

Chatham Boro

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Weston Avenue	Colonial	3	1.1	30	\$650,000	\$650,000	\$715,000	110.00%	\$676,000	1.06
2	7 N Hillside Avenue	Colonial	3	1.1	15	\$719,000	\$719,000	\$806,000	112.10%	\$552,900	1.46
3	16 University Avenue	Colonial	4	1.2	11	\$799,000	\$799,000	\$860,000	107.63%	\$725,000	1.19
4	26 University Avenue	Colonial	4	2.1	12	\$949,000	\$949,000	\$1,100,000	115.91%	\$792,800	1.39
5	24 Kings Road	Colonial	4	2.1	7	\$1,129,000	\$1,129,000	\$1,200,000	106.29%	\$1,093,000	1.10
6	122 N Summit Avenue	Custom	4	2.1	22	\$1,250,000	\$1,250,000	\$1,404,000	112.32%	\$846,000	1.66
7	34 Coleman Avenue East	Colonial	4	2.2	7	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$1,066,700	1.41
8	20 Oliver Street	Colonial	4	2.1	13	\$1,199,000	\$1,199,000	\$1,575,000	131.36%	\$953,900	1.65
9	108 Fairmount Avenue	Victrian	4	2.1	18	\$1,679,999	\$1,679,999	\$1,680,000	100.00%	\$1,124,800	1.49
10	103 Chatham Street	Colonial	4	3.1	9	\$1,399,000	\$1,399,000	\$1,700,000	121.52%	\$1,197,800	1.42
11	27 N Summit Avenue	Colonial	4	3.1	6	\$1,595,000	\$1,595,000	\$1,800,000	112.85%	\$1,225,000	1.47
12	179 Washington Avenue	Colonial	5	3.1	9	\$2,195,000	\$2,195,000	\$2,250,000	102.51%	\$1,636,900	1.37
13	185 Hillside Avenue	Colonial	6	6.0	1	\$2,399,000	\$2,399,000	\$2,389,000	99.58%	New	
AVERAGE					12	\$1,320,231	\$1,320,231	\$1,459,923	112.08%		1.39

"Active" Listings in Chatham Boro

Number of Units: 5
 Average List Price: \$1,279,600
 Average Days on Market: 28

"Under Contract" Listings in Chatham Boro

Number of Units: 17
 Average List Price: \$1,164,706
 Average Days on Market: 18

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						19
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875	\$952,250	\$1,644,738	\$1,320,231						\$1,214,030
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313	\$1,062,667	\$1,797,690	\$1,459,923						\$1,332,553
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%	110.88%	112.08%						110.46%
SP to AV	1.06	1.19	1.20	1.37	1.30	1.21	1.39						1.29
# Units Sold	6	4	2	8	12	8	13						53
3 Mo Rate of Ab	0.63	0.95	2.00	1.39	0.45	0.54	0.48						0.92
Active Listings	4	6	7	8	3	5	5						5
Under Contracts	7	12	20	23	23	24	17						18

Flashback! YTD 2023 vs YTD 2024

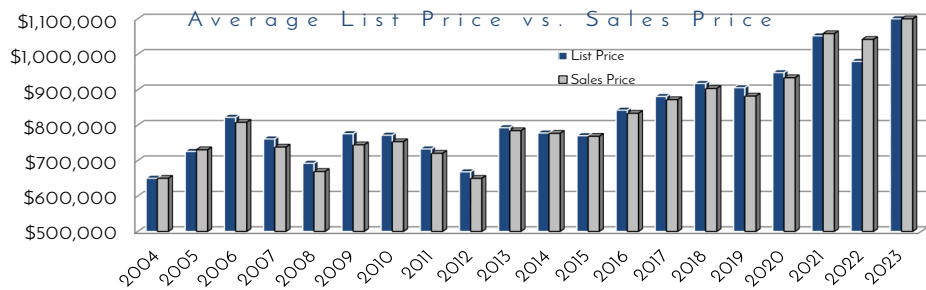
YTD	2023	2024	% Change
DOM	20	19	-1.32%
Sales Price	\$1,176,763	\$1,332,553	13.24%
LP:SP	106.33%	110.46%	3.89%
SP:AV	1.22	1.29	4.94%

Prominent Properties

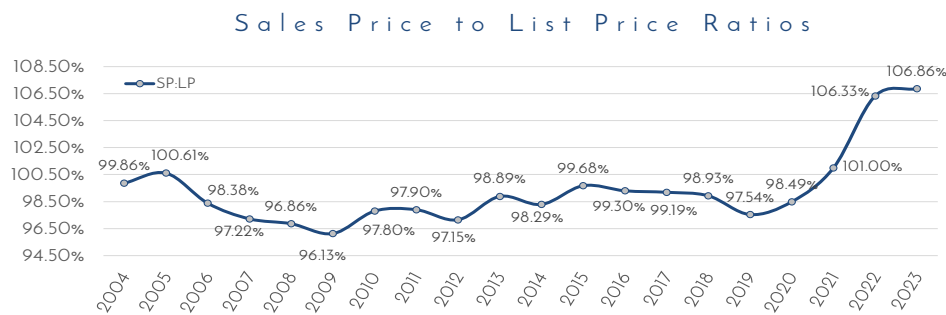
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	50	53	6.00%
Rate of Ab 3 Mo	1.48	0.92	-37.78%
Actives	8	5	-28.30%
Under Contracts	13	18	40.00%

Chatham Boro Yearly Market Trends

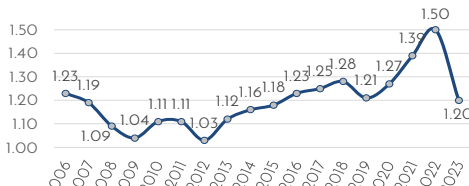


Chatham Boro Yearly Market Trends

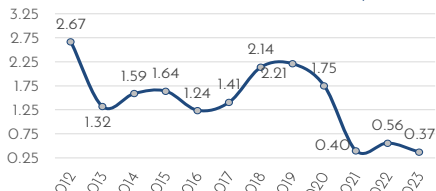


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931	\$1,102,592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

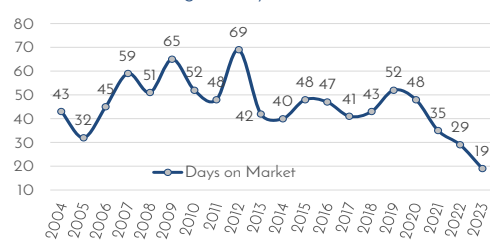
Sales Price to Assessed Value Ratio



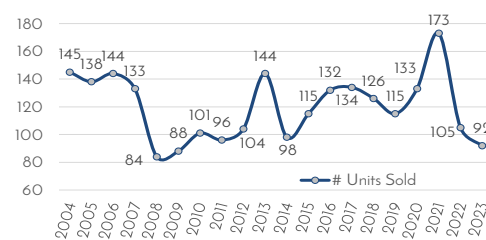
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



2006 Tax Re-Evaluation

Data only available until 2012