,009,800	1.18
19	10 Tallmadge Avenue	Colonial	4	3.1	35	\$1,259,000	\$1,259,000	\$1,240,000	98.49%		
20	14 Lincoln Avenue	Colonial	4	3.1	7	\$1,302,000	\$1,302,000	\$1,302,000	100.00%		
21	28 Greenwood Avenue	Colonial	5	4.2	49	\$1,795,000	\$1,795,000	\$1,750,000	97.49%	\$1,193,700	1.47
AVERAGE					18	\$804,329	\$799,567	\$801,952	99.93%		1.26

## "ACTIVE" Listings in Chatham Boro

**Number of Units:** 36  
**Average List Price:** \$1,204,775  
**Average Days on Market:** 41

## "UNDER CONTRACT" Listings in Chatham Boro

**Number of Units:** 26  
**Average List Price:** \$1,019,762  
**Average Days on Market:** 31

# 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								45
List Price	\$798,062	\$726,875	\$657,000	\$910,500	\$799,567								\$801,124
Sales Price	\$796,192	\$698,938	\$617,833	\$898,736	\$801,952								\$791,489
Sales Price as a % of List Price	99.15%	96.62%	94.87%	99.63%	99.93%								98.78%
Sales Price to Assessed Value	1.24	1.16	1.10	1.23	1.26								1.22
# Units Sold	13	8	6	14	21								62
Active Listings	13	20	28	33	36								26
Under Contracts	18	26	32	31	26								27

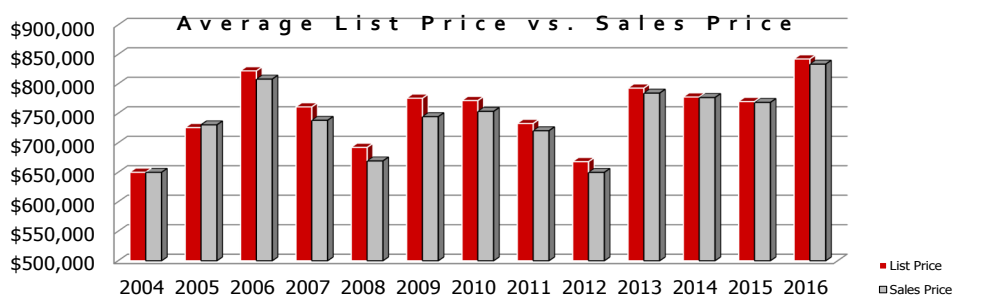
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	45	45	0.55%
Sales Price	\$932,630	\$791,489	-15.13%
Assessed Value to Sales Price	1.24	1.22	-1.55%



	2016	2017	% Change
# Units Sold	39	62	58.97%
Active Listings	42	36	-14.29%
Under Contracts	33	26	-21.21%

## Chatham Boro Yearly Market Trends

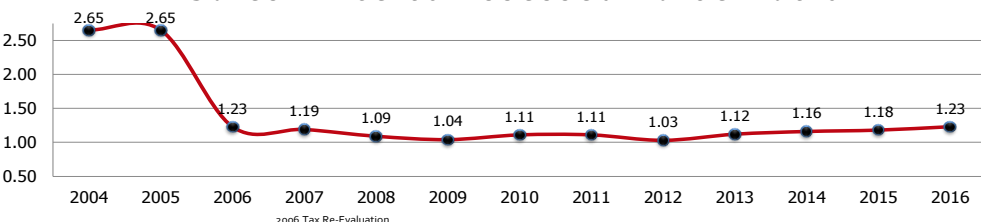


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375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

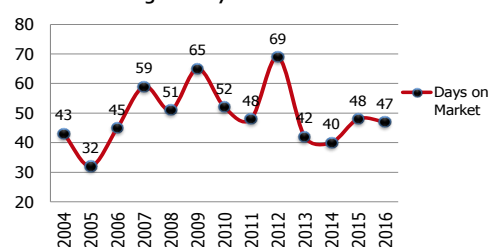
## Chatham Boro Yearly Market Trends



## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

