

Chatham Boro

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street	TwnIntUn	1	1.0	6	\$329,900	\$329,900	\$329,900	100.00%	\$272,500	1.21
2	47 Red Road	Colonial	4	2.0	26	\$699,900	\$699,900	\$685,000	97.87%	\$739,600	0.93
3	43 Girard Avenue	Split Level	3	1.1	10	\$699,000	\$699,000	\$870,000	124.46%	\$800,100	1.09
4	261 Fairmount Avenue	CapeCod	4	3.1	12	\$799,000	\$799,000	\$885,000	110.76%	\$844,200	1.05
5	35 Hedges Avenue	Colonial	3	2.0	7	\$759,000	\$759,000	\$900,000	118.58%	\$914,800	0.98
6	14 Burgess Street	Custom	3	3.0	14	\$925,000	\$925,000	\$925,000	100.00%	\$882,900	1.05
7	21 Chestnut Street	CapeCod	4	2.0	5	\$998,000	\$998,000	\$999,000	100.10%	\$779,600	1.28
8	31 Jackson Avenue	Colonial	4	4.0	7	\$1,439,000	\$1,439,000	\$1,410,000	97.98%	\$1,054,800	1.34
9	39 Washington Avenue	Colonial	5	4.2	14	\$1,888,777	\$1,888,777	\$2,010,000	106.42%		
10	46 Chandler Road	Colonial	6	3.2	1	\$2,100,000	\$2,100,000	\$2,080,000	99.05%	\$2,183,100	0.95
AVERAGE					10	\$1,063,758	\$1,063,758	\$1,109,390	105.52%		1.10

"Active" Listings in Chatham Boro

Number of Units: 4
Average List Price: \$1,192,475
Average Days on Market: 38

"Under Contract" Listings in Chatham Boro

Number of Units: 14
Average List Price: \$1,095,643
Average Days on Market: 27

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		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		\$1,093,958
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		\$1,152,032
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%	109.76%	102.05%	103.61%	105.52%		106.22%
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		1.19
# Units Sold	9	0	8	4	6	10	13	11	4	8	10		83
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		1.21
Active Listings	5	8	7	6	11	9	7	6	11	7	4		7
Under Contracts	5	8	10	14	18	19	16	10	13	13	14		13

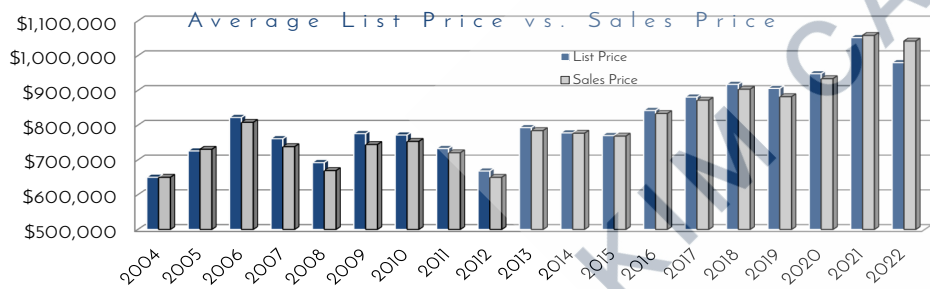
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	19	-35.84%
Sales Price	\$1,044,060	\$1,152,032	10.34%
LP:SP	106.47%	106.22%	-0.23%
SP:AV	1.51	1.19	-20.95%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

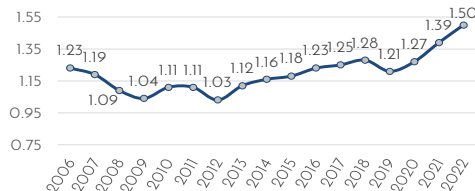
YTD	2022	2023	% Change
# Units Sold	102	83	-18.63%
Rate of Ab 3 Mo	1.161	1.213	4.46%
Actives	10	7	-27.03%
Under Contracts	17	13	-27.08%

Chatham Boro Yearly Market Trends



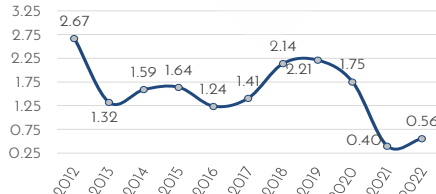
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931
SP	\$650,014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



2006 Tax Re-Evaluation

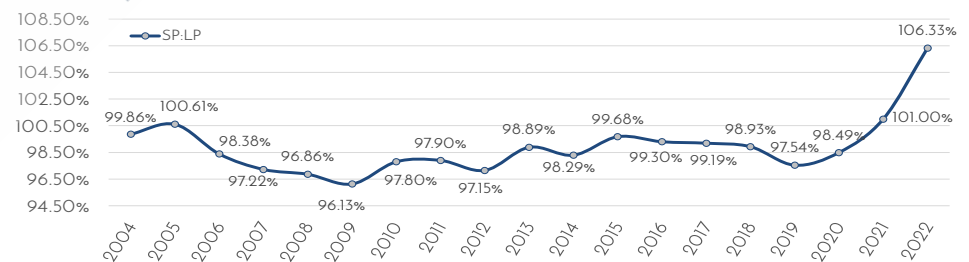
12 Month Rate of Absorption



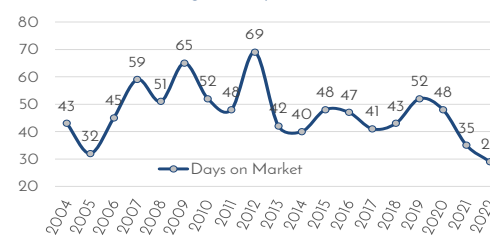
Data only available until 2012

Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

