

Chatham Boro

September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	92 Washington Avenue	Colonial	3	2.1	22	\$789,000	\$789,000	\$789,000	100.00%	\$585,000	1.35
2	22 Hillside Avenue	Colonial	5	2.0	14	\$799,000	\$799,000	\$799,000	100.00%	\$536,900	1.49
3	51 Kings Road	Colonial	4	2.1	34	\$839,000	\$839,000	\$850,000	101.31%	\$500,700	1.70
4	59 Tallmadge Avenue	Colonial	4	3.0	44	\$1,299,000	\$1,195,000	\$1,125,000	94.14%	\$573,800	1.96
5	179 Weston Avenue	Custom	4	2.1	13	\$1,095,000	\$1,095,000	\$1,125,000	102.74%	\$485,100	2.32
6	9 Vine Street	Colonial	5	5.1	61	\$1,399,000	\$1,399,000	\$1,337,500	95.60%		
7	23 Elmwood Avenue	Colonial	4	2.1	12	\$1,299,000	\$1,299,000	\$1,380,000	106.24%	\$904,500	1.53
8	12 Ellers Drive	Colonial	4	3.1	16	\$1,495,000	\$1,495,000	\$1,475,000	98.66%	\$814,600	1.81
9	72 Garden Avenue	Colonial	5	4.1	54	\$1,599,900	\$1,599,900	\$1,625,000	101.57%		
10	31 Meadowbrook Road	Colonial	4	2.1	21	\$1,625,000	\$1,625,000	\$1,625,000	100.00%	\$1,073,500	1.51
AVERAGE					29	\$1,223,890	\$1,213,490	\$1,213,050	100.03%		1.71

"Active" Listings in Chatham Boro

Number of Units: 4
Average List Price: \$1,318,100
Average Days on Market: 77

"Under Contract" Listings in Chatham Boro

Number of Units: 14
Average List Price: \$997,456
Average Days on Market: 25

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	29				30
List Price	\$720,000	\$775,500	\$693,150	\$878,242	\$1,182,538	\$1,068,742	\$954,231	\$1,050,054	\$1,213,490				\$990,319
Sales Price	\$762,000	\$809,000	\$763,713	\$958,667	\$1,269,181	\$1,170,742	\$1,045,423	\$1,109,571	\$1,213,050				\$1,057,777
SP:LP%	108.22%	102.89%	109.02%	108.75%	108.10%	109.68%	109.69%	104.00%	100.03%				106.84%
SP to AV	1.46	1.33	1.39	1.34	1.36	1.64	1.45	1.57	1.71				1.52
# Units Sold	6	6	6	12	13	12	13	14	10				92
3 Mo Rate of Ab	0.88	1.07	2.10	1.91	1.36	1.68	1.05	0.79	0.41				1.25
Active Listings	9	8	11	12	17	18	13	9	4				11
Under Contracts	13	20	24	23	25	21	21	15	14				20

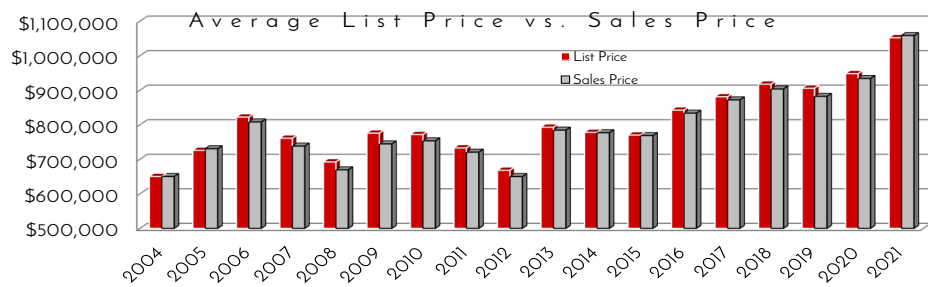
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	36	30	-15.60%
Sales Price	\$1,073,665	\$1,057,777	-1.48%
LP:SP	100.90%	106.84%	5.89%
SP:AV	1.39	1.52	8.74%



YTD	2021	2022	% Change
# Units Sold	140	92	-34.29%
Rate of Ab 3 Mo	1.62	0.41	-74.69%
Actives	18	4	-77.78%
Under Contracts	14	14	0.00%

Chatham Boro Yearly Market Trends

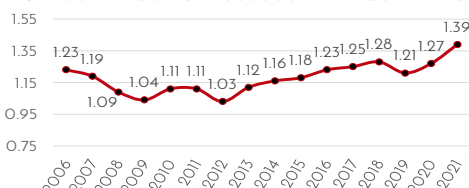


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$650,087	\$725,801	\$892,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898
SP	\$650,014	\$730,522	\$808,094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

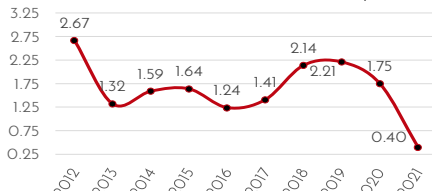


Sales Price to Assessed Value Ratio



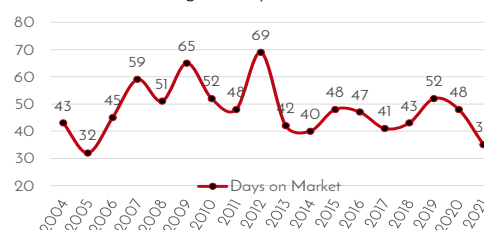
2006 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

