

# Chatham Boro

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Myrtle Avenue	Colonial	3	1.1	10	\$699,000	\$699,000	\$790,000	113.02%	\$692,900	1.14
2	28 Roosevelt Avenue	Colonial	3	1.2	14	\$750,000	\$750,000	\$820,000	109.33%	\$671,600	1.22
3	128 Fairmount Avenue	Ranch	3	2.1	62	\$989,000	\$989,000	\$880,000	88.98%	\$620,900	1.42
4	10 Essex Road	Colonial	3	1.1	10	\$699,000	\$699,000	\$910,000	130.19%	\$949,400	0.96
5	37 Schindler Court	TwndUn	3	2.1	16	\$879,000	\$879,000	\$950,000	108.08%	\$718,700	1.32
6	100 Chatham Street	Colonial	3	1.1	14	\$975,000	\$975,000	\$1,080,000	110.77%	\$961,700	1.12
7	22 University Avenue	Colonial	4	2.1	12	\$1,095,000	\$1,095,000	\$1,150,000	105.02%	\$827,800	1.39
8	52 Dunbar Street	Colonial	3	2.0	12	\$1,025,000	\$1,025,000	\$1,200,000	117.07%	\$1,000,600	1.20
9	76 Fuller Avenue	Colonial	4	2.1	10	\$1,190,000	\$1,190,000	\$1,380,000	115.97%	\$987,800	1.40
10	15 Woods Lane	Colonial	4	3.1	37	\$1,799,000	\$1,799,000	\$1,775,000	98.67%	\$1,836,900	0.97
11	70 Washington Avenue	Colonial	5	4.1	28	\$1,995,000	\$1,995,000	\$2,200,000	110.28%	\$1,590,100	1.38
AVERAGE					20	\$1,099,545	\$1,099,545	\$1,194,091	109.76%		1.23

### "Active" Listings in Chatham Boro

Number of Units: 6  
Average List Price: \$1,471,167  
Average Days on Market: 37

### "Under Contract" Listings in Chatham Boro

Number of Units: 10  
Average List Price: \$1,006,190  
Average Days on Market: 24

# 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	40	18	13	20					20
List Price	\$821,667	No Sales	\$1,267,500	\$849,225	\$1,338,000	\$1,126,700	\$1,204,538	\$1,099,545					\$1,114,441
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472	\$1,364,442	\$1,218,600	\$1,292,278	\$1,194,091					\$1,179,888
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%	109.76%					106.95%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25	1.21	1.23					1.23
# Units Sold	9	0	8	4	6	10	13	11					61
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36	2.00	0.84	0.50					1.36
Active Listings	5	8	7	6	11	9	7	6					7
Under Contracts	5	8	10	14	18	19	16	10					13

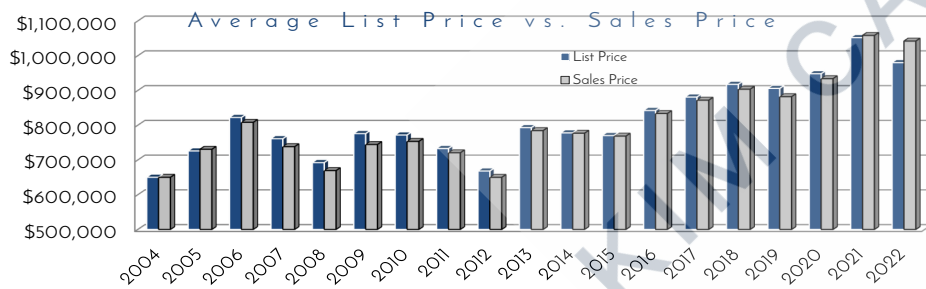
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	20	-34.64%
Sales Price	\$1,038,842	\$1,179,888	13.58%
LP:SP	107.67%	106.95%	-0.68%
SP:AV	1.50	1.23	-18.03%

Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

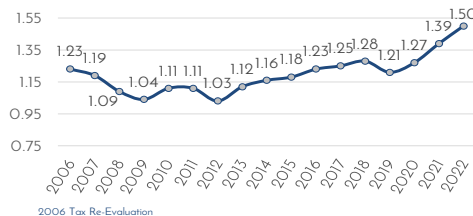
YTD	2022	2023	% Change
# Units Sold	82	61	-25.61%
Rate of Ab 3 Mo	1.355	1.356	0.09%
Actives	12	7	-39.18%
Under Contracts	20	13	-38.27%

## Chatham Boro Yearly Market Trends

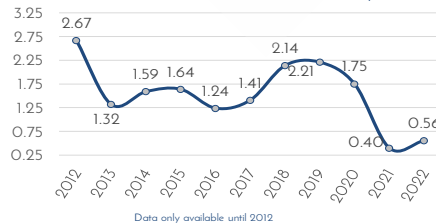


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931
SP	\$650,014	\$730,522	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$833,489	\$871,895	\$903,470	\$882,057	\$933,838	\$1,058,226	\$1,041,944

### Sales Price to Assessed Value Ratio

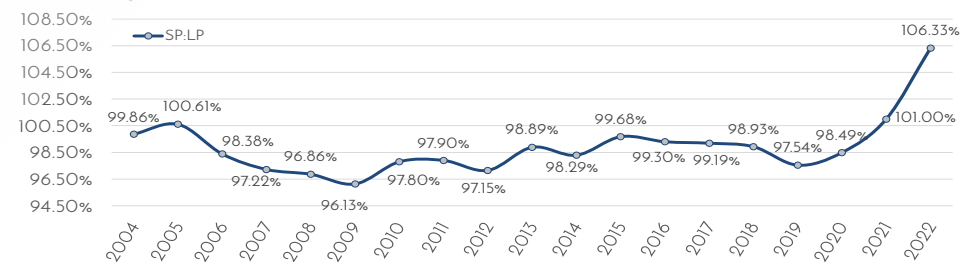


### 12 Month Rate of Absorption

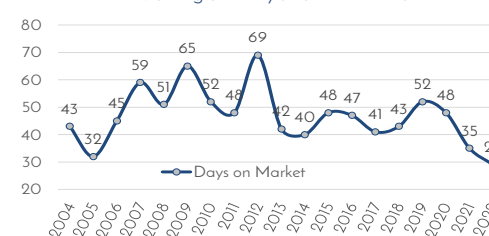


## Chatham Boro Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

