

# Chatham Boro

## April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	147 Watchung Avenue	Colonial	3	1.1	11	\$675,000	\$675,000	\$775,000	114.81%	\$562,900	1.38
2	20 Schindler Court	TwnIntUn	3	2.2	8	\$728,000	\$728,000	\$805,500	110.65%	\$633,000	1.27
3	32 Orchard Road	Colonial	3	2.1	36	\$949,000	\$949,000	\$950,000	100.11%	\$820,800	1.16
4	197 Watchung Avenue	Colonial	3	2.1	13	\$839,000	\$839,000	\$1,025,000	122.17%	\$673,900	1.52
5	4 Weston Avenue	SplitLev	4	2.1	9	\$1,195,000	\$1,195,000	\$1,442,000	120.67%	\$902,400	1.60
6	28 Clark Street	RanchExp	4	3.0	9	\$1,129,000	\$1,129,000	\$1,529,000	135.43%	\$1,132,100	1.35
7	87 Watchung Avenue	Colonial	5	4.1	34	\$1,725,000	\$1,600,000	\$1,600,000	100.00%	Renovated	
8	214 Fairmount Avenue	Colonial	6	3.2	14	\$2,100,000	\$2,100,000	\$2,300,000	109.52%	\$1,756,400	1.31
<b>AVERAGE</b>					17	\$1,167,500	\$1,151,875	\$1,303,313	114.17%		1.37

### *"Active"* Listings in Chatham Boro

Number of Units: 8  
 Average List Price: \$1,296,375  
 Average Days on Market: 8

### *"Under Contract"* Listings in Chatham Boro

Number of Units: 23  
 Average List Price: \$1,320,822  
 Average Days on Market: 19

# Chatham Boro 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	47	13	17									26
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875									\$1,129,784
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313									\$1,225,639
SP:LP%	105.22%	106.18%	107.18%	114.17%									109.19%
SP to AV	1.06	1.19	1.20	1.37									1.24
# Units Sold	6	4	2	8									20
3 Mo Rate of Ab	0.63	0.95	2.00	1.39									1.24
Active Listings	4	6	7	8									6
Under Contracts	7	12	20	23									16

## Flashback! YTD 2023 vs YTD 2024

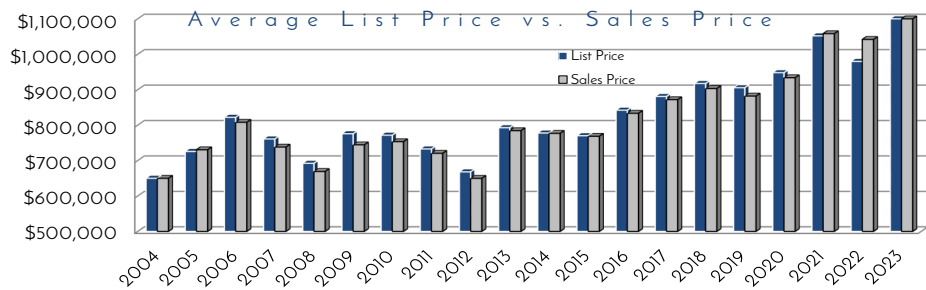
YTD	2023	2024	% Change
DOM	18	26	43.08%
Sales Price	\$1,031,709	\$1,225,639	18.80%
LP:SP	104.49%	109.19%	4.50%
SP:AV	1.25	1.24	-0.83%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

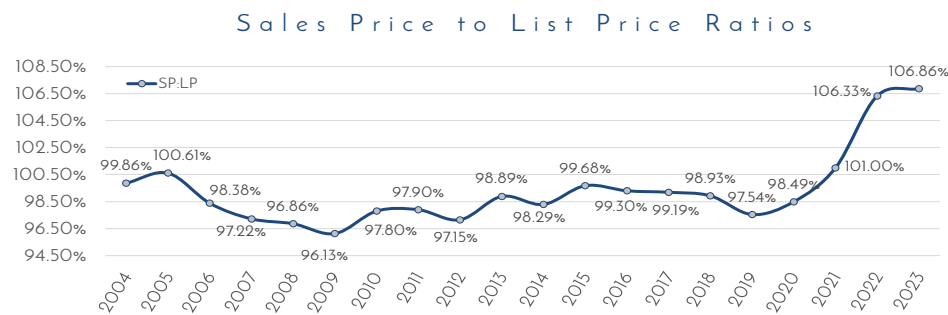
YTD	2023	2024	% Change
# Units Sold	21	20	-4.76%
Rate of Ab 3 Mo	1.54	1.24	-19.19%
Actives	7	6	-3.85%
Under Contracts	9	16	67.57%

## Chatham Boro Yearly Market Trends

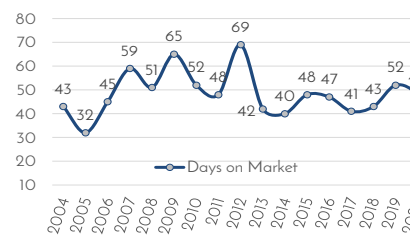


LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931	\$1,102,592
SP	\$650,014	\$730,322	\$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	\$933,858	\$1,058,226	\$1,041,944	\$1,168,257

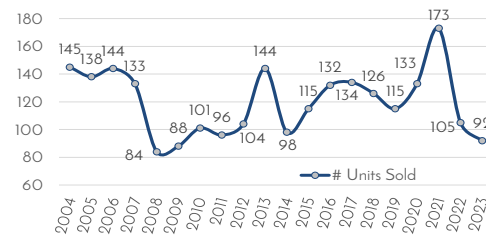
## Chatham Boro Yearly Market Trends



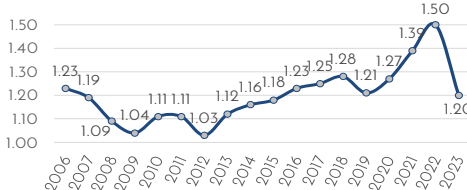
## Average Days on Market



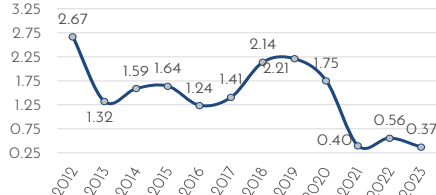
## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



2006 Tax Re-Evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.