

Chatham Boro

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Woodland Road	CapeCod	4	2.0	12	\$849,000	\$849,000	\$876,000	103.18%	\$690,800	1.27
2	68 Kings Road	Colonial	5	3.1	8	\$995,000	\$995,000	\$1,100,000	110.55%	\$993,300	1.11
3	45 Hedges Avenue	Colonial	4	2.2	1	\$1,000,000	\$1,000,000	\$1,300,000	130.00%	\$928,200	1.40
4	12 Kimball Street	Colonial	5	3.1	15	\$1,625,000	\$1,625,000	\$1,600,000	98.46%	\$1,465,800	1.09
5	8 Jackson Avenue	Colonial	4	3.1	13	\$1,695,000	\$1,695,000	\$2,010,000	118.58%	Renovated	
6	36 Highland Avenue	Colonial	7	6.1	32	\$3,399,000	\$3,399,000	\$3,200,000	94.15%	New	
AVERAGE					13	\$1,593,833	\$1,593,833	\$1,681,000	109.15%	\$1,019,525	1.22

"Active" Listings in Chatham Boro

Number of Units: 3
 Average List Price: \$633,000
 Average Days on Market: 65

"Under Contract" Listings in Chatham Boro

Number of Units: 6
 Average List Price: \$1,148,667
 Average Days on Market: 37

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	18	15	12	15	15	13	13	13	17
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875	\$952,250	\$1,644,738	\$1,320,231	\$1,113,083	\$977,250	\$949,500	\$974,950	\$1,593,833	\$1,186,229
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313	\$1,062,667	\$1,797,690	\$1,459,923	\$1,274,583	\$1,068,625	\$1,073,500	\$1,185,500	\$1,681,000	\$1,308,474
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%	110.88%	112.08%	114.88%	108.14%	111.99%	121.48%	109.15%	111.11%
SP to AV	1.06	1.19	1.20	1.37	1.30	1.21	1.39	1.33	1.20	1.23	1.21	1.22	1.28
# Units Sold	6	4	2	8	12	8	13	12	8	4	2	6	85
3 Mo Rate of Ab	0.63	0.95	2.00	1.39	0.45	0.54	0.48	0.18	0.50	0.91	1.20	0.46	0.81
Active Listings	4	6	7	8	3	5	5	2	5	9	6	3	5
Under Contracts	7	12	20	23	23	24	17	11	7	8	10	6	14

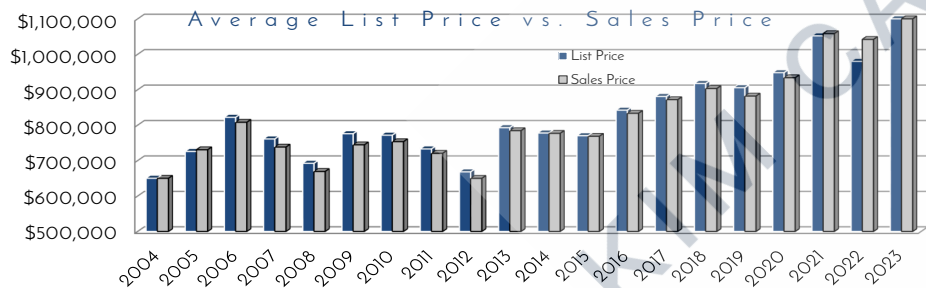
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	19	17	-5.56%
Sales Price	\$1,168,257	\$1,308,474	12.00%
LP:SP	106.86%	111.11%	3.98%
SP:AV	1.20	1.28	6.64%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	92	85	-7.61%
Rate of Ab 3 Mo	1.14	0.81	-29.11%
Actives	7	5	-25.00%
Under Contracts	13	14	12.00%

Chatham Boro Yearly Market Trends

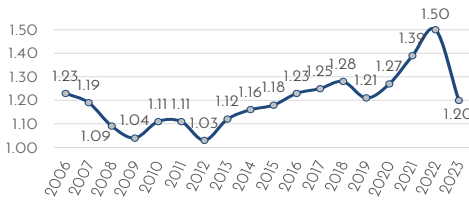


Chatham Boro Yearly Market Trends

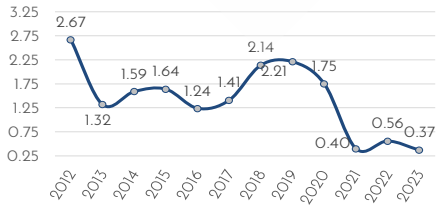


Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,322
2006	\$822,801	\$808,094
2007	\$760,962	\$738,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$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	\$933,858
2021	\$1,051,898	\$1,038,226
2022	\$979,931	\$1,041,944
2023	\$1,102,592	\$1,168,257

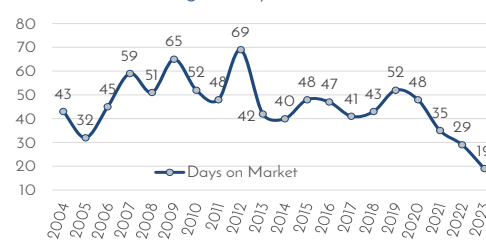
Sales Price to Assessed Value Ratio



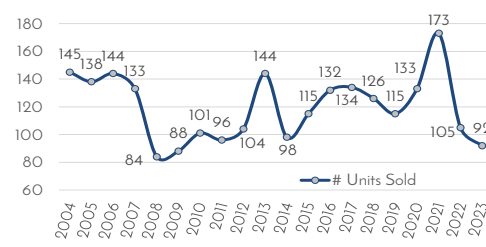
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



2006 Tax Re-Evaluation

Data only available until 2012