

CHATHAM BORO

MORRIS COUNTY

MONTHLY AREA REPORT

AUGUST 2018

ALL PROPERTY TYPES (SFH & CONDOS/TOWNHOMES)



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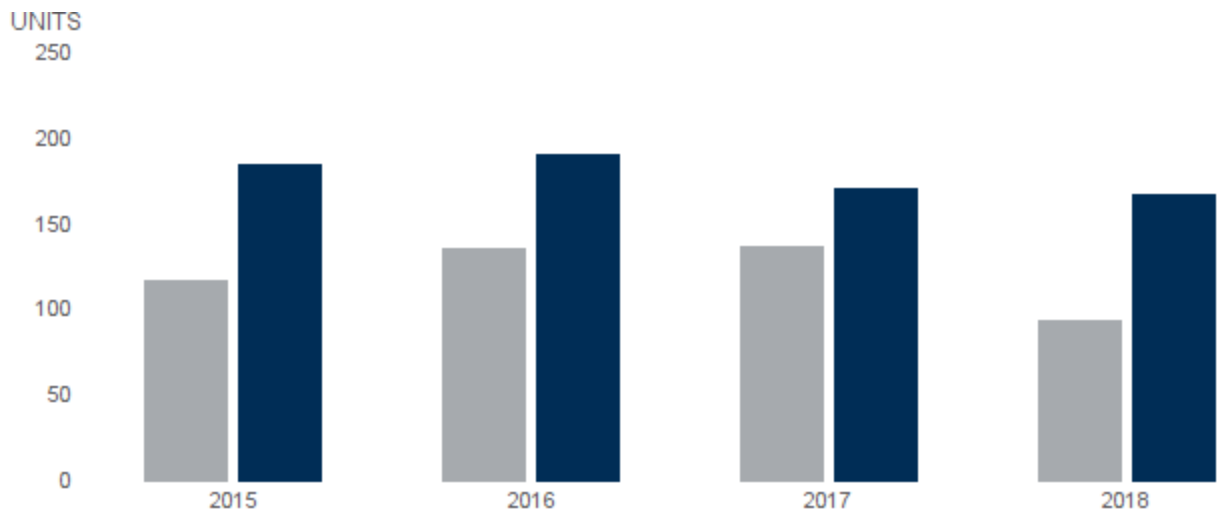
MARKET SUMMARY

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)

Market Summary	Month to Date			Year to Date		
	August 2018	August 2017	Percent Change	Year-To-Date 2018	Year-To-Date 2017	Percent Change
New Listings	5	4	25% ▲	167	130	28.46% ▲
Sold Listings	12	13	-7.69% ▼	93	107	-13.08% ▼
Median Listing Price	\$797,500	\$999,000	-20.17% ▼	\$829,000	\$799,000	3.75% ▲
Median Selling Price	\$810,000	\$999,000	-18.92% ▼	\$835,000	\$773,000	8.02% ▲
Median Days on Market	15	28	-46.43% ▼	19	20	-5% ▼
List/Sell Price Ratio	101.1%	98.5%	2.66% ▲	99.3%	99.6%	-0.23% ▼
Average Listing Price	\$810,066	\$1,000,369	-19.02% ▼	\$916,822	\$866,777	5.77% ▲
Average Selling Price	\$813,978	\$981,769	-17.09% ▼	\$907,232	\$861,477	5.31% ▲
Average Days on Market	20	31	-35.48% ▼	40	39	2.56% ▲

SOLD AND NEW PROPERTIES (UNITS)

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Sold Properties	117	135	137	93
New Properties	184	190	171	167
Sold Volume	\$89.68M	\$112.39M	\$119.01M	\$84.37M
Listing Volume	\$153.95M	\$163.69M	\$168.15M	\$166.85M
Median Sale Price	\$681K	\$762K	\$775K	\$835K

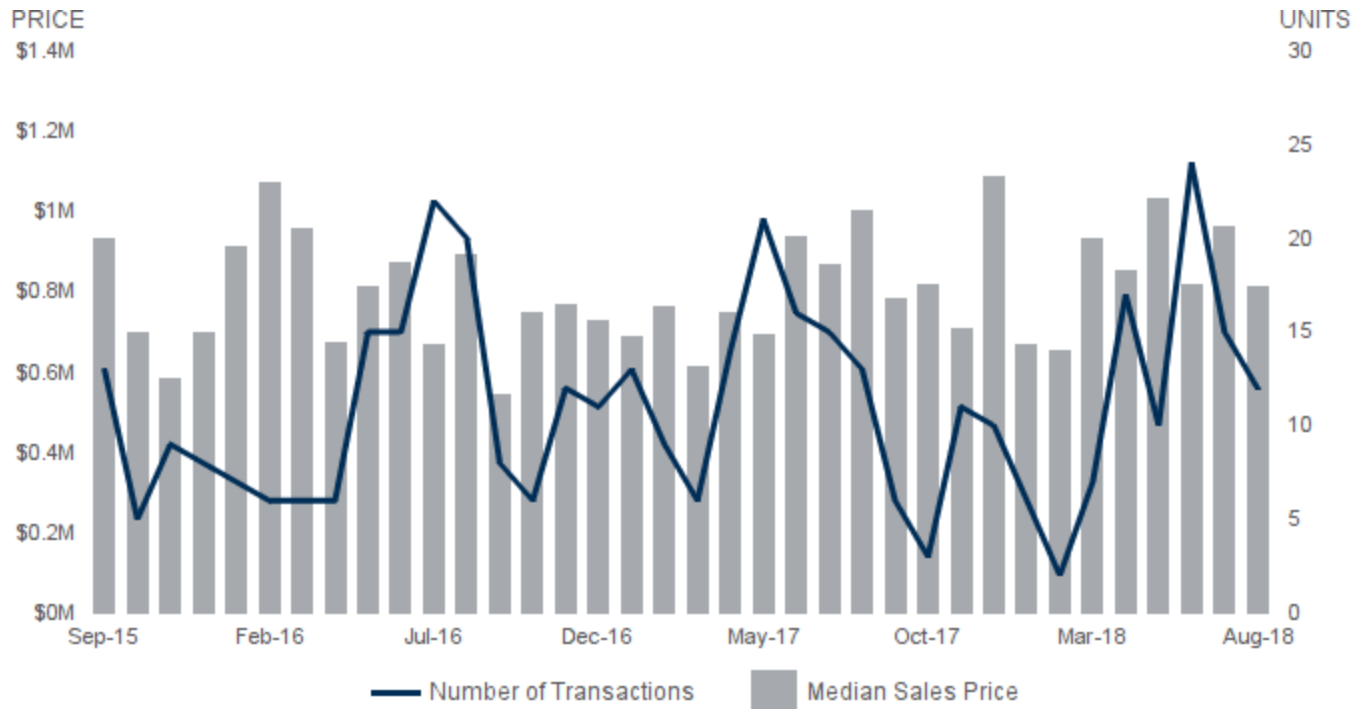
Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

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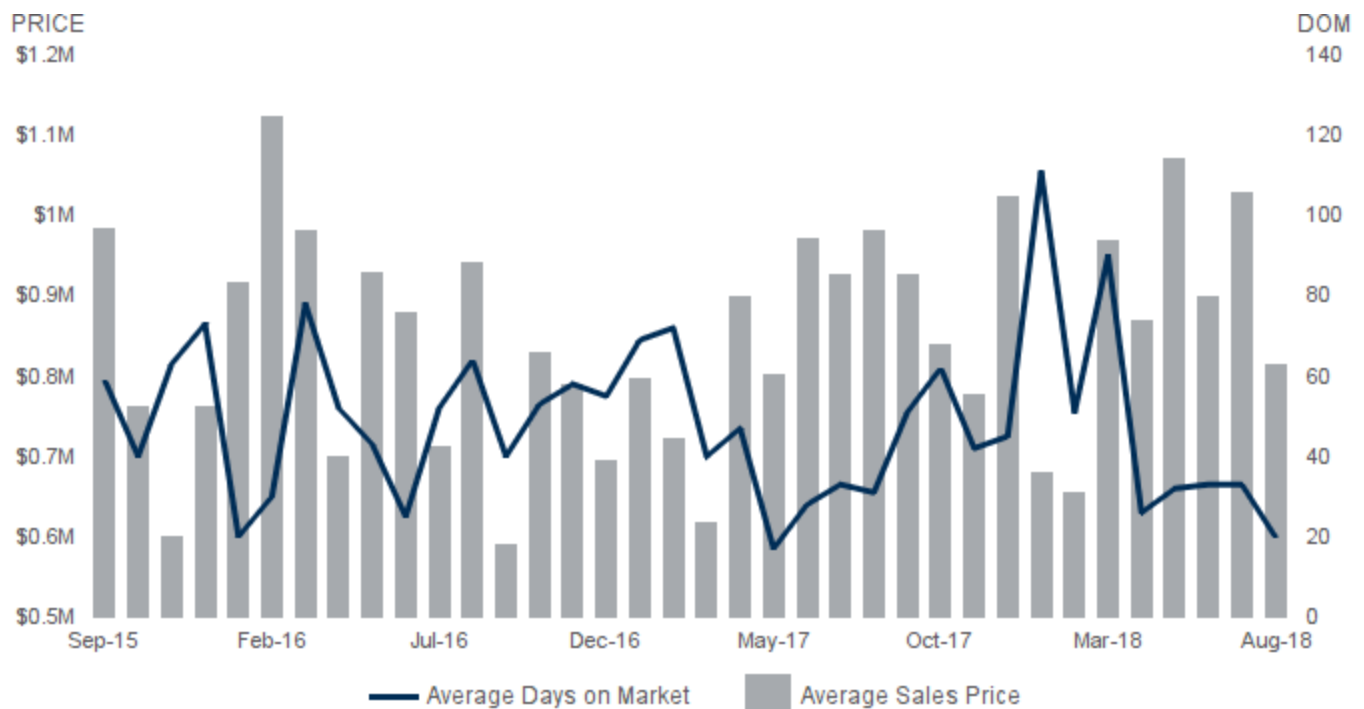
MEDIAN SALES PRICE AND NUMBER OF SALES

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

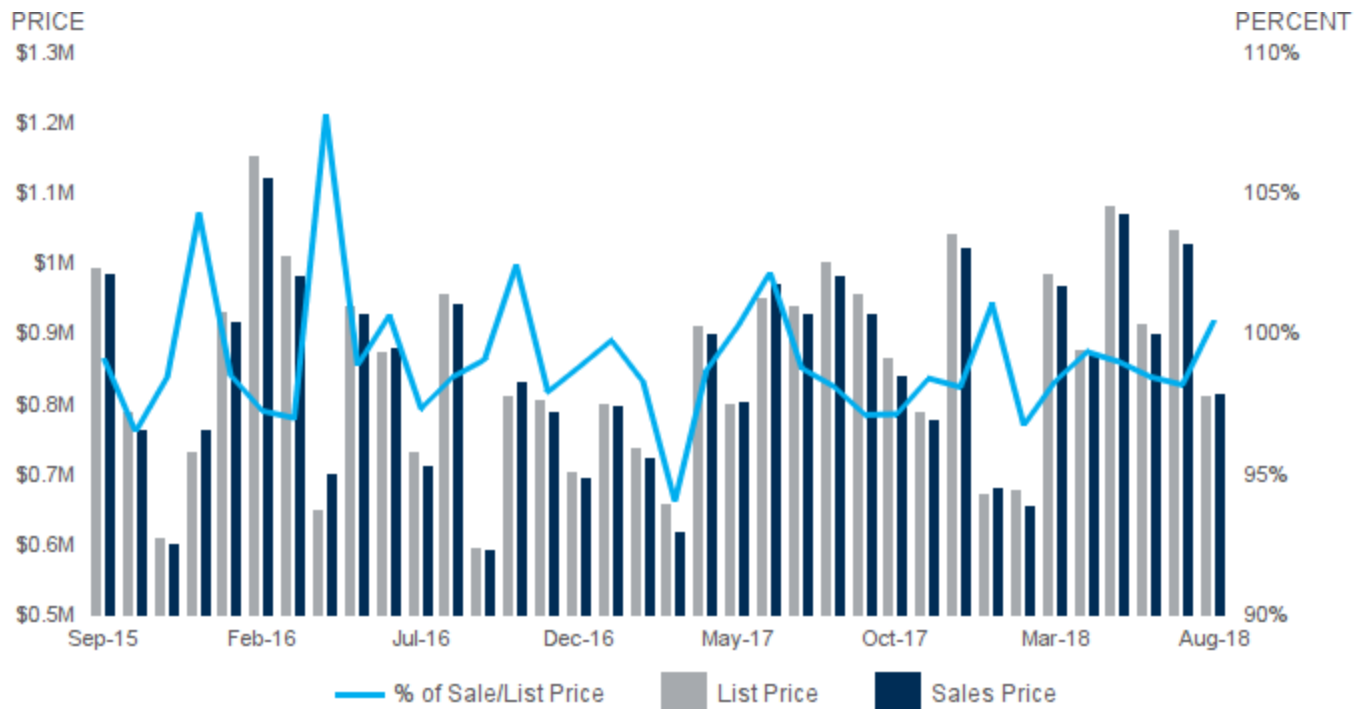
Average Sales Price | Average sales price for all properties sold.

Average Days on Market | Average days on market for all properties sold.

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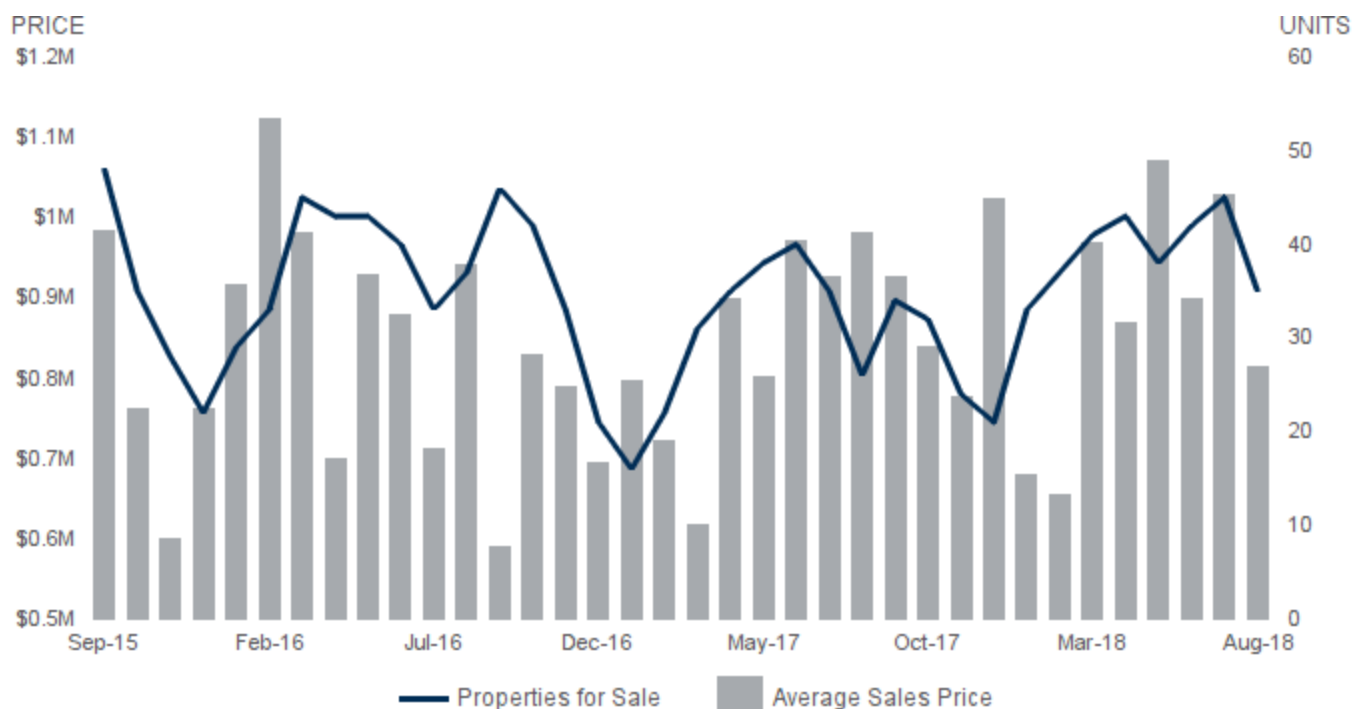
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

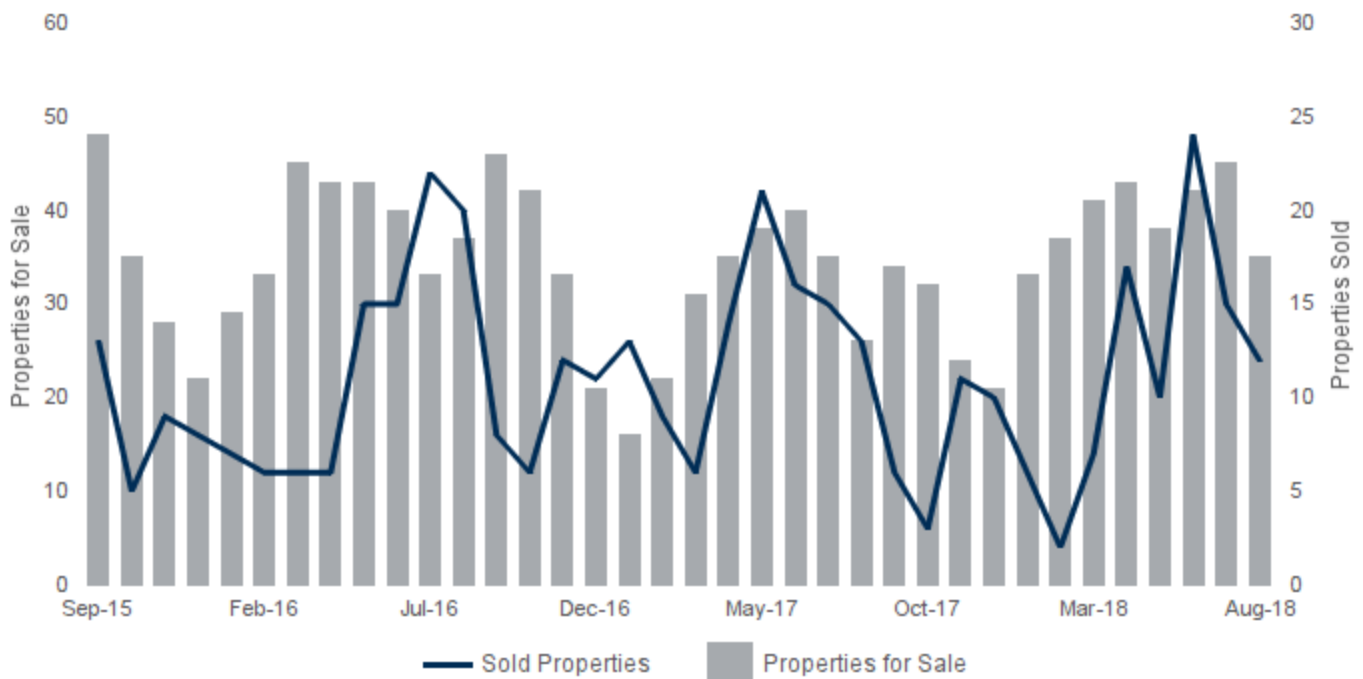
Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

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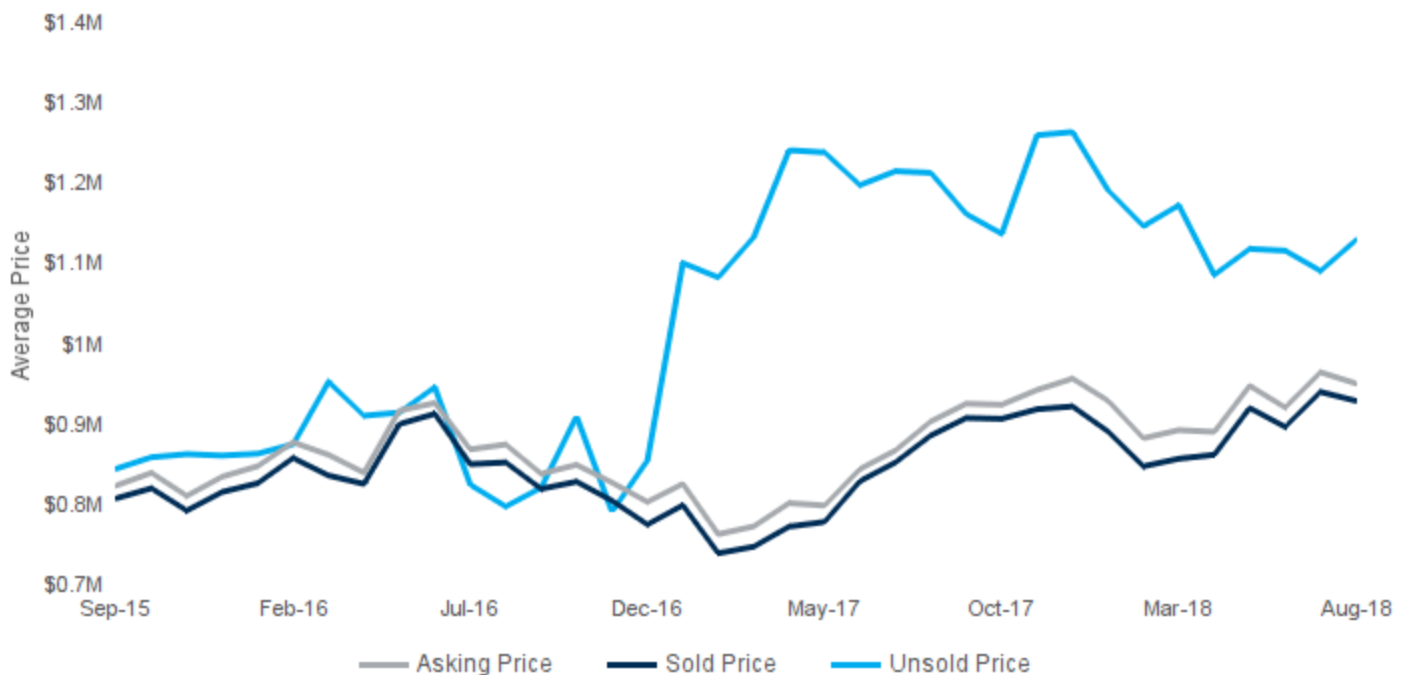
PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.

Unsold Price | the average active list price

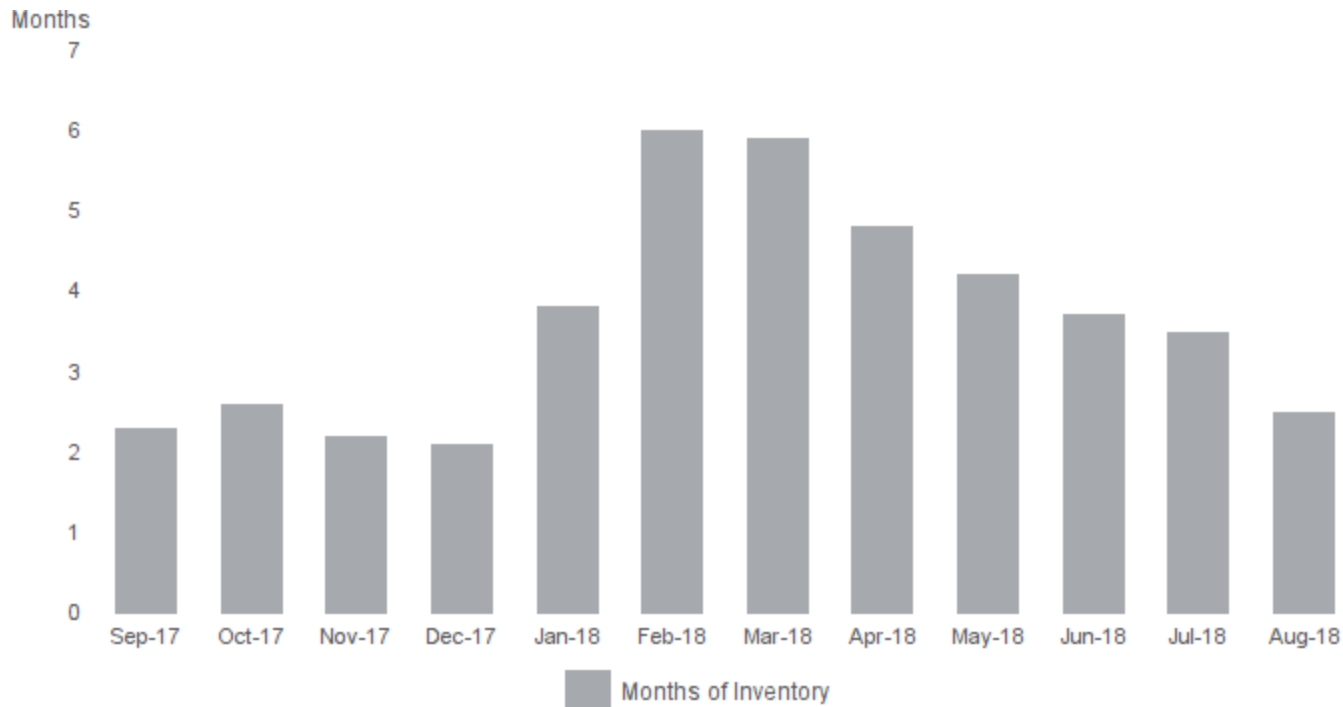
Asking Price | the average asking price of sold properties

Sold Price | the average selling price

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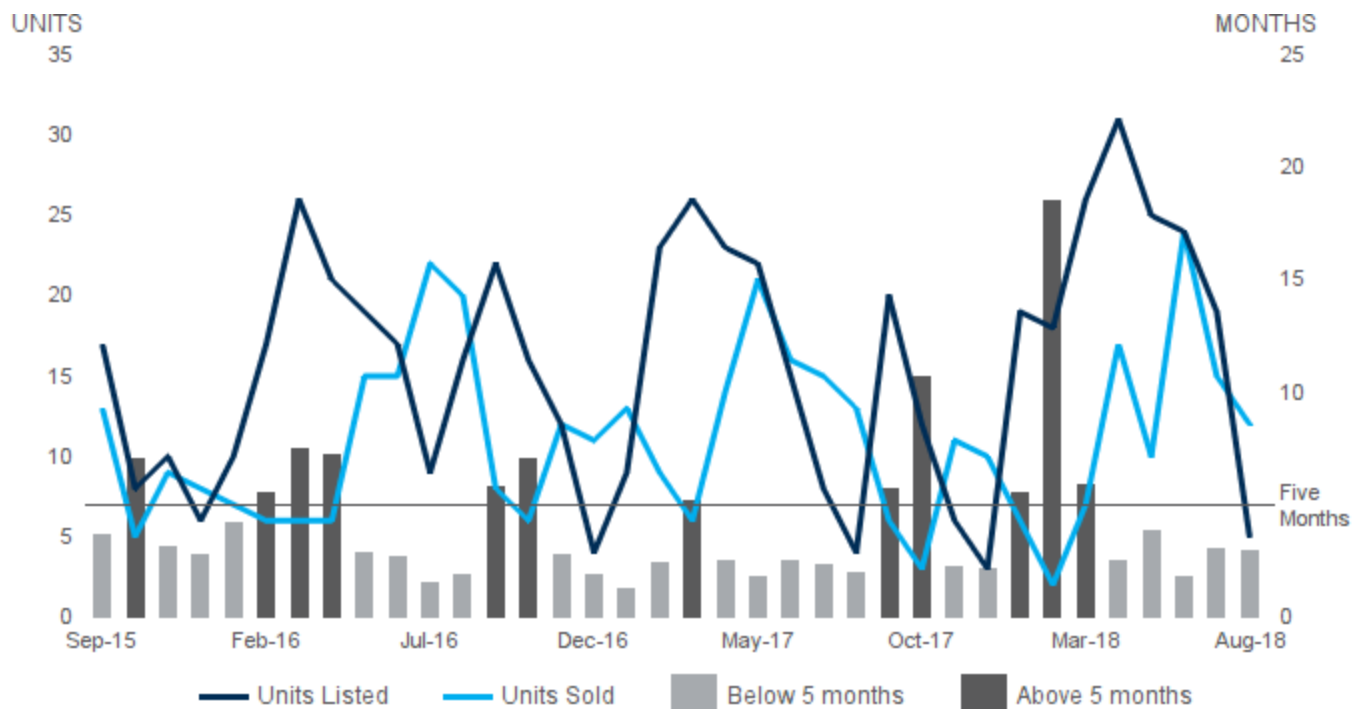
ABSORPTION RATE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



MONTHS SUPPLY OF INVENTORY

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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