

Chatham Boro

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	170 N Hillside Avenue	CapeCod	3	2.0	47	\$549,999	\$499,999	\$490,000	98.00%	\$554,700	0.88
2	140 N Hillside Avenue	Colonial	4	3.0	34	\$1,075,000	\$999,000	\$995,000	99.60%	\$626,100	1.59
3	111 N Hillside Avenue	Colonial	4	2.0	13	\$899,000	\$899,000	\$925,000	102.89%	\$891,700	1.04
4	253 Washington Avenue	Colonial	4	2.1	9	\$1,495,000	\$1,495,000	\$1,610,000	107.69%	\$1,418,600	1.13
AVERAGE					26	\$1,004,750	\$973,250	\$1,005,000	102.05%		1.16

"Active" Listings in Chatham Boro

Number of Units: 11
 Average List Price: \$1,384,445
 Average Days on Market: 19

"Under Contract" Listings in Chatham Boro

Number of Units: 13
 Average List Price: \$1,058,821
 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	18	13	20	26				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				\$1,105,752
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				\$1,169,125
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%	109.76%	102.05%				106.64%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25	1.21	1.23	1.16				1.22
# Units Sold	9	0	8	4	6	10	13	11	4				65
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36	2.00	0.84	0.50	0.93				1.31
Active Listings	5	8	7	6	11	9	7	6	11				8
Under Contracts	5	8	10	14	18	19	16	10	13				13

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	20	-33.15%
Sales Price	\$1,057,777	\$1,169,125	10.53%
LP:SP	106.84%	106.64%	-0.18%
SP:AV	1.52	1.22	-19.44%

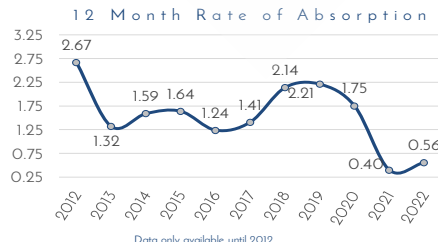
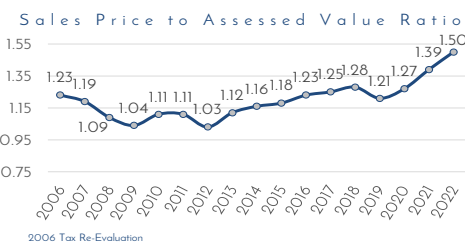
Prominent
Properties
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YTD	2022	2023	% Change
# Units Sold	92	65	-29.35%
Rate of Ab 3 Mo	1.250	1.309	4.71%
Actives	11	8	-30.69%
Under Contracts	20	13	-35.80%

Chatham Boro Yearly Market Trends

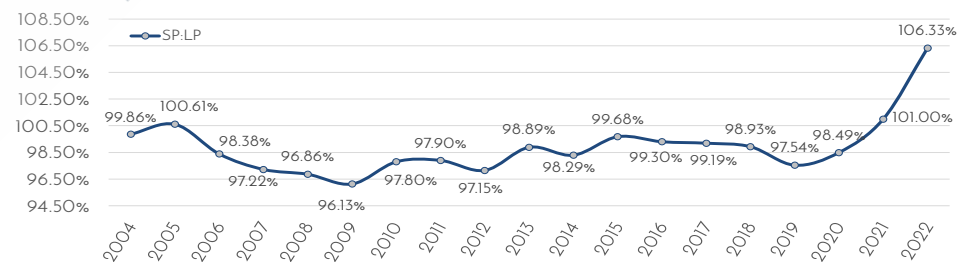


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931
SP	\$650,014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

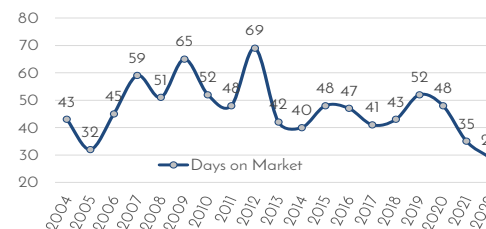


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

