

# Chatham Boro

## February 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      | OneFloor | 2      | 1.0   | 51  | \$369,999        | \$369,999   | \$369,999   | 100.00% | \$318,500        | 1.16  |
| 2              | 13 Schindler Court   | TwnEndUn | 3      | 2.1   | 105 | \$850,000        | \$800,000   | \$787,500   | 98.44%  | \$686,700        | 1.15  |
| 3              | 172 Fairmount Avenue | Colonial | 3      | 2.0   | 19  | \$989,000        | \$989,900   | \$1,250,000 | 126.28% | \$988,600        | 1.26  |
| 4              | 15 Girard Avenue     | Colonial | 5      | 3.1   | 13  | \$1,888,888      | \$1,888,888 | \$1,888,888 | 100.00% |                  |       |
| <b>AVERAGE</b> |                      |          |        |       | 47  | \$1,024,472      | \$1,012,197 | \$1,074,097 | 106.18% |                  | 1.19  |

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

Number of Units: 6  
 Average List Price: \$1,860,667  
 Average Days on Market: 19

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

Number of Units: 12  
 Average List Price: \$1,357,075  
 Average Days on Market: 25

# 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          |       |       |     |      |      |        |           |         |          |          | 37          |
| List Price      | \$1,053,650 | \$1,012,197 |       |       |     |      |      |        |           |         |          |          | \$1,037,069 |
| Sales Price     | \$1,098,317 | \$1,074,097 |       |       |     |      |      |        |           |         |          |          | \$1,088,629 |
| SP:LP%          | 105.22%     | 106.18%     |       |       |     |      |      |        |           |         |          |          | 105.60%     |
| SP to AV        | 1.06        | 1.19        |       |       |     |      |      |        |           |         |          |          | 1.11        |
| # Units Sold    | 6           | 4           |       |       |     |      |      |        |           |         |          |          | 10          |
| 3 Mo Rate of Ab | 0.63        | 0.95        |       |       |     |      |      |        |           |         |          |          | 0.79        |
| Active Listings | 4           | 6           |       |       |     |      |      |        |           |         |          |          | 5           |
| Under Contracts | 7           | 12          |       |       |     |      |      |        |           |         |          |          | 10          |

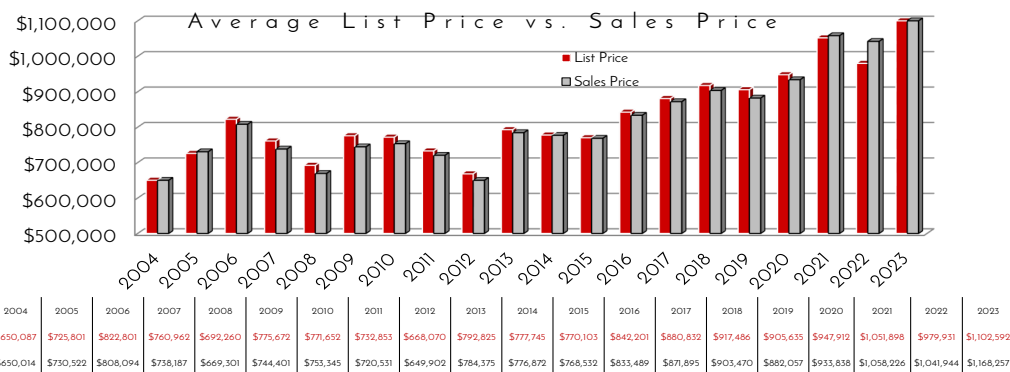
## Flashback! YTD 2023 vs YTD 2024

| YTD         | 2023      | 2024        | % Change |
|-------------|-----------|-------------|----------|
| DOM         | 22        | 37          | 65.15%   |
| Sales Price | \$806,778 | \$1,088,629 | 34.94%   |
| LP:SP       | 98.03%    | 105.60%     | 7.73%    |
| SP:AV       | 1.27      | 1.11        | -12.30%  |



| YTD             | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 9    | 10   | 11.11%   |
| Rate of Ab 3 Mo | 1.52 | 0.79 | -47.85%  |
| Actives         | 7    | 5    | -23.08%  |
| Under Contracts | 7    | 10   | 46.15%   |

## Chatham Boro Yearly Market Trends



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