

# Chatham Boro

## December 2020 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 23	OneFloor	2	1.0	39	\$325,000	\$325,000	\$310,000	95.38%	\$266,400	1.16
2	104 Watchung Avenue	Colonial	4	2.1	11	\$550,000	\$550,000	\$600,000	109.09%	\$694,100	0.86
3	20 Cornell Place	Split Level	3	2.0	8	\$699,999	\$699,999	\$705,000	100.71%	\$531,600	1.33
4	15 Woodland Road	CapeCod	4	2.0	12	\$699,000	\$699,000	\$725,000	103.72%	\$509,800	1.42
5	109 Center Avenue	CapeCod	3	2.1	8	\$735,000	\$735,000	\$764,000	103.95%	\$530,700	1.44
6	141 Hillside Avenue	Colonial	4	2.1	245	\$1,099,900	\$800,000	\$780,000	97.50%	\$591,800	1.32
7	6 Dempster Road	Colonial	4	2.1	43	\$869,000	\$825,000	\$807,500	97.88%	\$543,300	1.49
8	9 Lafayette Place	Colonial	3	1.2	12	\$849,000	\$849,000	\$852,000	100.35%	\$872,500	0.98
9	102 Chatham Street	Colonial	4	2.1	40	\$989,000	\$965,000	\$965,000	100.00%	\$802,500	1.20
10	55 Lincoln Avenue	Colonial	3	2.1	6	\$1,079,000	\$1,079,000	\$1,079,000	100.00%	\$746,900	1.44
11	41 Washington Avenue	Colonial	5	3.1	28	\$1,199,000	\$1,199,000	\$1,179,000	98.33%	\$1,008,300	1.17
12	21 Chatham Street	Colonial	4	3.1	37	\$1,249,000	\$1,199,000	\$1,199,000	100.00%	\$669,400	1.79
13	146 N Passaic Avenue	Colonial	4	3.1	69	\$1,295,000	\$1,295,000	\$1,200,000	92.66%	\$767,600	1.56
14	87 Elmwood Avenue	Colonial	4	3.1	5	\$1,194,900	\$1,194,900	\$1,225,000	102.52%	\$645,100	1.90
15	33 Jackson Avenue	Colonial	4	3.1	12	\$1,295,000	\$1,295,000	\$1,350,000	104.25%	\$838,400	1.61
16	12 Clark Street	Colonial	5	4.1	198	\$1,499,000	\$1,499,000	\$1,475,000	98.40%	\$999,999	1.48
17	26 Lum Avenue	Colonial	5	3.2	70	\$1,579,000	\$1,579,000	\$1,545,000	97.85%		
18	37 Elmwood Avenue	Colonial	5	4.1	8	\$1,799,000	\$1,799,000	\$1,800,000	100.06%	\$1,160,500	1.55
19	243 Hillside Avenue	Contemp	5	5.2	351	\$2,450,000	\$1,995,000	\$2,000,000	100.25%		
AVERAGE					63	\$1,129,200	\$1,083,258	\$1,082,132	100.15%		1.39

### "Active" Listings in Chatham Boro

Number of Units: 21  
 Average List Price: \$1,079,329  
 Average Days on Market: 106

### "Under Contract" Listings in Chatham Boro

Number of Units: 34  
 Average List Price: \$1,137,059  
 Average Days on Market: 41

# Chatham Boro 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	65	109	41	27	121	47	37	49	39	14	59	63	48
List Price	\$708,780	\$752,966	\$853,800	\$893,300	\$1,009,000	\$848,286	\$939,490	\$1,041,996	\$855,707	\$934,700	\$956,077	\$1,083,258	\$947,912
Sales Price	\$669,000	\$743,967	\$820,880	\$893,950	\$961,250	\$826,393	\$917,505	\$1,031,941	\$845,727	\$925,850	\$938,923	\$1,082,132	\$933,838
SP:LP%	94.92%	98.80%	96.81%	99.38%	94.85%	97.70%	98.01%	98.94%	98.61%	99.38%	97.96%	100.15%	98.49%
SP to AV	1.08	1.07	1.12	1.33	1.05	1.21	1.27	1.26	1.31	1.38	1.21	1.39	1.27
# Units Sold	5	3	5	10	4	7	20	23	14	10	13	19	133
3 Mo Rate of Ab	5.83	7.40	7.28	6.16	6.90	7.00	4.18	2.80	2.25	2.69	2.48	1.43	4.70
Active Listings	34	35	36	41	46	50	39	43	41	41	30	21	38
Under Contracts	8	16	19	11	20	31	37	20	31	32	41	34	25

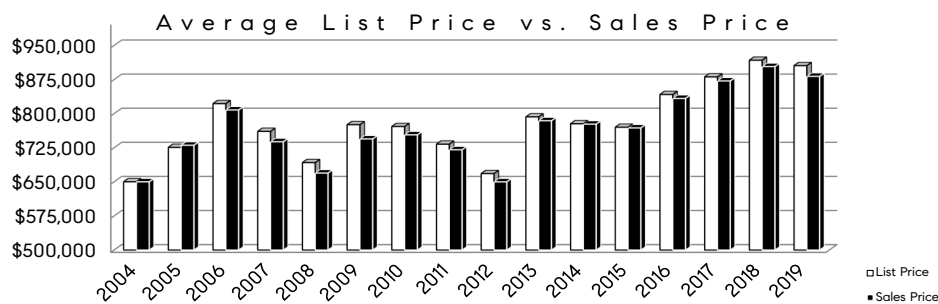
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	52	48	-7.23%
Sales Price	\$882,057	\$933,838	5.87%
LP:SP	97.54%	98.49%	0.97%
SP:AV	1.212	1.269	4.72%

**COMPASS**

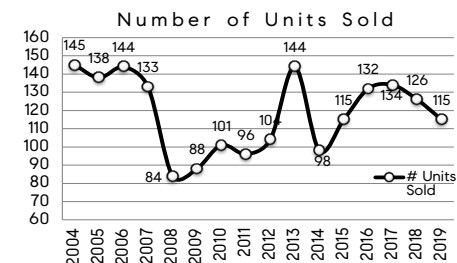
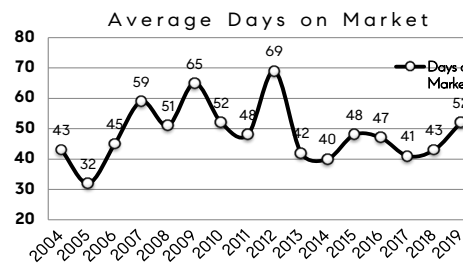
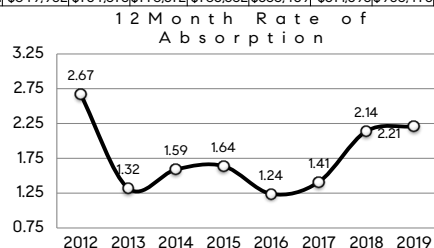
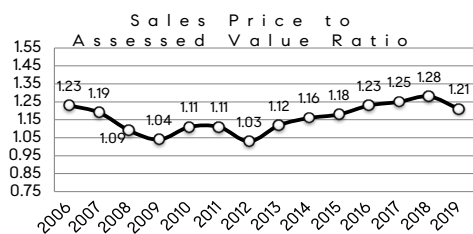
YTD	2019	2020	% Change
# Units Sold	115	133	15.65%
Rate of Ab 3 Mo	3.50	1.43	-59.14%
Actives	22	21	-4.55%
Under Contracts	7	34	385.71%

## Chatham Boro Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	\$905,635
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	\$882,057

## Chatham Boro Yearly Market Trends



2006 Tax Re-Evaluation  
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.