

Chatham Boro

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	94 Elmwood Avenue	Ranch	3	1.0	45	\$599,999	\$599,999	\$525,000	87.50%	\$492,800	1.07
2	32 Maple Street	Ranch	2	2.1	35	\$599,900	\$559,000	\$530,000	94.81%	\$543,100	0.98
3	82 Lafayette Avenue	Colonial	3	1.1	99	\$675,000	\$649,999	\$650,000	100.00%	\$557,500	1.17
4	184 N Passaic Avenue	Tudor	4	2.1	121	\$829,000	\$720,000	\$695,000	96.53%		
5	60 Lafayette Avenue	CapeCod	4	2.0	37	\$789,000	\$699,000	\$720,000	103.00%	\$511,200	1.41
6	171 Watchung Avenue	CapeCod	3	2.1	9	\$729,900	\$729,900	\$729,900	100.00%	\$507,700	1.44
7	35 N Summit Avenue	Colonial	3	2.0	21	\$799,999	\$799,999	\$780,000	97.50%	\$580,800	1.34
8	37 Maple Street	Colonial	4	3.0	24	\$810,000	\$810,000	\$800,000	98.77%	\$549,700	1.46
9	11 Hedges Avenue	Colonial	3	2.1	19	\$800,000	\$800,000	\$851,276	106.41%	\$621,200	1.37
10	30 E Coleman Avenue	Tudor	3	2.1	5	\$850,000	\$850,000	\$880,000	103.53%	\$684,100	1.29
11	15 N Summit Avenue	Colonial	5	2.1	46	\$899,000	\$899,000	\$899,000	100.00%		
12	32 N Hillside Avenue	Colonial	4	2.1	17	\$939,000	\$939,000	\$900,000	95.85%	\$560,600	1.61
13	66 Fairmont Avenue	Colonial	4	4.1	65	\$1,369,000	\$1,329,000	\$1,285,000	96.69%		
14	6 Orchard Road	Colonial	5	4.1	1	\$1,595,000	\$1,595,000	\$1,595,000	100.00%		
AVERAGE					39	\$877,486	\$855,707	\$845,727	98.61%		1.31

"Active" Listings in Chatham Boro

Number of Units: 41
 Average List Price: \$1,249,510
 Average Days on Market: 65

"Under Contract" Listings in Chatham Boro

Number of Units: 31
 Average List Price: \$1,130,029
 Average Days on Market: 49



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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				48
List Price	\$708,780	\$752,966	\$853,800	\$893,300	\$1,009,000	\$848,286	\$939,490	\$1,041,996	\$855,707				\$919,938
Sales Price	\$669,000	\$743,967	\$820,880	\$893,950	\$961,250	\$826,393	\$917,505	\$1,031,941	\$845,727				\$903,027
SP:LP%	94.92%	98.80%	96.81%	99.38%	94.85%	97.70%	98.01%	98.94%	98.61%				98.12%
SP to AV	1.08	1.07	1.12	1.33	1.05	1.21	1.27	1.26	1.31				1.24
# Units Sold	5	3	5	10	4	7	20	23	14				91
3 Mo Rate of Ab	5.83	7.40	7.28	6.16	6.90	7.00	4.18	2.80	2.25				5.53
Active Listings	34	35	36	41	46	50	39	43	41				41
Under Contracts	8	16	19	11	20	31	37	20	31				21

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	51	48	-6.22%
Sales Price	\$900,458	\$903,027	0.29%
LP:SP	97.78%	98.12%	0.35%
SP:AV	1.227	1.240	1.04%



YTD	2019	2020	% Change
# Units Sold	95	91	-4.21%
Rate of Ab 3 Mo	3.14	2.25	-28.34%
Actives	46	41	-10.87%
Under Contracts	11	31	181.82%

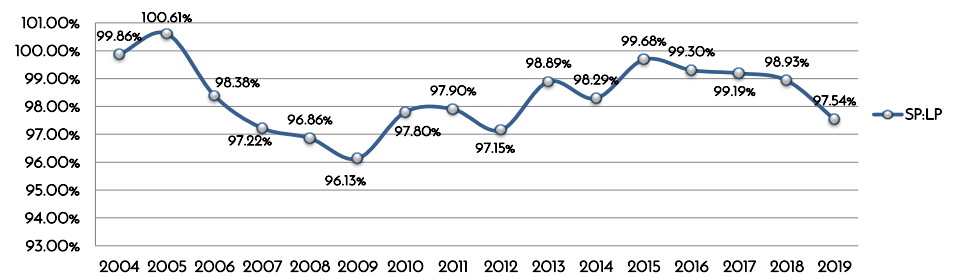
Chatham Boro Yearly Market Trends

Average List Price vs. Sales Price



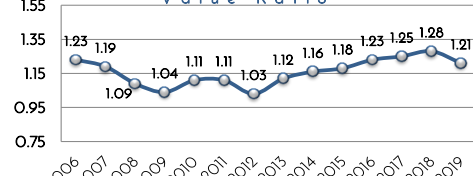
Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios

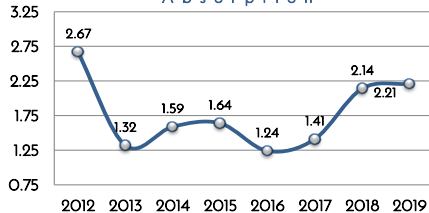


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$731,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635
SP	\$650,014	\$730,529	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895	\$903,470	\$882,057

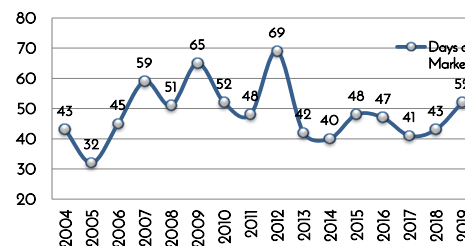
Sales Price to Assessed Value Ratio



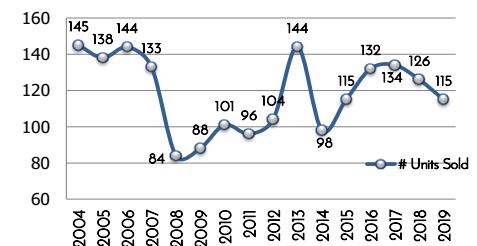
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



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