

Chatham Boro

March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	350 Main Street	Colonial	3	1.1	84	\$499,000	\$475,000	\$475,000	100.00%	\$446,300	1.06
2	10 Harding Street	CapeCod	4	1.1	10	\$549,900	\$549,900	\$575,000	104.56%	\$497,400	1.16
3	161 Watchung Avenue	Colonial	3	1.1	69	\$675,000	\$675,000	\$717,500	106.30%	\$487,800	1.47
4	27 Roosevelt Avenue	Colonial	3	1.1	8	\$749,000	\$749,000	\$813,000	108.54%	\$543,700	1.50
5	7 Hedges Avenue	Colonial	3	2.1	13	\$715,000	\$715,000	\$851,777	119.13%	\$488,500	1.74
6	28 University Avenue	Colonial	4	3.1	14	\$995,000	\$995,000	\$1,150,000	115.58%		
AVERAGE					33	\$697,150	\$693,150	\$763,713	109.02%		1.39

"Active" Listings in Chatham Boro

Number of Units: 11
Average List Price: \$1,011,082
Average Days on Market: 32

"Under Contract" Listings in Chatham Boro

Number of Units: 24
Average List Price: \$1,128,663
Average Days on Market: 31

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										48
List Price	\$720,000	\$775,500	\$693,150										\$729,550
Sales Price	\$762,000	\$809,000	\$763,713										\$778,238
SP:LP%	108.22%	102.89%	109.02%										106.71%
SP to AV	1.46	1.33	1.39										1.39
# Units Sold	6	6	6										18
3 Mo Rate of Ab	0.88	1.07	2.10										1.35
Active Listings	9	8	11										9
Under Contracts	13	20	24										19

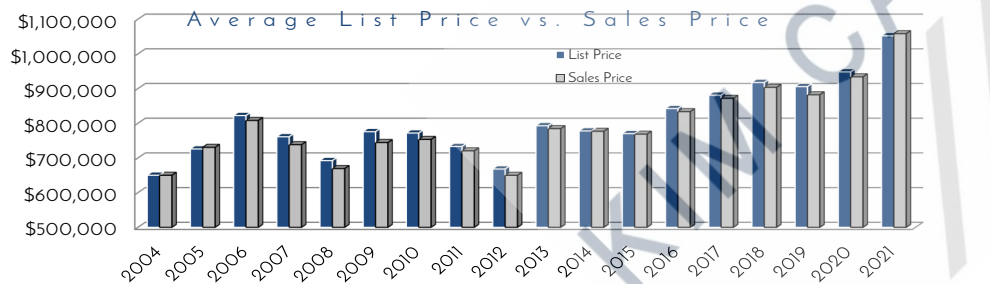
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	51	48	-6.08%
Sales Price	\$1,061,084	\$778,238	-26.66%
LP:SP	99.64%	106.71%	7.10%
SP:AV	1.26	1.39	10.07%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	43	18	-58.14%
Rate of Ab 3 Mo	1.33	2.10	57.89%
Actives	22	11	-50.00%
Under Contracts	38	24	-36.84%

Chatham Boro Yearly Market Trends

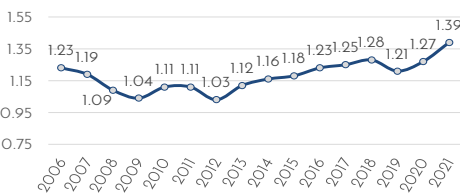


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,322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

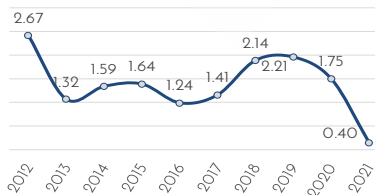
Chatham Boro Yearly Market Trends



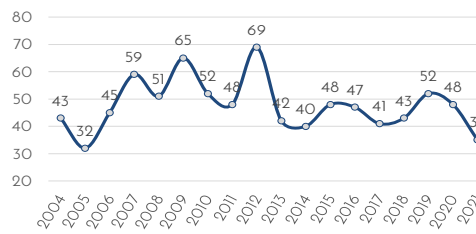
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

