

# Chatham Boro

## February 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 Unit 46 | OneFloor | 1      | 1.0   | 52  | \$260,000        | \$245,000   | \$240,000   | 97.96%  | \$228,100        | 1.05  |
| 2              | 548 Main Street         | Colonial | 3      | 1.0   | 21  | \$390,000        | \$390,000   | \$390,000   | 100.00% | \$370,000        | 1.05  |
| 3              | 11 Vive Street          | Colonial | 3      | 2.0   | 109 | \$549,000        | \$525,000   | \$505,000   | 96.19%  | \$497,600        | 1.01  |
| 4              | 16 Orchard Road         | Colonial | 3      | 2.1   | 179 | \$674,900        | \$599,999   | \$607,800   | 101.30% | \$559,300        | 1.09  |
| 5              | 166 Center Avenue       | SplitLev | 3      | 1.1   | 44  | \$649,000        | \$649,000   | \$650,000   | 100.15% | \$518,100        | 1.25  |
| 6              | 18 W Coleman Avenue     | Colonial | 3      | 1.1   | 12  | \$750,000        | \$750,000   | \$749,500   | 99.93%  | \$580,400        | 1.29  |
| 7              | 42 Van Doren Avenue     | Colonial | 4      | 3.1   | 9   | \$1,079,000      | \$1,079,000 | \$1,090,000 | 101.02% | \$741,500        | 1.47  |
| 8              | 19 Carmine Street       | Colonial | 5      | 4.1   | 70  | \$1,299,000      | \$1,249,000 | \$1,249,000 | 100.00% |                  |       |
| 9              | 214 Washington Avenue   | Colonial | 5      | 3.2   | 54  | \$2,150,000      | \$2,150,000 | \$2,000,000 | 93.02%  | \$1,765,500      | 1.13  |
| <b>AVERAGE</b> |                         |          |        |       | 61  | \$866,767        | \$848,555   | \$831,256   | 98.84%  |                  | 1.17  |

### *"Active"* Listings in Chatham Boro

Number of Units: 37  
 Average List Price: \$993,832  
 Average Days on Market: 66

### *"Under Contract"* Listings in Chatham Boro

Number of Units: 11  
 Average List Price: \$915,064  
 Average Days on Market: 30

# 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        | 61        |       |       |     |      |      |        |           |         |          |          | 71         |
| List Price      | \$858,667 | \$848,555 |       |       |     |      |      |        |           |         |          |          | \$ 852,600 |
| Sales Price     | \$833,417 | \$831,256 |       |       |     |      |      |        |           |         |          |          | \$ 832,120 |
| SP:LP%          | 97.59%    | 98.84%    |       |       |     |      |      |        |           |         |          |          | 98.34%     |
| SP to AV        | 1.24      | 1.17      |       |       |     |      |      |        |           |         |          |          | 1.20       |
| # Units Sold    | 6         | 9         |       |       |     |      |      |        |           |         |          |          | 15         |
| 3 Mo Rate of Ab | 4.29      | 5.22      |       |       |     |      |      |        |           |         |          |          | 4.76       |
| Active Listings | 33        | 37        |       |       |     |      |      |        |           |         |          |          | 35         |
| Under Contracts | 10        | 11        |       |       |     |      |      |        |           |         |          |          | 11         |

## Flashback! YTD 2018 vs YTD 2019

| YTD         | 2018      | 2019      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 80        | 71        | -10.35%  |
| Sales Price | \$714,429 | \$832,120 | 16.47%   |
| LP:SP       | 100.43%   | 98.34%    | -2.08%   |
| SP:AV       | 1.25      | 1.20      | -4.39%   |



| YTD             | 2018 | 2019 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 7    | 15   | 114.29%  |
| Rate of Ab 3 Mo | 4.29 | 5.22 | 21.68%   |
| Actives         | 30   | 37   | 23.33%   |
| Under Contracts | 21   | 11   | -47.62%  |

## Chatham Boro Yearly Market Trends



|    | 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

