

# Chatham Boro

## February 2024 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	OneFloor	2	1.0	51	\$369,999	\$369,999	\$369,999	100.00%	\$318,500	1.16
2	13 Schindler Court	TwnEndUn	3	2.1	105	\$850,000	\$800,000	\$787,500	98.44%	\$686,700	1.15
3	172 Fairmount Avenue	Colonial	3	2.0	19	\$989,000	\$989,900	\$1,250,000	126.28%	\$988,600	1.26
4	15 Girard Avenue	Colonial	5	3.1	13	\$1,888,888	\$1,888,888	\$1,888,888	100.00%		
<b>AVERAGE</b>					47	\$1,024,472	\$1,012,197	\$1,074,097	106.18%		1.19

### "Active" Listings in Chatham Boro

**Number of Units:** 6  
**Average List Price:** \$1,860,667  
**Average Days on Market:** 19

### "Under Contract" Listings in Chatham Boro

**Number of Units:** 12  
**Average List Price:** \$1,357,075  
**Average Days on Market:** 25

# 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											37
List Price	\$1,053,650	\$1,012,197											\$1,037,069
Sales Price	\$1,098,317	\$1,074,097											\$1,088,629
SP:LP%	105.22%	106.18%											105.60%
SP to AV	1.06	1.19											1.11
# Units Sold	6	4											10
3 Mo Rate of Ab	0.63	0.95											0.79
Active Listings	4	6											5
Under Contracts	7	12											10

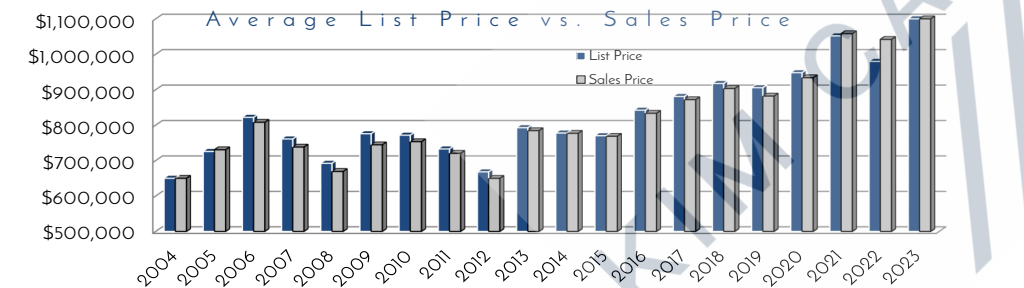
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	22	37	65.15%
Sales Price	\$806,778	\$1,088,629	34.94%
LP:SP	98.03%	105.60%	7.73%
SP:AV	1.27	1.11	-12.30%

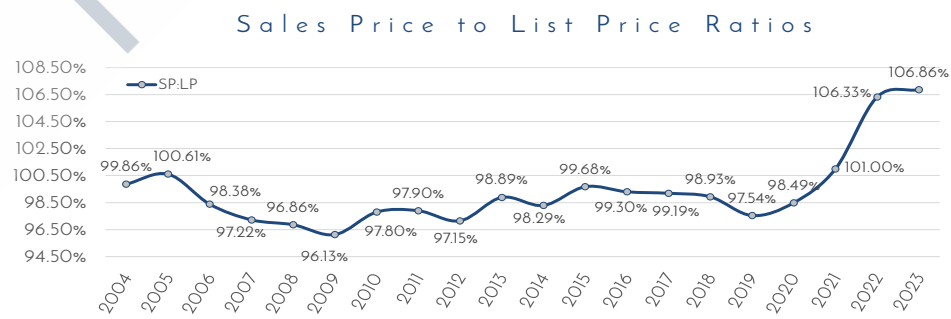
Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	9	10	11.11%
Rate of Ab 3 Mo	1.52	0.79	-47.85%
Actives	7	5	-23.08%
Under Contracts	7	10	46.15%

## Chatham Boro Yearly Market Trends



## Chatham Boro Yearly Market Trends



Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,322
2006	\$822,801	\$808,094
2007	\$760,962	\$738,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$768,532
2016	\$842,201	\$833,489
2017	\$880,832	\$871,895
2018	\$917,486	\$903,470
2019	\$905,635	\$882,057
2020	\$947,912	\$933,838
2021	\$1,051,898	\$1,041,944
2022	\$979,931	\$1,041,944
2023	\$1,102,592	\$1,168,257

