

# Chatham Boro

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	24 N Summit Avenue	Colonial	3	2.0	19	\$675,000	\$675,000	\$725,000	107.41%	\$692,100	1.05
2	35 Roosevelt Avenue	Colonial	4	1.1	8	\$799,000	\$799,000	\$975,500	122.09%	\$750,500	1.30
3	18 Duchamp Place	Colonial	3	2.0	8	\$849,000	\$849,000	\$1,102,500	129.86%	\$848,000	1.30
4	130 Center Avenue	Colonial	3	1.1	10	\$875,000	\$875,000	\$1,000,000	114.29%	\$701,100	1.43
5	109 Coleman Avenue	RanchRas	4	3.0	1	\$899,000	\$899,000	\$1,050,000	116.80%	\$1,032,000	1.02
6	146 River Road	Custom	3	2.1	34	\$1,250,000	\$1,250,000	\$1,175,000	94.00%	\$950,200	1.24
7	74 Rowan Road	Colonial	4	3.0	13	\$1,399,000	\$1,399,000	\$1,533,000	109.58%	\$1,215,000	1.26
8	18 University Avenue	Colonial	5	4.0	12	\$1,499,000	\$1,499,000	\$1,650,000	110.07%		
9	62 Elmwood Avenue	CapeCod	4	4.1	15	\$2,395,000	\$2,395,000	\$2,650,000	110.65%	\$2,067,700	1.28
AVERAGE					13	\$1,182,222	\$1,182,222	\$1,317,889	112.75%		1.23

### "Active" Listings in Chatham Boro

Number of Units: 3  
Average List Price: \$1,987,963  
Average Days on Market: 8

### "Under Contract" Listings in Chatham Boro

Number of Units: 10  
Average List Price: \$1,086,690  
Average Days on Market: 48

# 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	26	22	10	13	19
List Price	\$821,667	No Sales	\$1,267,500	\$849,225	\$1,338,000	\$1,126,700	\$1,204,538	\$1,099,545	\$973,250	\$1,035,875	\$1,063,758	\$1,182,222	\$1,102,592
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472	\$1,364,442	\$1,218,600	\$1,292,278	\$1,194,091	\$1,005,000	\$1,066,447	\$1,109,390	\$1,317,889	\$1,168,257
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%	109.76%	102.05%	103.61%	105.52%	112.75%	106.86%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25	1.21	1.23	1.16	1.05	1.10	1.23	1.20
# Units Sold	9	0	8	4	6	10	13	11	4	8	10	9	92
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36	2.00	0.84	0.50	0.93	0.88	0.68	0.33	1.14
Active Listings	5	8	7	6	11	9	7	6	11	7	4	3	7
Under Contracts	5	8	10	14	18	19	16	10	13	13	14	10	13

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29	19	-37.03%
Sales Price	\$1,041,944	\$1,168,257	12.12%
LP:SP	106.33%	106.86%	0.49%
SP:AV	1.50	1.20	-20.33%

Prominent  
Properties

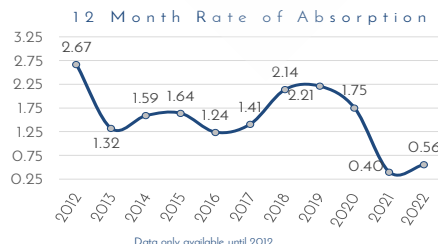
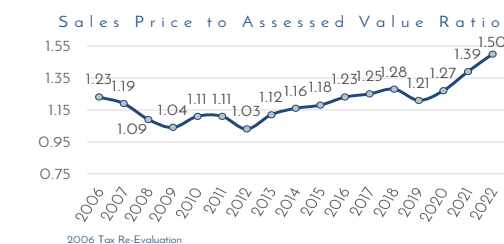
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YTD	2022	2023	% Change
# Units Sold	105	92	-12.38%
Rate of Ab 3 Mo	1.169	1.139	-2.51%
Actives	10	7	-27.59%
Under Contracts	17	13	-25.74%

## Chatham Boro Yearly Market Trends

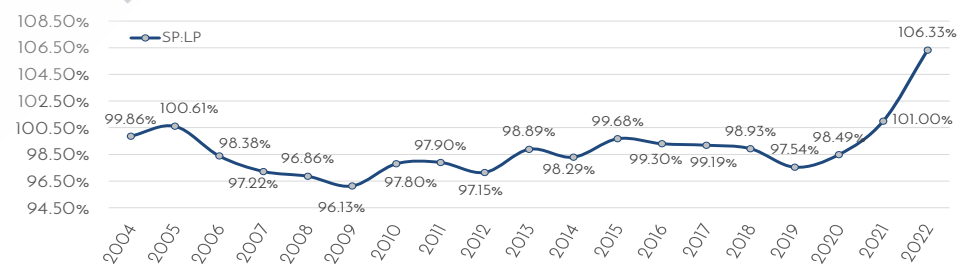


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931
SP	\$650,014	\$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

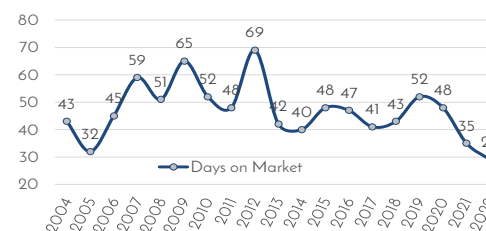


## Chatham Boro Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

