

Chatham Boro

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Dempster Road	Colonial	3	1.1	176	\$775,000	\$775,000	\$712,500	91.94%	\$503,100	1.42
2	7 Lincoln Avenue	Colonial	3	1.2	12	\$699,000	\$699,000	\$775,000	110.87%	\$821,500	0.94
3	198 Watchung Avenue	Colonial	3	1.1	13	\$750,000	\$750,000	\$860,000	114.67%	\$665,900	1.29
4	6 Charles Place	Colonial	5	3.0	8	\$879,000	\$879,000	\$955,000	108.65%	\$920,600	1.04
5	19 Chatham Street	Colonial	5	4.1	13	\$1,950,000	\$1,950,000	\$2,034,151	104.32%	\$1,673,300	1.22
6	152 Fairmount Avenue	Colonial	6	4.1	19	\$2,975,000	\$2,975,000	\$2,850,000	95.80%	\$2,541,600	1.12
AVERAGE					40	\$1,338,000	\$1,338,000	\$1,364,442	104.37%		1.17

"Active" Listings in Chatham Boro

Number of Units: 11
 Average List Price: \$1,582,364
 Average Days on Market: 29

"Under Contract" Listings in Chatham Boro

Number of Units: 18
 Average List Price: \$1,172,667
 Average Days on Market: 22

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								23
List Price	\$821,667	No Sales	\$1,267,500	\$849,225	\$1,338,000								\$1,072,589
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472	\$1,364,442								\$1,105,650
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%								104.46%
SP to AV	1.27	No Sales	1.05	1.34	1.17								1.23
# Units Sold	9	0	8	4	6								27
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36								1.50
Active Listings	5	8	7	6	11								7
Under Contracts	5	8	10	14	18								11

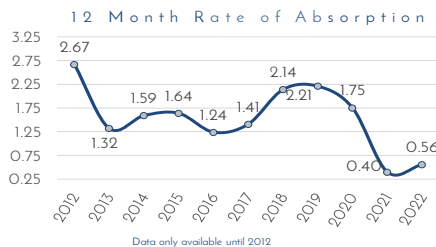
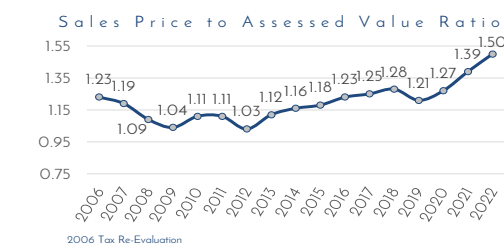
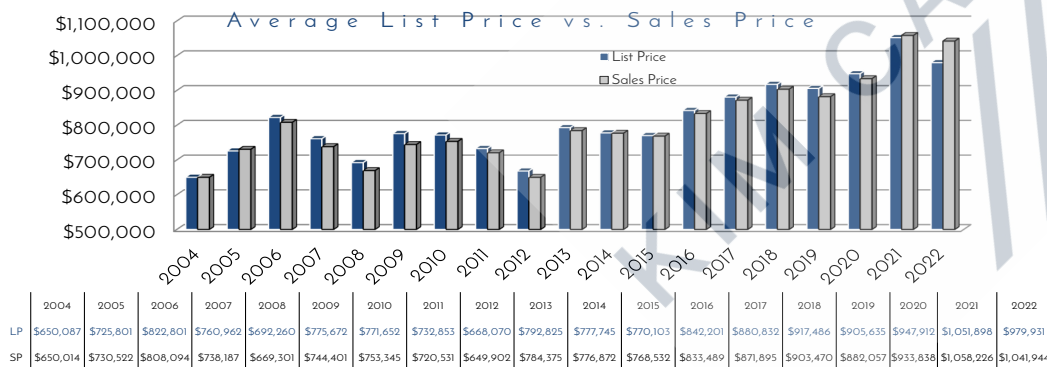
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	38	23	-39.48%
Sales Price	\$977,014	\$1,105,650	13.17%
LP:SP	107.70%	104.46%	-3.01%
SP:AV	1.44	1.23	-14.60%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	43	27	-37.21%
Rate of Ab 3 Mo	1.46	1.50	2.60%
Actives	11	7	-35.09%
Under Contracts	21	11	-47.62%

Chatham Boro Yearly Market Trends



Chatham Boro Yearly Market Trends

