

Chatham Boro

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	159 Watchung Avenue	CapeCod	3	1.0	16	\$549,000	\$549,000	\$575,888	104.90%	\$514,300	1.12
2	6 Bartow Lane	Colonial	3	2.0	72	\$729,900	\$729,900	\$745,000	102.07%	\$527,700	1.41
3	9 Minton Avenue	Colonial	4	2.2	9	\$869,000	\$869,000	\$889,000	102.30%	\$579,200	1.53
4	11 Clark Street	Colonial	4	2.1	10	\$1,249,000	\$1,249,000	\$1,540,000	123.30%	\$1,182,500	1.30
AVERAGE					27	\$849,225	\$849,225	\$937,472	108.14%		1.34

"Active" Listings in Chatham Boro

Number of Units: 6
Average List Price: \$1,711,167
Average Days on Market: 44

"Under Contract" Listings in Chatham Boro

Number of Units: 14
Average List Price: \$1,228,357
Average Days on Market: 35

Chatham Boro 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	No Sales	10	27									16
List Price	\$821,667	No Sales	\$1,267,500	\$849,225									\$1,031,471
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472									\$1,053,882
SP:LP%	98.03%	No Sales	109.93%	108.14%									103.63%
SP to AV	1.27	No Sales	1.05	1.34									1.22
# Units Sold	9	0	8	4									21
3 Mo Rate of Ab	1.28	1.75	1.50	1.62									1.54
Active Listings	5	8	7	6									7
Under Contracts	5	8	10	14									9

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	39	16	-58.17%
Sales Price	\$850,409	\$1,053,882	23.93%
LP:SP	107.53%	103.63%	-3.62%
SP:AV	1.49	1.22	-18.38%

Prominent
Properties

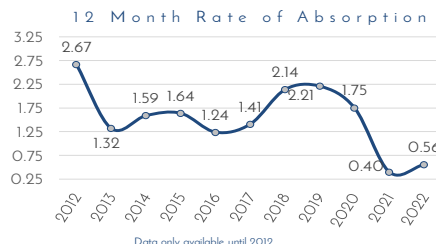
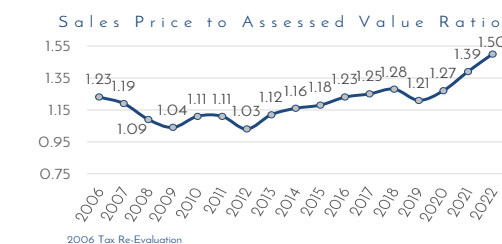
Sotheby's
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YTD	2022	2023	% Change
# Units Sold	30	17	-43.33%
Rate of Ab 3 Mo	1.49	1.54	3.19%
Actives	10	7	-35.00%
Under Contracts	20	9	-53.75%

Chatham Boro Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	\$979,931
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$766,532	\$833,489	\$871,895	\$903,470	\$882,057	\$933,838	\$1,058,226	\$1,041,944



Chatham Boro Yearly Market Trends

