

Chatham Boro

February 2022 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 23	OneFloor	2	1.0	1	\$328,000	\$328,000	\$328,000	100.00%	\$266,400	1.23
2	15 Girard Avenue	CapeCod	3	1.0	181	\$599,000	\$545,000	\$515,000	94.50%	\$463,600	1.11
3	87 Watchung Avenue	CapeCod	4	2.0	93	\$579,900	\$550,000	\$535,000	97.27%	\$435,000	1.23
4	27 Broadview Terrace	CapeCod	3	2.0	14	\$750,000	\$750,000	\$844,000	112.53%	\$684,400	1.23
5	15 Meadowbrook Road	Colonial	3	2.1	6	\$1,080,000	\$1,080,000	\$1,182,000	109.44%	\$739,100	1.60
6	1 Colonial Way	Colonial	4	3.1	46	\$1,400,000	\$1,400,000	\$1,450,000	103.57%	\$906,700	1.60
AVERAGE					57	\$789,483	\$775,500	\$809,000	102.89%		1.33

"Active" Listings in Chatham Boro

Number of Units: 8
 Average List Price: \$1,159,612
 Average Days on Market: 29

"Under Contract" Listings in Chatham Boro

Number of Units: 20
 Average List Price: \$1,079,440
 Average Days on Market: 38

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											55
List Price	\$720,000	\$775,500											\$747,750
Sales Price	\$762,000	\$809,000											\$785,500
SP:LP%	108.22%	102.89%											105.55%
SP to AV	1.46	1.33											1.40
# Units Sold	6	6											12
3 Mo Rate of Ab	0.88	1.07											0.98
Active Listings	9	8											9
Under Contracts	13	20											17

Flashback! YTD 2021 vs YTD 2022

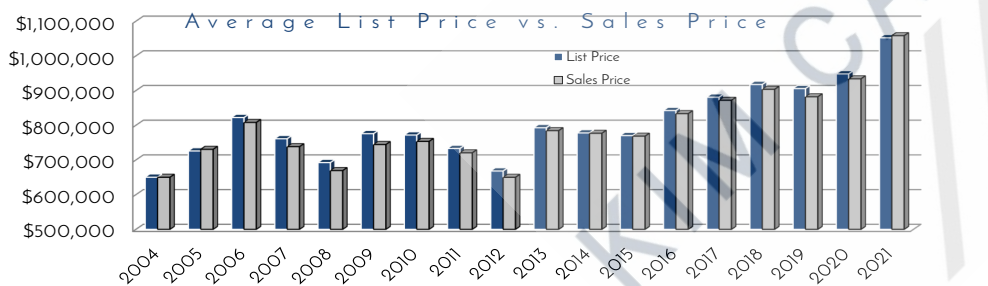
YTD	2021	2022	% Change
DOM	36	55	53.78%
Sales Price	\$1,177,589	\$785,500	-33.30%
LP:SP	100.65%	105.55%	4.87%
SP:AV	1.30	1.40	7.46%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	28	12	-57.14%
Rate of Ab 3 Mo	1.41	1.07	-24.11%
Actives	20	8	-60.00%
Under Contracts	33	20	-39.39%

Chatham Boro Yearly Market Trends

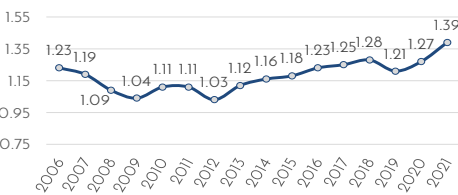


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,322	\$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

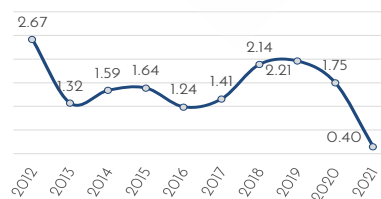
Chatham Boro Yearly Market Trends



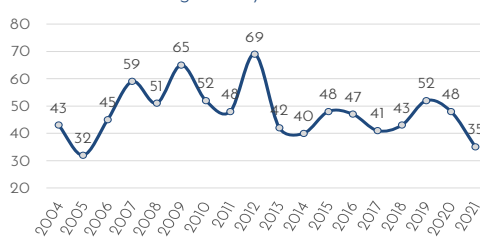
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

