

Chatham Boro

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	64 Summit Avenue	Ranch	2	1.0	16	\$575,000	\$575,000	\$585,000	101.74%	\$410,800	1.42
2	181 Watchung Avenue	Colonial	3	2.0	36	\$689,000	\$689,000	\$689,000	100.00%	\$505,200	1.36
3	5 Vincent Street	Split Level	3	1.1	21	\$749,750	\$749,750	\$765,000	102.03%	\$497,500	1.54
4	36 Van Doren Avenue	Colonial	3	2.1	56	\$849,000	\$849,000	\$785,000	92.46%	\$589,200	1.33
5	16 Ward Place	Colonial	4	2.0	18	\$828,000	\$828,000	\$830,000	100.24%	\$527,700	1.57
6	11 Wilson Street	Bi-Level	3	2.0	16	\$849,000	\$829,000	\$839,000	101.21%	\$547,200	1.53
7	137 Fairmount Avenue	RanchExp	4	3.1	16	\$849,000	\$849,000	\$849,000	100.00%	\$590,400	1.44
8	24 Pihlman Place	Split Level	4	2.1	92	\$950,000	\$899,000	\$896,000	99.67%	\$534,900	1.68
9	67 Summit Avenue	Colonial	4	2.0	35	\$899,000	\$899,000	\$925,000	102.89%	\$496,900	1.86
10	124 Chatham Street	Colonial	3	1.1	13	\$899,000	\$899,000	\$1,030,000	114.57%	\$732,600	1.41
11	19 Inwood Road	Custom	4	3.0	9	\$1,295,000	\$1,295,000	\$1,375,000	106.18%	\$798,400	1.72
12	182 Weston Avenue	Colonial	5	4.1	15	\$1,600,000	\$1,600,000	\$1,600,000	100.00%	\$819,600	1.95
13	166 Fairmount Avenue	Colonial	5	4.0	19	\$1,490,000	\$1,490,000	\$1,806,000	121.21%	\$1,271,800	1.42
14	18 Highland Avenue	Colonial	6	4.1	10	\$2,250,000	\$2,250,000	\$2,560,000	113.78%	\$1,456,200	1.76
AVERAGE					27	\$1,055,125	\$1,050,054	\$1,109,571	104.00%		1.57

"Active" Listings in Chatham Boro

Number of Units: 9
 Average List Price: \$1,069,322
 Average Days on Market: 52

"Under Contract" Listings in Chatham Boro

Number of Units: 15
 Average List Price: \$1,113,559
 Average Days on Market: 30

Chatham Boro 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	57	33	26	36	15	21	27					30
List Price	\$720,000	\$775,500	\$693,150	\$878,242	\$1,182,538	\$1,068,742	\$954,231	\$1,050,054					\$963,103
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667	\$1,269,181	\$1,170,742	\$1,045,423	\$1,109,571					\$1,038,842
SP:LP%	108.22%	102.89%	109.02%	108.75%	108.10%	109.68%	109.69%	104.00%					107.67%
SP to AV	1.46	1.33	1.39	1.34	1.36	1.64	1.45	1.57					1.50
# Units Sold	6	6	6	12	13	12	13	14					82
3 Mo Rate of Ab	0.88	1.07	2.10	1.91	1.36	1.68	1.05	0.79					1.36
Active Listings	9	8	11	12	17	18	13	9					12
Under Contracts	13	20	24	23	25	21	21	15					20

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	36	30	-15.84%
Sales Price	\$1,073,195	\$1,038,842	-3.20%
LP:SP	100.93%	107.67%	6.68%
SP:AV	1.39	1.50	7.82%



YTD	2021	2022	% Change
# Units Sold	134	82	-38.81%
Rate of Ab 3 Mo	0.91	0.79	-13.19%
Actives	14	9	-35.71%
Under Contracts	10	15	50.00%

Chatham Boro Yearly Market Trends

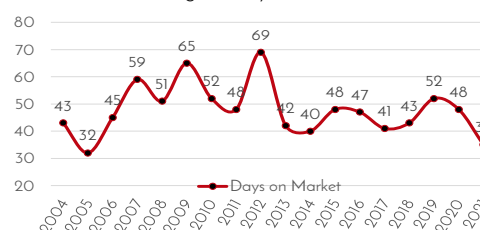


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$892,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,522	\$808,094	\$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

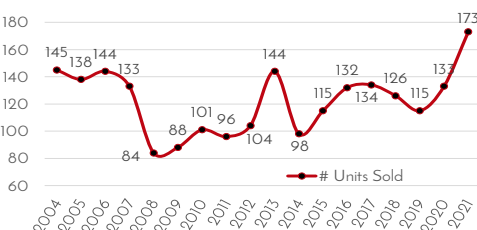
Chatham Boro Yearly Market Trends



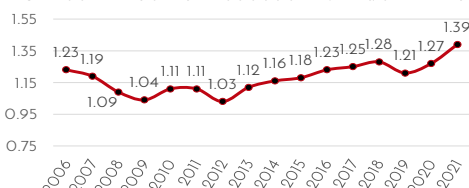
Average Days on Market



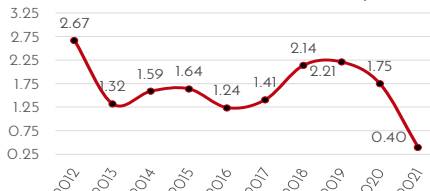
Number of Units Sold



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.