

# Chatham Boro

## March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	74 Chatham Street	CapeCod	3	1.0	20	\$449,000	\$449,000	\$615,000	136.97%	\$643,200	0.96
2	112 Coleman Avenue	Tudor	4	2.0	14	\$525,000	\$525,000	\$645,000	122.86%	\$595,800	1.08
3	16 Woodland Road	CapeCod	4	2.0	12	\$819,000	\$819,000	\$860,000	105.01%	\$771,800	1.11
4	5 Myrtle Avenue	Colonial	3	3.1	4	\$998,000	\$998,000	\$1,100,000	110.22%	Renovated	
5	71 Washington Avenue	Colonial	4	2.0	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	Renovated	
6	84 Elmwood Avenue	Colonial	5	4.1	6	\$1,650,000	\$1,650,000	\$1,700,000	103.03%	New	
7	101 Hillside Avenue	Colonial	5	5.2	3	\$1,850,000	\$1,850,000	\$1,850,000	100.00%	New	
8	25 Greenwood Avenue	Colonial	6	5.1	19	\$2,599,000	\$2,599,000	\$2,635,000	101.39%	New	
AVERAGE					10	\$1,267,500	\$1,267,500	\$1,331,875	109.93%		1.05

### *"Active"* Listings in Chatham Boro

Number of Units: 7  
 Average List Price: \$1,143,143  
 Average Days on Market: 51

### *"Under Contract"* Listings in Chatham Boro

Number of Units: 10  
 Average List Price: \$1,207,590  
 Average Days on Market: 33

# 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										16
List Price	\$821,667	No Sales	\$1,267,500										\$1,031,471
Sales Price	\$806,778	No Sales	\$1,331,875										\$1,053,882
SP:LP%	98.03%	No Sales	109.93%										103.63%
SP to AV	1.27	No Sales	1.05										1.22
# Units Sold	9	0	8										17
3 Mo Rate of Ab	1.28	1.75	1.50										1.51
Active Listings	5	8	7										7
Under Contracts	5	8	10										8

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	48	16	-65.77%
Sales Price	\$778,238	\$1,053,882	35.42%
LP:SP	106.71%	103.63%	-2.89%
SP:AV	1.39	1.22	-12.65%



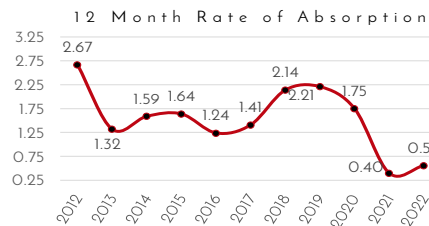
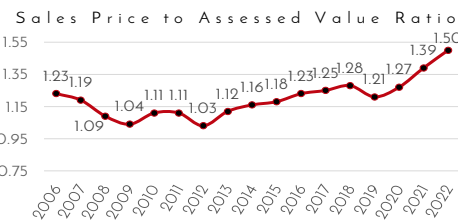
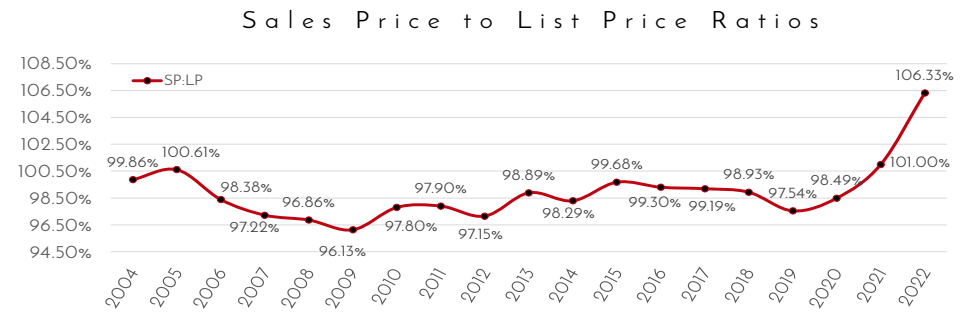
YTD	2022	2023	% Change
# Units Sold	18	17	-5.56%
Rate of Ab 3 Mo	1.35	1.51	11.85%
Actives	9	7	-28.57%
Under Contracts	19	8	-59.65%

## Chatham Boro Yearly Market Trends

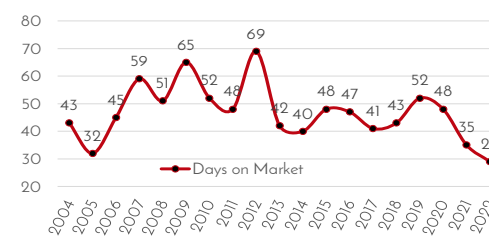


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$650,087	\$725,801	\$822,801	\$760,969	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931
SP	\$650,014	\$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



## Average Days on Market



## Number of Units Sold

