

Chatham Boro

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Chestnut Street	CapeCod	4	2.0	3	\$675,000	\$675,000	\$675,000	100.00%	\$779,600	0.87
2	1 Schindler Court	TwnEndUn	3	3.1	7	\$779,000	\$779,000	\$805,000	103.34%	\$700,800	1.15
3	17 Duchamp Place	CapeCod	3	2.0	8	\$805,000	\$805,000	\$925,000	114.91%	\$713,400	1.30
4	125 N Passaic Avenue	Colonial	4	2.0	9	\$885,000	\$885,000	\$950,000	107.34%	\$707,700	1.34
5	5 Taft Street	Custom	4	3.1	7	\$849,000	\$849,000	\$956,000	112.60%	\$969,200	0.99
6	42 Oak Drive	CapeCod	4	2.0	11	\$1,125,000	\$1,125,000	\$1,300,000	115.56%	\$921,400	1.41
7	39 N Summit Avenue	Colonial	5	5.0	100	\$1,500,000	\$1,500,000	\$1,500,000	100.00%		
8	5 Ellers Drive	Colonial	5	4.1	7	\$1,600,000	\$1,600,000	\$1,600,000	100.00%		
9	95 Chatham Street	Colonial	4	3.1	9	\$1,349,000	\$1,349,000	\$1,625,000	120.46%	\$1,073,100	1.51
10	15 Oak Drive	Colonial	4	5.1	18	\$1,700,000	\$1,700,000	\$1,850,000	108.82%	\$1,300,200	1.42
AVERAGE					18	\$1,126,700	\$1,126,700	\$1,218,600	108.30%		1.25

"Active" Listings in Chatham Boro

Number of Units: 9
 Average List Price: \$1,658,667
 Average Days on Market: 29

"Under Contract" Listings in Chatham Boro

Number of Units: 19
 Average List Price: \$1,220,105
 Average Days on Market: 20

Chatham Boro 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	No Sales	10	27	40	18							22
List Price	\$821,667	No Sales	\$1,267,500	\$849,225	\$1,338,000	\$1,126,700							\$1,087,214
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472	\$1,364,442	\$1,218,600							\$1,136,177
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%							105.50%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25							1.23
# Units Sold	9	0	8	4	6	10							37
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36	2.00							1.59
Active Listings	5	8	7	6	11	9							8
Under Contracts	5	8	10	14	18	19							12

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	33	22	-34.57%
Sales Price	\$1,019,282	\$1,136,177	11.47%
LP:SP	108.13%	105.50%	-2.43%
SP:AV	1.48	1.23	-16.91%



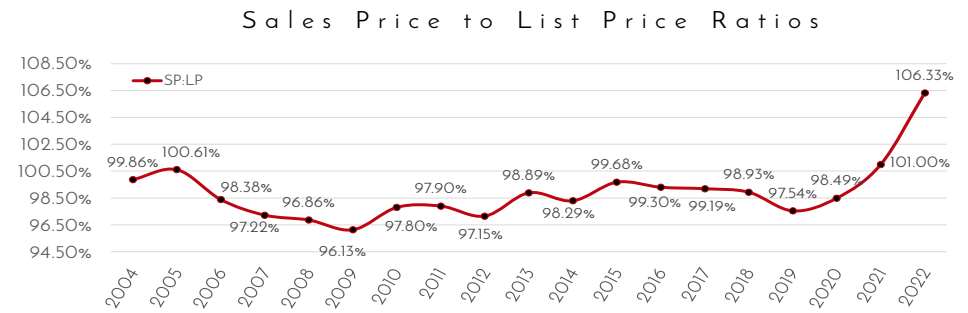
YTD	2022	2023	% Change
# Units Sold	55	37	-32.73%
Rate of Ab 3 Mo	1.50	1.59	5.67%
Actives	13	8	-38.67%
Under Contracts	21	12	-41.27%

Chatham Boro Yearly Market Trends

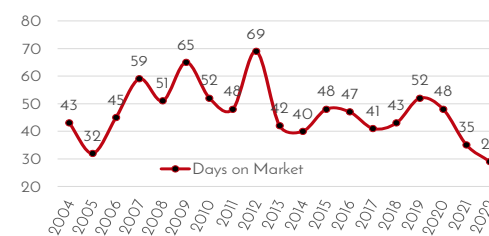


Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,522
2006	\$822,801	\$808,094
2007	\$740,962	\$738,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$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	\$1,058,226
2022	\$979,931	\$1,041,944

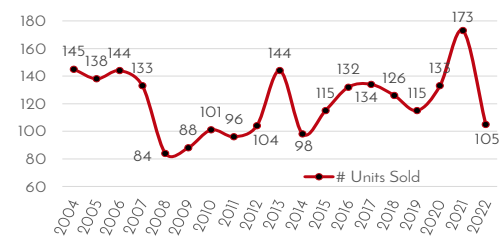
Chatham Boro Yearly Market Trends



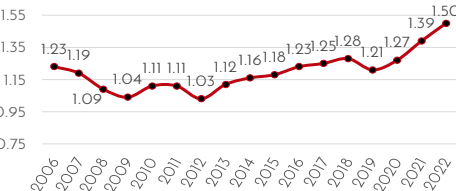
Average Days on Market



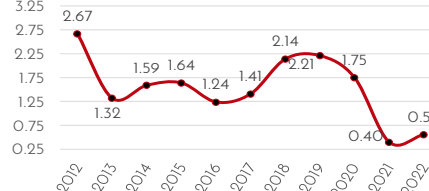
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2006 Tax Re-Evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.