

# Chatham Boro

## May 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 U46	OneFloor	1	1.0	41	\$345,000	\$335,000	\$318,000	94.93%	\$272,500	1.17
2	380 Main Street U11	OneFloor	2	1.0	7	\$375,000	\$375,000	\$378,000	100.80%	\$333,100	1.13
3	380 Main Street U22	OneFloor	2	1.0	12	\$379,000	\$379,000	\$410,000	108.18%	\$322,700	1.27
4	23 Division Avenue	Bi-Level	4	1.1	15	\$725,000	\$725,000	\$785,000	108.28%	\$731,000	1.07
5	90 N Passaic Avenue	Colonial	3	1.1	10	\$825,000	\$825,000	\$995,000	120.61%	\$601,300	1.65
6	112 Lafayette Avenue	Colonial	3	3.0	15	\$899,000	\$899,000	\$999,999	111.23%	\$780,800	1.28
7	24 Hedges Avenue	Colonial	4	2.1	8	\$939,000	\$939,000	\$1,141,000	121.51%	\$922,300	1.24
8	79 Center Avenue	Colonial	3	3.1	11	\$1,075,000	\$1,075,000	\$1,300,000	120.93%	\$848,200	1.53
9	18 Chestnut Street	Victrian	4	2.1	6	\$1,255,000	\$1,255,000	\$1,400,000	111.55%	\$1,052,100	1.33
10	69 Washington Avenue	Colonial	3	3.0	10	\$1,250,000	\$1,250,000	\$1,500,000	120.00%	Renovated	
11	64 Summit Avenue	Colonial	5	5.1	69	\$1,575,000	\$1,575,000	\$1,575,000	100.00%	New	
12	72 Garden Avenue	Colonial	5	4.1	9	\$1,795,000	\$1,795,000	\$1,950,000	108.64%	\$1,504,800	1.30
AVERAGE					18	\$953,083	\$952,250	\$1,062,667	110.55%		1.30

### "Active" Listings in Chatham Boro

Number of Units: 3  
 Average List Price: \$1,746,333  
 Average Days on Market: 26

### "Under Contract" Listings in Chatham Boro

Number of Units: 23  
 Average List Price: \$1,420,865  
 Average Days on Market: 16

# 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								23
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875	\$952,250								\$1,063,209
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313	\$1,062,667								\$1,164,525
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%								109.70%
SP to AV	1.06	1.19	1.20	1.37	1.30								1.26
# Units Sold	6	4	2	8	12								32
3 Mo Rate of Ab	0.63	0.95	2.00	1.39	0.45								1.08
Active Listings	4	6	7	8	3								6
Under Contracts	7	12	20	23	23								17

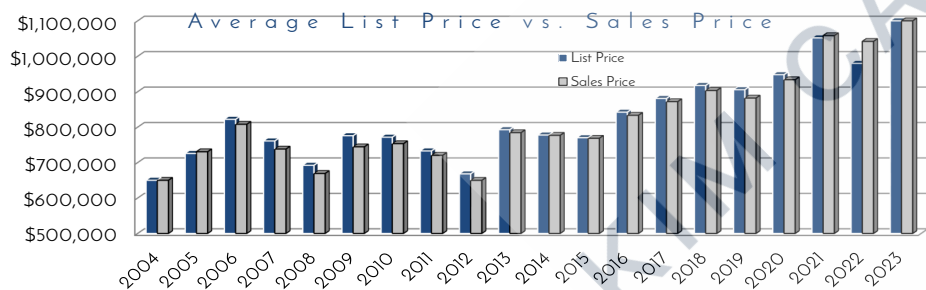
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	23	23	0.00%
Sales Price	\$1,105,650	\$1,164,525	5.32%
LP:SP	104.46%	109.70%	5.01%
SP:AV	1.23	1.26	2.76%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

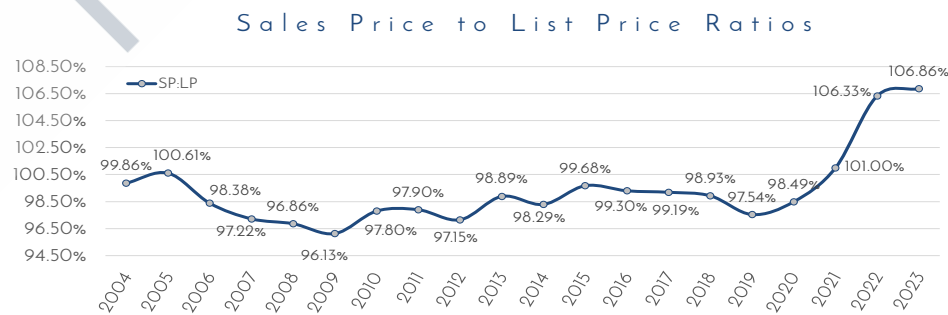
YTD	2023	2024	% Change
# Units Sold	27	32	18.52%
Rate of Ab 3 Mo	1.50	1.08	-27.83%
Actives	7	6	-24.32%
Under Contracts	11	17	54.55%

## Chatham Boro Yearly Market Trends

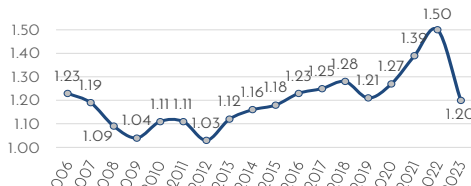


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931	\$1,102,592
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	\$1,041,944	\$1,164,257	

## Chatham Boro Yearly Market Trends

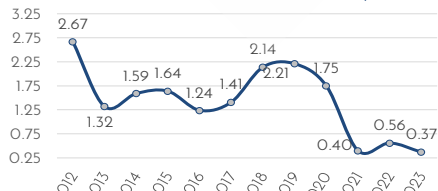


### Sales Price to Assessed Value Ratio



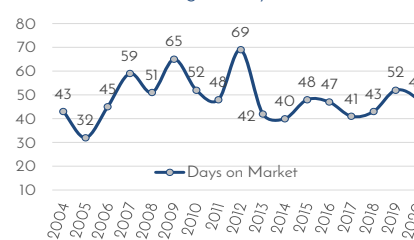
2006 Tax Re-Evaluation

### 12 Month Rate of Absorption



Data only available until 2012

### Average Days on Market



### Number of Units Sold

