

# Chatham Boro

## July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Minton Avenue	Colonial	3	2.0	31	\$399,000	\$399,000	\$517,000	129.57%	\$534,000	0.97
2	25 Pihlman Place	Ranch	3	2.0	35	\$699,000	\$699,000	\$685,000	98.00%	\$470,100	1.46
3	19 Coleman Avenue East	Colonial	3	1.0	17	\$695,000	\$695,000	\$695,000	100.00%	\$554,800	1.25
4	49 Tallmadge Avenue	Colonial	3	1.1	40	\$789,000	\$789,000	\$795,000	100.76%	\$607,200	1.31
5	88 Lafayette Avenue	Colonial	3	1.1	11	\$875,000	\$875,000	\$875,000	100.00%	\$515,600	1.70
6	135 Center Avenue	Colonial	4	2.0	19	\$979,000	\$979,000	\$999,999	102.14%	\$603,400	1.66
7	25 Greenwood Avenue	Colonial	3	2.1	23	\$1,050,000	\$1,050,000	\$1,100,000	104.76%	\$918,700	1.20
8	10 N Hillside Avenue	Victorian	4	2.1	17	\$999,999	\$999,999	\$1,100,000	110.00%		
9	134 N Hillside Avenue	Colonial	4	3.1	30	\$1,195,000	\$1,125,000	\$1,150,000	102.22%		
10	112 Chatham Street	Split Level	4	2.1	9	\$875,000	\$875,000	\$1,175,000	134.29%	\$727,900	1.61
11	165 Hillside Avenue	Colonial	4	3.2	13	\$1,195,000	\$1,195,000	\$1,351,000	113.05%	\$965,000	1.40
12	9 Red Road	Colonial	5	4.1	9	\$1,225,000	\$1,225,000	\$1,417,500	115.71%	\$726,400	1.95
13	36 Elmwood Avenue	Colonial	4	2.1	15	\$1,499,000	\$1,499,000	\$1,730,000	115.41%		
	<b>AVERAGE</b>				21	\$959,615	\$954,231	\$1,045,423	109.69%		1.45

### "Active" Listings in Chatham Boro

Number of Units: 13  
 Average List Price: \$1,075,985  
 Average Days on Market: 38

### "Under Contract" Listings in Chatham Boro

Number of Units: 21  
 Average List Price: \$1,121,793  
 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	36	15	21						31
List Price	\$720,000	\$775,500	\$693,150	\$878,242	\$1,182,538	\$1,068,742	\$954,231						\$945,201
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667	\$1,269,181	\$1,170,742	\$1,045,423						\$1,024,280
SP:LP%	108.22%	102.89%	109.02%	108.75%	108.10%	109.68%	109.69%						108.43%
SP to AV	1.46	1.33	1.39	1.34	1.36	1.64	1.45						1.48
# Units Sold	6	6	6	12	13	12	13						68
3 Mo Rate of Ab	0.88	1.07	2.10	1.91	1.36	1.68	1.05						1.44
Active Listings	9	8	11	12	17	18	13						13
Under Contracts	13	20	24	23	25	21	21						21

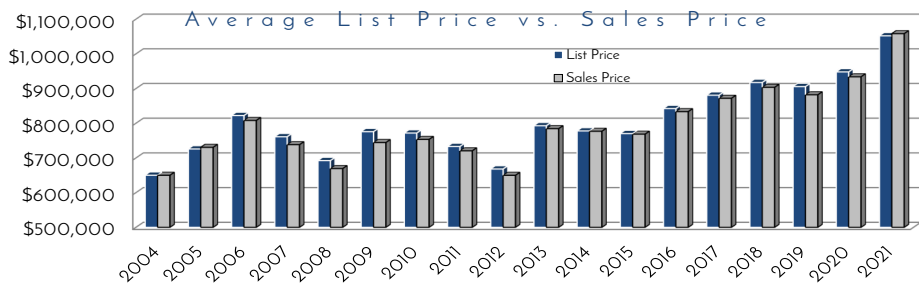
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	37	31	-16.34%
Sales Price	\$1,077,761	\$1,024,280	-4.96%
LP:SP	100.73%	108.43%	7.64%
SP:AV	1.38	1.48	7.30%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

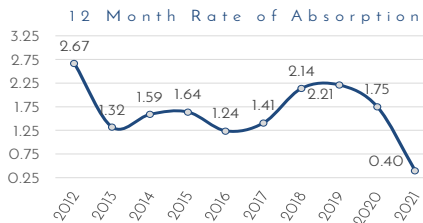
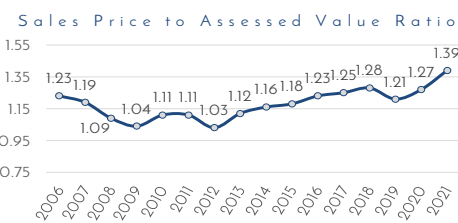
YTD	2021	2022	% Change
# Units Sold	125	68	-45.60%
Rate of Ab 3 Mo	0.83	1.05	26.51%
Actives	16	13	-18.75%
Under Contracts	13	21	61.54%

## Chatham Boro Yearly Market Trends

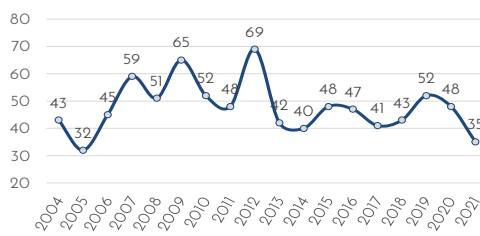


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,322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



## Average Days on Market



## Number of Units Sold

