

# CHATHAM BORO

## Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	151 Fairmount Avenue	Colonial	4	3.2	100	\$1,795,000	\$1,795,000	\$1,680,000	93.59%	\$1,602,500
2	4 Chestnut Street	Colonial	5	4.1	19	\$1,399,000	\$1,399,000	\$1,350,000	96.50%	\$520,300
3	114 N. Passaic Avenue	Colonial	4	4.1	74	\$1,350,000	\$1,350,000	\$1,300,000	96.30%	\$0
4	22 Lincoln Avenue	Colonial	4	4.1	12	\$1,324,900	\$1,324,900	\$1,317,500	99.44%	\$610,000
5	6 John Street	Colonial	4	2.1	6	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$796,500
6	15 Highland Avenue	CapeCod	5	3	49	\$1,190,000	\$1,135,000	\$999,950	88.10%	\$962,300
7	13 Mercer Avenue	Colonial	4	2.1	15	\$1,165,000	\$1,165,000	\$1,145,000	98.28%	\$955,800
8	7 Inwood Road	Colonial	3	3	157	\$989,000	\$959,000	\$925,000	96.45%	\$845,600
9	14 Sussex Avenue	Colonial	3	2.1	49	\$950,000	\$899,000	\$852,000	94.77%	\$717,500
10	89 Lafayette Avenue	CapeCod	3	2	44	\$900,000	\$849,000	\$830,000	97.76%	\$565,700
11	2 Rose Terrace	Colonial	4	2.1	6	\$899,000	\$899,000	\$899,000	100.00%	\$773,400
12	24 Orchard Road	Colonial	4	2.1	13	\$875,000	\$875,000	\$915,000	104.57%	\$706,100
13	14 Somerset Avenue	Colonial	3	1.1	21	\$800,000	\$800,000	\$805,000	100.63%	\$669,900
14	10 Lafayette Place	Ranch	3	2.1	17	\$799,000	\$799,000	\$795,000	99.50%	\$646,800
15	17 Yale Street	Colonial	3	2	61	\$745,000	\$699,000	\$690,000	98.71%	\$531,500
16	16 University Avenue	Colonial	4	1.2	15	\$725,000	\$725,000	\$745,000	102.76%	\$526,100
17	119 Center Avenue	Colonial	3	1.1	43	\$719,000	\$700,000	\$675,000	96.43%	\$519,500
18	60 Garden Avenue	CapeCod	4	2	12	\$699,999	\$699,999	\$725,000	103.57%	\$487,700
19	67 N. Hillside Avenue	Colonial	3	2.1	10	\$650,000	\$650,000	\$736,000	113.23%	\$480,200
20	10 Woodland Road	CapeCod	4	2	9	\$650,000	\$650,000	\$650,000	100.00%	\$445,000
21	27 Girard Avenue	Bi-Level	4	1.1	42	\$629,000	\$629,000	\$600,000	95.39%	\$527,100
22	12 Pihlman Place	Colonial	3	1.1	21	\$612,000	\$612,000	\$651,000	106.37%	\$512,500
23	50 Kings Road	Colonial	3	1.1	14	\$429,900	\$429,900	\$430,000	100.02%	\$426,000
24	27 Ellers Drive	Ranch	3	1	0	\$599,000	\$599,000	\$592,000	98.83%	\$407,800

### "ACTIVE" Listings in Chatham Boro

as of 06/30/2018

Number of Units: 34  
 Average List Price: \$1,152,797  
 Average Days on Market: 53

### "UNDER CONTRACT" Listings in Chatham Boro

as of 06/30/2018

Number of Units: 20  
 Average List Price: \$1,037,595  
 Average Days on Market: 36

## Chatham Boro 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	6	2	7	17	10	24							7
Active Listings	4	7	14	28	14	16							11
Avg List Price	\$820,975	\$965,985	\$1,101,778	\$1,038,710	\$1,157,642	\$1,048,100							\$847,515
Avg Sales Price	\$671,333	\$677,000	\$984,626	\$875,176	\$1,070,049	\$898,227							\$713,031
Days on Market	111	51	90	26	32	33							52
Sales Price as % of List Price	81.77%	70.08%	89.37%	84.26%	92.43%	85.70%							69.65%
Under Contract	0	2	10	26	15	10							9

### 1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	79	66	-16.46%
Avg. Days on Market	41	45	9.76%
Avg. Sales Price	\$829,336	\$896,948	8.15%



### Chatham Boro Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$777,744	\$768,382	\$841,063	\$867,260
SP	\$774,812	\$776,463	\$832,529	\$858,662
LP to SP Ratio	99.62%	101.05%	98.99%	99.01%

