

Chatham Boro

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 Coleman Avenue	CapeCod	3	2.0	7	\$675,000	\$675,000	\$650,000	96.30%	\$612,400	1.06
2	27 Coleman Avenue E	Colonial	3	1.1	6	\$659,000	\$659,000	\$760,000	115.33%	\$565,000	1.35
3	37 Girard Avenue	Colonial	5	4.2	40	\$1,599,000	\$1,599,000	\$1,500,000	93.81%		
AVERAGE					18	\$977,667	\$977,667	\$970,000	101.81%		1.20

"Active" Listings in Chatham Boro

Number of Units: 5
Average List Price: \$1,410,000
Average Days on Market: 50

"Under Contract" Listings in Chatham Boro

Number of Units: 10
Average List Price: \$879,500
Average Days on Market: 22

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	36	15	21	27	29	26	29	18	29
List Price	\$720,000	\$775,500	\$693,150	\$878,242	\$1,182,538	\$1,068,742	\$954,231	\$1,050,054	\$1,213,490	\$847,214	\$973,300	\$977,667	\$979,931
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667	\$1,269,181	\$1,170,742	\$1,045,423	\$1,109,571	\$1,213,050	\$876,957	\$1,013,300	\$970,000	\$1,041,944
SP:LP%	108.22%	102.89%	109.02%	108.75%	108.10%	109.68%	109.69%	104.00%	100.03%	103.05%	102.90%	101.81%	106.33%
SP to AV	1.46	1.33	1.39	1.34	1.36	1.64	1.45	1.57	1.71	1.44	1.42	1.20	1.50
# Units Sold	6	6	6	12	13	12	13	14	10	7	3	3	105
3 Mo Rate of Ab	0.88	1.07	2.10	1.91	1.36	1.68	1.05	0.79	0.41	0.97	0.55	1.25	1.17
Active Listings	9	8	11	12	17	18	13	9	4	7	3	5	10
Under Contracts	13	20	24	23	25	21	21	15	14	6	10	10	17

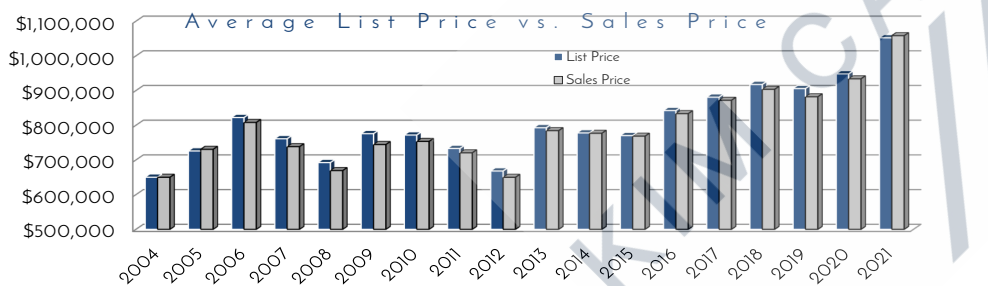
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	35	29	-16.36%
Sales Price	\$1,058,226	\$1,041,944	-1.54%
LP:SP	101.00%	106.33%	5.28%
SP:AV	1.39	1.50	8.24%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	173	105	-39.31%
Rate of Ab 3 Mo	1.25	1.17	-6.40%
Actives	16	10	-37.50%
Under Contracts	26	17	-34.62%

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	\$917,486	\$905,635	\$947,912	\$1,051,898	\$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	\$953,838	\$1,058,226

Chatham Boro Yearly Market Trends

