

# Chatham Boro

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	86 Lafayette Avenue	Colonial	3	1.0	23	\$724,999	\$724,999	\$750,000	103.45%	\$674,200	1.11
2	19 Parrott Mill Road	Bi-Level	5	2.0	40	\$849,000	\$799,000	\$790,000	98.87%	\$879,600	0.90
3	4 Kimball Street	Split Level	3	2.0	8	\$749,000	\$749,000	\$809,000	108.01%	\$873,900	0.93
4	109 N Passaic Avenue	Colonial	3	2.1	50	\$975,000	\$899,900	\$899,900	100.00%		
5	30 Tallmadge Avenue	Colonial	4	2.1	15	\$950,000	\$950,000	\$1,155,000	121.58%	\$892,100	1.29
6	55 Fairview Avenue	Colonial	6	6.1	43	\$2,199,000	\$2,199,000	\$2,185,999	99.41%		
<b>AVERAGE</b>					30	\$1,074,500	\$1,053,650	\$1,098,317	105.22%		1.06

### "Active" Listings in Chatham Boro

Number of Units: 4  
 Average List Price: \$1,462,250  
 Average Days on Market: 25

### "Under Contract" Listings in Chatham Boro

Number of Units: 7  
 Average List Price: \$1,231,255  
 Average Days on Market: 49

# 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												30
List Price	\$1,053,650												\$1,053,650
Sales Price	\$1,098,317												\$1,098,317
SP:LP%	105.22%												105.22%
SP to AV	1.06												1.06
# Units Sold	6												6
3 Mo Rate of Ab	0.63												0.63
Active Listings	4												4
Under Contracts	7												7

## Flashback! YTD 2023 vs YTD 2024

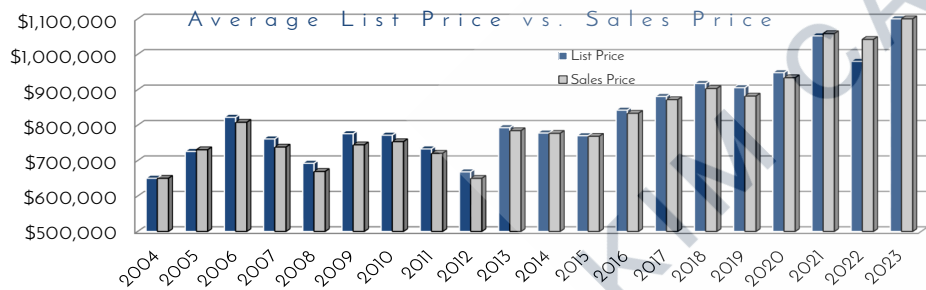
YTD	2023	2024	% Change
DOM	22	30	34.25%
Sales Price	\$806,778	\$1,098,317	36.14%
LP:SP	98.03%	105.22%	7.34%
SP:AV	1.27	1.06	-16.79%

Prominent Properties

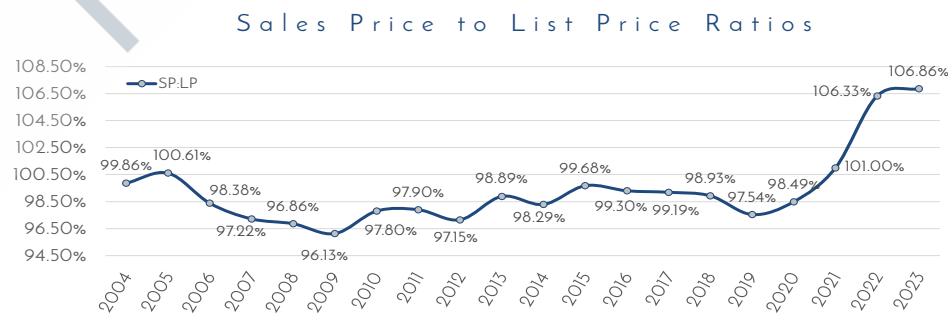
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	9	6	-33.33%
Rate of Ab 3 Mo	1.280	0.630	-50.78%
Actives	5	4	-20.00%
Under Contracts	5	7	40.00%

## Chatham Boro Yearly Market Trends

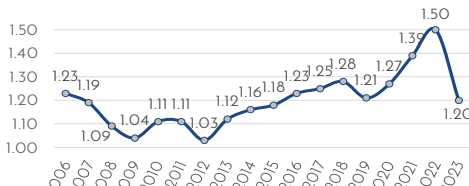


## Chatham Boro Yearly Market Trends

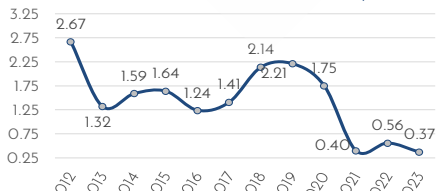


Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,322
2006	\$822,801	\$808,094
2007	\$760,962	\$738,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$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	\$1,038,226
2022	\$979,931	\$1,041,944
2023	\$1,102,592	\$1,168,257

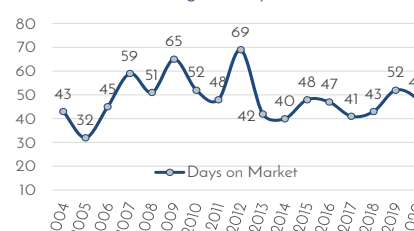
### Sales Price to Assessed Value Ratio



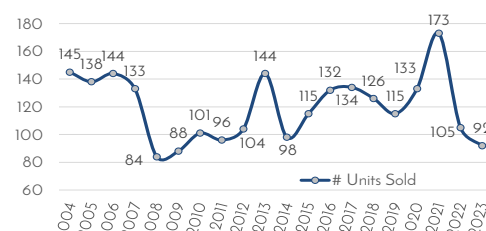
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



2006 Tax Re-Evaluation

Data only available until 2012