

# Chatham Boro

## June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Hedges Avenue	Ranch	3	1.0	15	\$697,000	\$697,000	\$782,000	112.20%	\$548,100	1.43
2	157 N Hillside Avenue	CapeCod	3	2.1	10	\$735,000	\$735,000	\$787,000	107.07%	\$473,700	1.66
3	98 Washington Avenue	Colonial	4	1.1	13	\$750,000	\$750,000	\$801,000	106.80%	\$591,200	1.35
4	58 N Summit Avenue	Colonial	3	2.0	20	\$824,900	\$824,900	\$824,900	100.00%	\$553,400	1.49
5	18 Willow Street	Colonial	3	1.1	5	\$749,000	\$749,000	\$900,000	120.16%	\$542,200	1.66
6	50 N Summit Avenue	Colonial	3	2.1	10	\$799,000	\$799,000	\$910,000	113.89%	\$552,500	1.65
7	35 Kings Road	Colonial	3	3.0	10	\$850,000	\$850,000	\$918,000	108.00%	\$472,300	1.94
8	107 Hillside Avenue	Colonial	5	3.0	34	\$1,325,000	\$1,285,000	\$1,285,000	100.00%	\$691,400	1.86
9	22 Edgewood Road	Colonial	5	3.1	38	\$1,335,000	\$1,295,000	\$1,295,000	100.00%	\$1,030,000	1.26
10	24 W Coleman Avenue	Colonial	4	3.0	10	\$1,095,000	\$1,095,000	\$1,336,000	122.01%	\$820,400	1.63
11	29 Elmwood Avenue	Colonial	4	2.2	8	\$1,395,000	\$1,395,000	\$1,610,000	115.41%	\$850,600	1.89
12	18 Chandler Road	Colonial	6	3.2	8	\$2,350,000	\$2,350,000	\$2,600,000	110.64%	\$1,433,200	1.81
AVERAGE					15	\$1,075,408	\$1,068,742	\$1,170,742	109.68%		1.64

### "Active" Listings in Chatham Boro

Number of Units: 18  
 Average List Price: \$1,168,044  
 Average Days on Market: 31

### "Under Contract" Listings in Chatham Boro

Number of Units: 21  
 Average List Price: \$1,086,274  
 Average Days on Market: 21

# 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							33
List Price	\$720,000	\$775,500	\$693,150	\$878,242	\$1,182,538	\$1,068,742							\$943,067
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667	\$1,269,181	\$1,170,742							\$1,019,282
SP:LP%	108.22%	102.89%	109.02%	108.75%	108.10%	109.68%							108.13%
SP to AV	1.46	1.33	1.39	1.34	1.36	1.64							1.48
# Units Sold	6	6	6	12	13	12							55
3 Mo Rate of Ab	0.88	1.07	2.10	1.91	1.36	1.68							1.50
Active Listings	9	8	11	12	17	18							13
Under Contracts	13	20	24	23	25	21							21

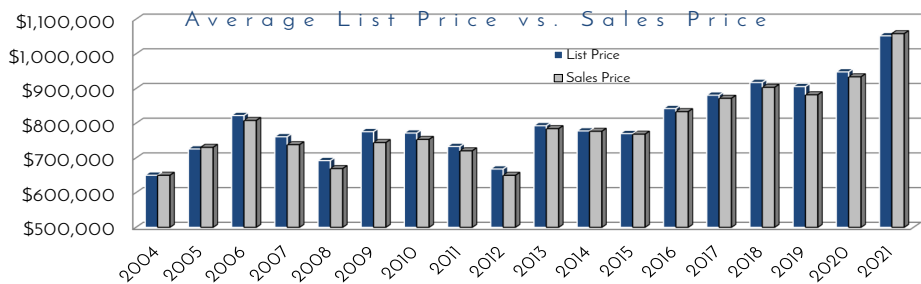
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	39	33	-14.81%
Sales Price	\$1,080,079	\$1,019,282	-5.63%
LP:SP	100.20%	108.13%	7.92%
SP:AV	1.36	1.48	9.26%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	102	55	-46.08%
Rate of Ab 3 Mo	0.80	1.68	110.00%
Actives	15	18	20.00%
Under Contracts	27	21	-22.22%

## 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

