

Chatham Boro

April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	548 Main Street	Colonial	3	1.0	15	\$498,000	\$498,000	\$498,000	100.00%	\$464,300	1.07
2	6 Myrtle Avenue	Colonial	3	1.1	23	\$549,000	\$549,000	\$550,000	100.18%	\$487,100	1.13
3	71 Washington Avenue	Colonial	4	2.0	17	\$580,000	\$580,000	\$665,000	114.66%	\$599,700	1.11
4	88 Center Avenue	Colonial	2	1.2	20	\$675,000	\$675,000	\$698,000	103.41%	\$503,700	1.39
5	116 Fairmount Avenue	Victorian	5	2.1	149	\$850,000	\$850,000	\$825,000	97.06%	\$848,600	0.97
6	12 Charles Place	Colonial	4	2.0	14	\$750,000	\$750,000	\$875,000	116.67%	\$564,700	1.55
7	45 Broadview Terrace	CapeCod	4	2.0	13	\$839,000	\$839,000	\$895,000	106.67%	\$656,700	1.36
8	77 Rowan Road	Colonial	3	1.1	13	\$724,900	\$724,900	\$951,000	131.19%	\$622,500	1.53
9	29 Hedges Avenue	Colonial	3	2.1	9	\$899,000	\$899,000	\$990,000	110.12%	\$611,500	1.62
10	91 Watchung Avenue	Colonial	6	2.1	19	\$1,100,000	\$1,100,000	\$1,122,000	102.00%	\$1,083,200	1.04
11	30 Ellers Drive	Colonial	4	3.1	14	\$1,399,000	\$1,399,000	\$1,525,000	109.01%	\$792,300	1.92
12	210 Fairmount Avenue	Colonial	5	3.2	8	\$1,675,000	\$1,675,000	\$1,910,000	114.03%	\$1,393,200	1.37
AVERAGE					26	\$878,242	\$878,242	\$958,667	108.75%		1.34

"Active" Listings in Chatham Boro

Number of Units: 12
 Average List Price: \$1,155,417
 Average Days on Market: 22

"Under Contract" Listings in Chatham Boro

Number of Units: 23
 Average List Price: \$1,194,735
 Average Days on Market: 26

Chatham Boro 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	57	33	26									39
List Price	\$720,000	\$775,500	\$693,150	\$878,242									\$789,027
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667									\$850,409
SP:LP%	108.22%	102.89%	109.02%	108.75%									107.53%
SP to AV	1.46	1.33	1.39	1.34									1.37
# Units Sold	6	6	6	12									30
3 Mo Rate of Ab	0.88	1.07	2.10	1.91									1.49
Active Listings	9	8	11	12									10
Under Contracts	13	20	24	23									20

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	42	39	-7.26%
Sales Price	\$1,049,106	\$850,409	-18.94%
LP:SP	100.13%	107.53%	7.39%
SP:AV	1.31	1.37	4.59%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	62	30	-51.61%
Rate of Ab 3 Mo	1.05	1.91	81.90%
Actives	11	12	9.09%
Under Contracts	48	23	-52.08%

Chatham Boro Yearly Market Trends

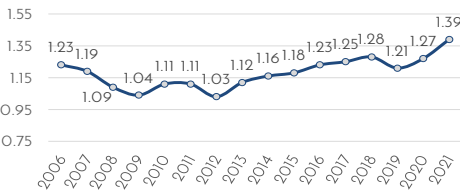


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,484	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,322	\$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	\$933,838	\$1,058,226

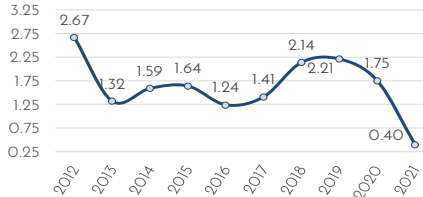
Chatham Boro Yearly Market Trends



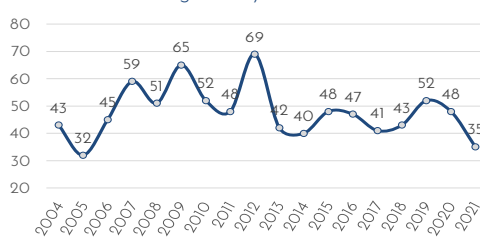
Sales Price to Assessed Value Ratio



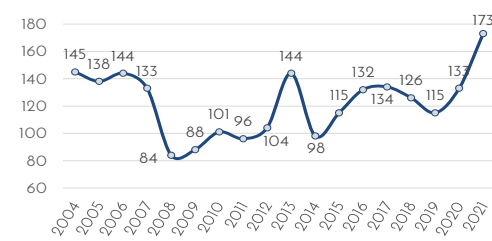
12 Month Rate of Absorption



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.

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Not intended to solicit a property already listed.