

# Chatham Boro

## January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	101 N Passaic Avenue	Colonial	3	1.1	43	\$675,000	\$650,000	\$655,000	100.77%	\$463,200	1.41
2	84 Elmwood Avenue	Split Level	3	2.0	7	\$500,000	\$500,000	\$686,000	137.20%	\$487,100	1.41
3	47 N Summit Avenue	Colonial	3	2.0	34	\$735,000	\$735,000	\$700,000	95.24%	\$513,700	1.36
4	30 Roosevelt Avenue	Colonial	3	1.1	183	\$699,000	\$675,000	\$720,000	106.67%	\$500,500	1.44
5	37 Schindler Court	TwnEndUn	3	2.1	20	\$699,900	\$710,000	\$811,000	114.23%	\$639,300	1.27
6	52 N Hillside Avenue	Colonial	4	2.1	37	\$1,050,000	\$1,050,000	\$999,999	95.24%	\$542,100	1.84
AVERAGE					54	\$726,483	\$720,000	\$762,000	108.22%		1.46

### "Active" Listings in Chatham Boro

Number of Units: 9  
 Average List Price: \$898,111  
 Average Days on Market: 32

### "Under Contract" Listings in Chatham Boro

Number of Units: 13  
 Average List Price: \$1,029,685  
 Average Days on Market: 48

# 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												54
List Price	\$720,000												\$720,000
Sales Price	\$762,000												\$762,000
SP:LP%	108.22%												108.22%
SP to AV	1.46												1.46
# Units Sold	6												6
3 Mo Rate of Ab	0.88												0.88
Active Listings	9												9
Under Contracts	13												13

## Flashback! YTD 2021 vs YTD 2022

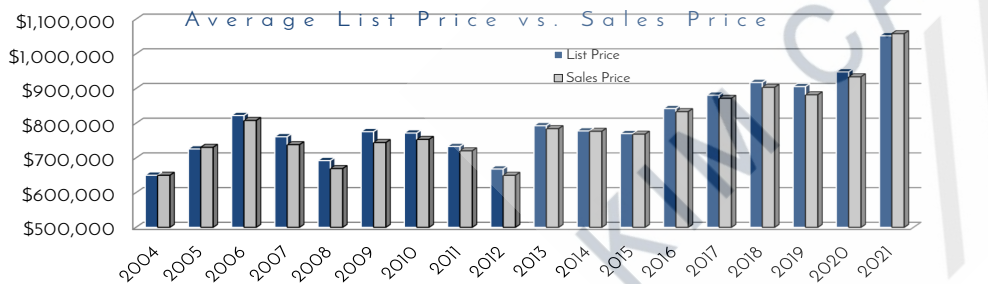
YTD	2021	2022	% Change
DOM	33	54	62.71%
Sales Price	\$1,218,334	\$762,000	-37.46%
LP:SP	100.44%	108.22%	7.75%
SP:AV	1.27	1.46	14.31%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	16	6	-62.50%
Rate of Ab 3 Mo	1.63	0.88	-46.01%
Actives	26	9	-65.38%
Under Contracts	27	13	-51.85%

## Chatham Boro Yearly Market Trends

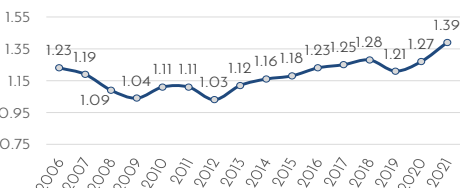


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,322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

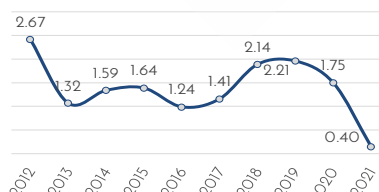
## Chatham Boro Yearly Market Trends



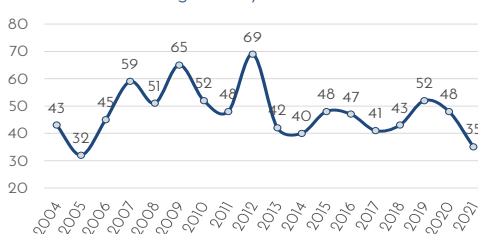
### Sales Price to Assessed Value Ratio



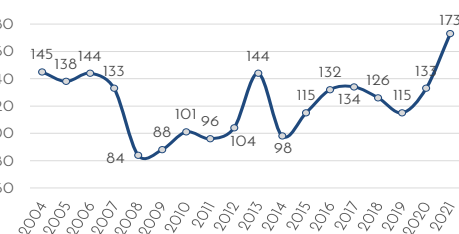
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



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.