

Chatham Boro

July 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-----------------------|-----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 28 Schindler Court | TwndEndUn | 3 | 2.2 | 23 | \$739,000 | \$739,000 | \$732,000 | 99.05% | \$688,500 | 1.06 |
| 2 | 65 S Passaic Avenue | Colonial | 3 | 2.1 | 5 | \$799,000 | \$799,000 | \$850,000 | 106.38% | \$953,500 | 0.89 |
| 3 | 14 Orchard Road | Colonial | 3 | 1.1 | 12 | \$789,000 | \$789,000 | \$869,500 | 110.20% | \$783,300 | 1.11 |
| 4 | 12 Lum Avenue | Colonial | 4 | 2.1 | 12 | \$799,000 | \$799,000 | \$886,000 | 110.89% | \$762,300 | 1.16 |
| 5 | 109 Lafayette Avenue | Colonial | 3 | 1.1 | 9 | \$875,000 | \$875,000 | \$990,000 | 113.14% | \$813,100 | 1.22 |
| 6 | 78 Lafayette Avenue | Colonial | 3 | 1.1 | 4 | \$875,000 | \$875,000 | \$1,050,000 | 120.00% | \$808,300 | 1.30 |
| 7 | 121 Center Avenue | Colonial | 3 | 1.1 | 9 | \$850,000 | \$850,000 | \$1,050,000 | 123.53% | \$818,700 | 1.28 |
| 8 | 15 Carmine Street | Colonial | 5 | 3.0 | 14 | \$1,425,000 | \$1,425,000 | \$1,551,111 | 108.85% | \$1,083,800 | 1.43 |
| 9 | 53 Dunbar Street | Colonial | 4 | 3.0 | 12 | \$1,399,000 | \$1,399,000 | \$1,600,000 | 114.37% | \$1,218,500 | 1.31 |
| 10 | 156 Washington Avenue | Colonial | 4 | 3.1 | 36 | \$1,685,000 | \$1,685,000 | \$1,600,000 | 94.96% | \$1,577,800 | 1.01 |
| 11 | 69 Hedges Avenue | Colonial | 5 | 3.1 | 8 | \$1,700,000 | \$1,700,000 | \$1,800,000 | 105.88% | \$1,220,100 | 1.48 |
| 12 | 73 Highland Avenue | Colonial | 5 | 5.0 | 15 | \$1,899,000 | \$1,899,000 | \$1,800,000 | 94.79% | \$1,612,400 | 1.12 |
| 13 | 10 Chandler Road | Colonial | 4 | 4.0 | 12 | \$1,825,000 | \$1,825,000 | \$2,021,000 | 110.74% | \$1,531,500 | 1.32 |
| AVERAGE | | | | | 13 | \$1,204,538 | \$1,204,538 | \$1,292,278 | 108.68% | | 1.21 |

"Active" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$1,509,143
 Average Days on Market: 35

"Under Contract" Listings in Chatham Boro

Number of Units: 16
 Average List Price: \$962,312
 Average Days on Market: 23

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 |
| List Price | \$821,667 | No Sales | \$1,267,500 | \$849,225 | \$1,338,000 | \$1,126,700 | \$1,204,538 | | | | | | \$1,117,718 |
| Sales Price | \$806,778 | No Sales | \$1,331,875 | \$937,472 | \$1,364,442 | \$1,218,600 | \$1,292,278 | | | | | | \$1,176,763 |
| SP:LP% | 98.03% | No Sales | 109.93% | 108.14% | 104.37% | 108.30% | 108.68% | | | | | | 106.33% |
| SP to AV | 1.27 | No Sales | 1.05 | 1.34 | 1.17 | 1.25 | 1.21 | | | | | | 1.22 |
| # Units Sold | 9 | 0 | 8 | 4 | 6 | 10 | 13 | | | | | | 50 |
| 3 Mo Rate of Ab | 1.28 | 1.75 | 1.50 | 1.62 | 1.36 | 2.00 | 0.84 | | | | | | 1.48 |
| Active Listings | 5 | 8 | 7 | 6 | 11 | 9 | 7 | | | | | | 8 |
| Under Contracts | 5 | 8 | 10 | 14 | 18 | 19 | 16 | | | | | | 13 |

Flashback! YTD 2022 vs YTD 2023

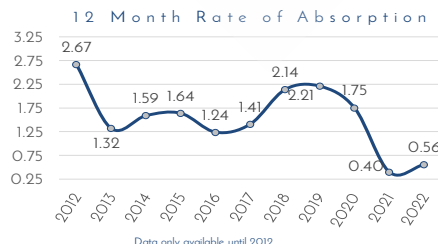
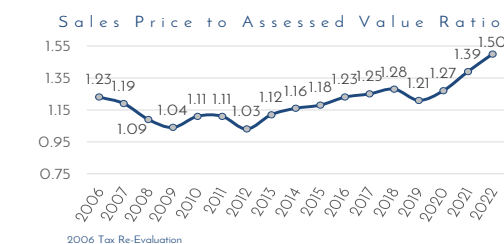
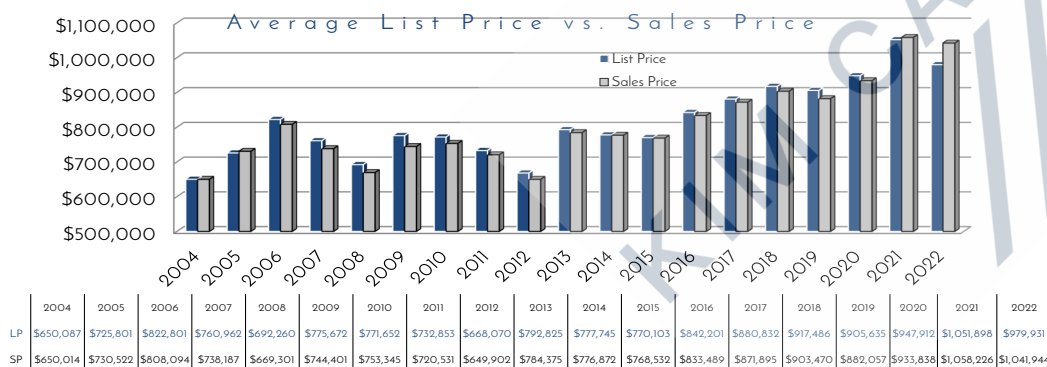
| YTD | 2022 | 2023 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 31 | 20 | -36.73% |
| Sales Price | \$1,024,280 | \$1,176,763 | 14.89% |
| LP:SP | 108.43% | 106.33% | -1.94% |
| SP:AV | 1.48 | 1.22 | -17.12% |

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

| YTD | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 68 | 50 | -26.47% |
| Rate of Ab 3 Mo | 1.44 | 1.48 | 2.99% |
| Actives | 13 | 8 | -39.77% |
| Under Contracts | 21 | 13 | -38.78% |

Chatham Boro Yearly Market Trends



Chatham Boro Yearly Market Trends

