

Chatham Boro

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Schindler Court	TwnEndUn	3	2.2	23	\$739,000	\$739,000	\$732,000	99.05%	\$688,500	1.06
2	65 S Passaic Avenue	Colonial	3	2.1	5	\$799,000	\$799,000	\$850,000	106.38%	\$953,500	0.89
3	14 Orchard Road	Colonial	3	1.1	12	\$789,000	\$789,000	\$869,500	110.20%	\$783,300	1.11
4	12 Lum Avenue	Colonial	4	2.1	12	\$799,000	\$799,000	\$886,000	110.89%	\$762,300	1.16
5	109 Lafayette Avenue	Colonial	3	1.1	9	\$875,000	\$875,000	\$990,000	113.14%	\$813,100	1.22
6	78 Lafayette Avenue	Colonial	3	1.1	4	\$875,000	\$875,000	\$1,050,000	120.00%	\$808,300	1.30
7	121 Center Avenue	Colonial	3	1.1	9	\$850,000	\$850,000	\$1,050,000	123.53%	\$818,700	1.28
8	15 Carmine Street	Colonial	5	3.0	14	\$1,425,000	\$1,425,000	\$1,551,111	108.85%	\$1,083,800	1.43
9	53 Dunbar Street	Colonial	4	3.0	12	\$1,399,000	\$1,399,000	\$1,600,000	114.37%	\$1,218,500	1.31
10	156 Washington Avenue	Colonial	4	3.1	36	\$1,685,000	\$1,685,000	\$1,600,000	94.96%	\$1,577,800	1.01
11	69 Hedges Avenue	Colonial	5	3.1	8	\$1,700,000	\$1,700,000	\$1,800,000	105.88%	\$1,220,100	1.48
12	73 Highland Avenue	Colonial	5	5.0	15	\$1,899,000	\$1,899,000	\$1,800,000	94.79%	\$1,612,400	1.12
13	10 Chandler Road	Colonial	4	4.0	12	\$1,825,000	\$1,825,000	\$2,021,000	110.74%	\$1,531,500	1.32
AVERAGE					13	\$1,204,538	\$1,204,538	\$1,292,278	108.68%		1.21

"Active" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$1,509,143
 Average Days on Market: 35

"Under Contract" Listings in Chatham Boro

Number of Units: 16
 Average List Price: \$962,312
 Average Days on Market: 23

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	13						20
List Price	\$821,667	No Sales	\$1,267,500	\$849,225	\$1,338,000	\$1,126,700	\$1,204,538						\$1,117,718
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472	\$1,364,442	\$1,218,600	\$1,292,278						\$1,176,763
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%						106.33%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25	1.21						1.22
# Units Sold	9	0	8	4	6	10	13						50
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36	2.00	0.84						1.48
Active Listings	5	8	7	6	11	9	7						8
Under Contracts	5	8	10	14	18	19	16						13

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	31	20	-36.73%
Sales Price	\$1,024,280	\$1,176,763	14.89%
LP:SP	108.43%	106.33%	-1.94%
SP:AV	1.48	1.22	-17.12%



YTD	2022	2023	% Change
# Units Sold	68	50	-26.47%
Rate of Ab 3 Mo	1.44	1.48	2.99%
Actives	13	8	-39.77%
Under Contracts	21	13	-38.78%

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
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
SP	\$650,014	\$730,522	\$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	\$1,058,226	\$1,041,944

Chatham Boro Yearly Market Trends

