

# Chatham Boro

## May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	67 Hillside Avenue	CapeCod	2	1.1	17	\$499,000	\$499,000	\$489,000	98.00%	\$334,800	1.46
2	14 Milton Avenue	Ranch	3	2.0	49	\$539,000	\$539,000	\$650,000	120.59%	\$435,000	1.49
3	14 University Avenue	CapeCod	3	2.0	11	\$599,000	\$599,000	\$650,000	108.51%	\$450,800	1.44
4	77 Lafayette Avenue	CapeCod	3	2.0	12	\$750,000	\$750,000	\$820,000	109.33%	\$537,600	1.53
5	73 Fairmount Avenue	Bi-Level	4	3.0	63	\$1,377,000	\$990,000	\$900,000	90.91%	\$885,600	1.02
6	143 N Passaic Avenue	Colonial	5	2.1	2	\$999,999	\$999,999	\$990,000	99.00%	\$548,100	1.81
7	177 Hillside Avenue	CapeCod	4	2.1	12	\$910,000	\$910,000	\$1,118,000	122.86%	\$547,400	2.04
8	1 Ellers Drive	Colonial	5	4.0	24	\$1,499,000	\$1,499,000	\$1,532,347	102.22%		
9	42 Garden Avenue	Colonial	4	3.1	20	\$1,295,000	\$1,295,000	\$1,575,000	121.62%	\$859,800	1.83
10	4 Sussex Avenue	Colonial	4	3.1	8	\$1,349,000	\$1,349,000	\$1,600,000	118.61%	\$757,200	2.11
11	46 Inwood Road	Custom	5	4.1	13	\$1,849,000	\$1,849,000	\$1,849,000	100.00%		
12	2 Highland Avenue	Colonial	4	4.1	10	\$1,695,000	\$1,695,000	\$1,927,000	113.69%	\$1,237,000	1.56
13	268 Fairmount Avenue	Colonial	7	6.1	232	\$2,399,000	\$2,399,000	\$2,399,000	100.00%		
AVERAGE					36	\$1,212,308	\$1,182,538	\$1,269,181	108.10%		1.63

### "Active" Listings in Chatham Boro

Number of Units: 17  
 Average List Price: \$1,111,273  
 Average Days on Market: 26

### "Under Contract" Listings in Chatham Boro

Number of Units: 25  
 Average List Price: \$1,105,596  
 Average Days on Market: 15

# 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								38
List Price	\$720,000	\$775,500	\$693,150	\$878,242	\$1,182,538								\$907,995
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667	\$1,269,181								\$977,014
SP:LP%	108.22%	102.89%	109.02%	108.75%	108.10%								107.70%
SP to AV	1.46	1.33	1.39	1.34	1.36								1.44
# Units Sold	6	6	6	12	13								43
3 Mo Rate of Ab	0.88	1.07	2.10	1.91	1.36								1.46
Active Listings	9	8	11	12	17								11
Under Contracts	13	20	24	23	25								21

## Flashback! YTD 2021 vs YTD 2022

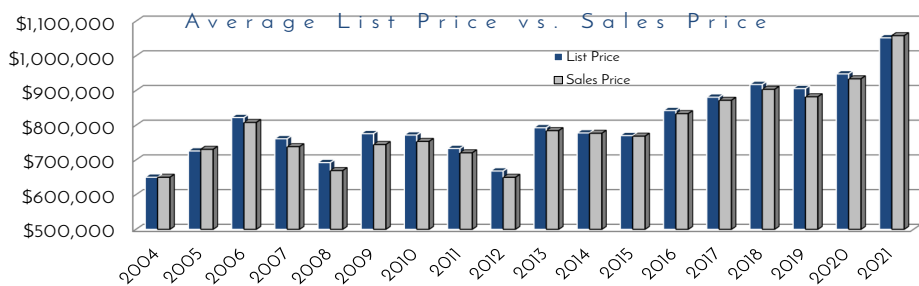
YTD	2021	2022	% Change
DOM	40	38	-3.31%
Sales Price	\$1,030,301	\$977,014	-5.17%
LP:SP	100.11%	107.70%	7.58%
SP:AV	1.34	1.44	7.47%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	80	43	-46.25%
Rate of Ab 3 Mo	1.02	1.36	33.33%
Actives	17	17	0.00%
Under Contracts	40	25	-37.50%

## Chatham Boro Yearly Market Trends

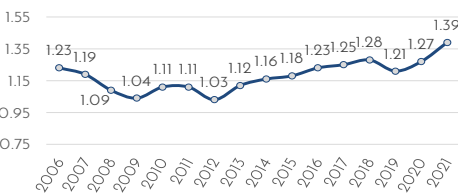


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,322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

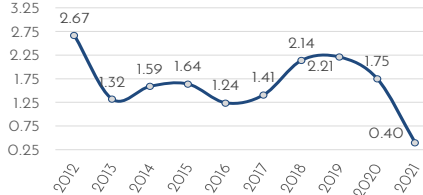
## Chatham Boro Yearly Market Trends



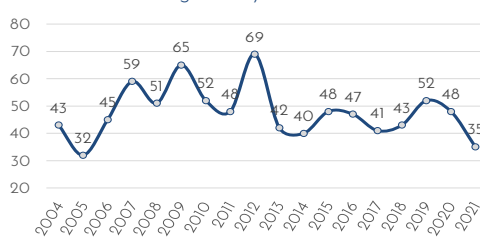
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

