

Chatham Boro

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	151 Center Avenue	CapeCod	3	2.0	14	\$825,000	\$825,000	\$900,000	109.09%	\$787,700	1.14
2	298 Hillside Avenue	Colonial	5	4.1	11	\$2,185,000	\$2,185,000	\$2,300,000	105.26%	\$1,818,100	1.27
AVERAGE					13	\$1,505,000	\$1,505,000	\$1,600,000	107.18%		1.20

"Active" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$913,000
 Average Days on Market: 12

"Under Contract" Listings in Chatham Boro

Number of Units: 20
 Average List Price: \$1,369,245
 Average Days on Market: 20

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										33
List Price	\$1,053,650	\$1,012,197	\$1,505,000										\$1,115,057
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000										\$1,173,857
SP:LP%	105.22%	106.18%	107.18%										105.87%
SP to AV	1.06	1.19	1.20										1.13
# Units Sold	6	4	2										12
3 Mo Rate of Ab	0.63	0.95	2.00										1.19
Active Listings	4	6	7										6
Under Contracts	7	12	20										13

Flashback! YTD 2023 vs YTD 2024

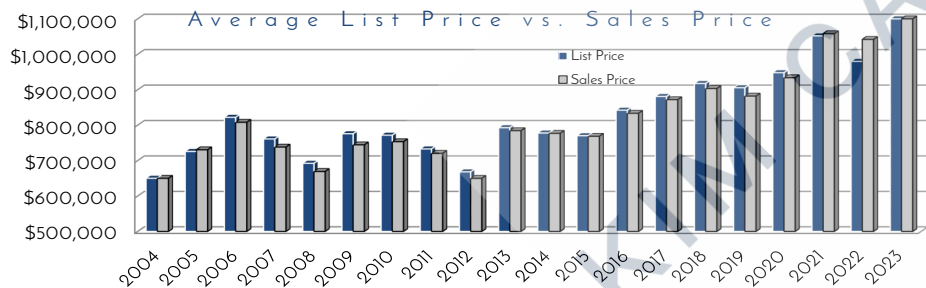
YTD	2023	2024	% Change
DOM	16	33	99.04%
Sales Price	\$1,053,882	\$1,173,857	11.38%
LP:SP	103.63%	105.87%	2.16%
SP:AV	1.22	1.13	-6.71%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	17	12	-29.41%
Rate of Ab 3 Mo	1.51	1.19	-20.97%
Actives	7	6	-15.00%
Under Contracts	8	13	69.57%

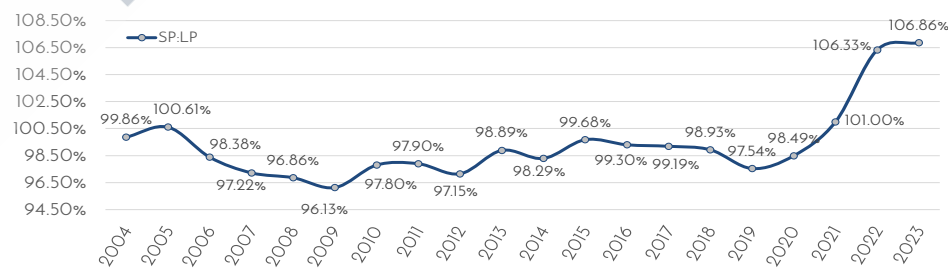
Chatham Boro Yearly Market Trends



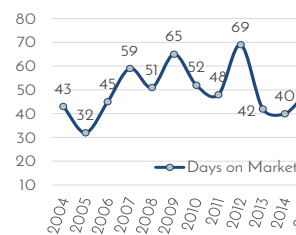
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931	\$1,102,592
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	\$933,838	\$1,038,226	\$1,041,944	\$1,168,257

Chatham Boro Yearly Market Trends

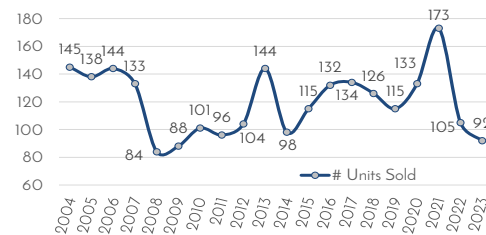
Sales Price to List Price Ratios



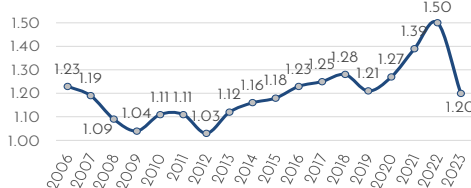
Average Days on Market



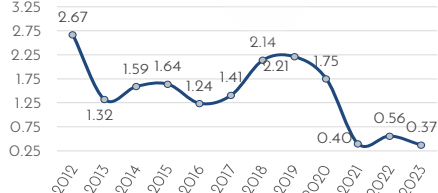
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2006 Tax Re-Evaluation

Data only available until 2012