

Chatham Boro

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	35 Maple Street	CapeCod	4	2.0	1	\$625,000	\$625,000	\$650,000	104.00%	\$750,100	0.87
2	140 Hillside Avenue	Split Level	3	1.1	17	\$749,000	\$749,000	\$749,000	100.00%	\$875,000	0.86
3	21 Duchamp Place	Colonial	3	3.0	10	\$799,000	\$799,000	\$880,000	110.14%	\$742,000	1.19
4	31 Red Road	Colonial	4	2.1	9	\$835,000	\$835,000	\$960,000	114.97%	\$914,300	1.05
5	61 N Hillside Avenue	Colonial	4	1.1	27	\$989,000	\$989,000	\$967,575	97.83%	\$837,200	1.16
6	8 Lindsay Court	Colonial	4	2.1	48	\$1,150,000	\$1,100,000	\$1,100,000	100.00%	\$950,800	1.16
7	26 Minton Avenue	Colonial	5	4.1	17	\$1,495,000	\$1,495,000	\$1,475,000	98.66%		
8	89 Center Avenue	Colonial	5	4.2	47	\$1,695,000	\$1,695,000	\$1,750,000	103.24%		
AVERAGE					22	\$1,042,125	\$1,035,875	\$1,066,447	103.61%		1.05

"Active" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$1,335,286
 Average Days on Market: 24

"Under Contract" Listings in Chatham Boro

Number of Units: 13
 Average List Price: \$1,044,831
 Average Days on Market: 19

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			20
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			\$1,098,095
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			\$1,157,873
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%	109.76%	102.05%	103.61%			106.31%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25	1.21	1.23	1.16	1.05			1.20
# Units Sold	9	0	8	4	6	10	13	11	4	8			73
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			1.27
Active Listings	5	8	7	6	11	9	7	6	11	7			8
Under Contracts	5	8	10	14	18	19	16	10	13	13			13

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	20	-31.82%
Sales Price	\$1,044,992	\$1,157,873	10.80%
LP:SP	106.57%	106.31%	-0.25%
SP:AV	1.51	1.20	-20.23%

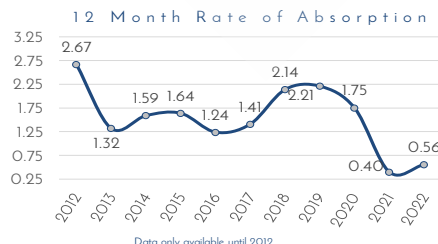
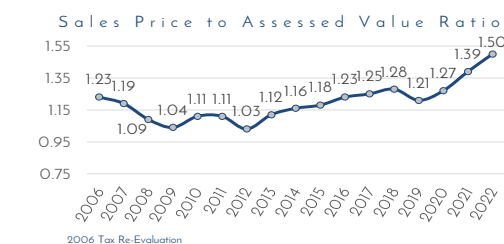
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YTD	2022	2023	% Change
# Units Sold	99	73	-26.26%
Rate of Ab 3 Mo	1.222	1.266	3.60%
Actives	11	8	-28.70%
Under Contracts	18	13	-30.77%

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	\$766,532	\$833,489	\$871,895	\$903,470	\$882,057	\$933,838	\$1,058,226	\$1,041,944



Chatham Boro Yearly Market Trends

