

Chatham Boro

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	35 Maple Street	CapeCod	4	2.0	1	\$625,000	\$625,000	\$650,000	104.00%	\$750,100	0.87
2	140 Hillside Avenue	Split Level	3	1.1	17	\$749,000	\$749,000	\$749,000	100.00%	\$875,000	0.86
3	21 Duchamp Place	Colonial	3	3.0	10	\$799,000	\$799,000	\$880,000	110.14%	\$742,000	1.19
4	31 Red Road	Colonial	4	2.1	9	\$835,000	\$835,000	\$960,000	114.97%	\$914,300	1.05
5	61 N Hillside Avenue	Colonial	4	1.1	27	\$989,000	\$989,000	\$967,575	97.83%	\$837,200	1.16
6	8 Lindsay Court	Colonial	4	2.1	48	\$1,150,000	\$1,100,000	\$1,100,000	100.00%	\$950,800	1.16
7	26 Minton Avenue	Colonial	5	4.1	17	\$1,495,000	\$1,495,000	\$1,475,000	98.66%		
8	89 Center Avenue	Colonial	5	4.2	47	\$1,695,000	\$1,695,000	\$1,750,000	103.24%		
AVERAGE					22	\$1,042,125	\$1,035,875	\$1,066,447	103.61%		1.05

"Active" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$1,335,286
 Average Days on Market: 24

"Under Contract" Listings in Chatham Boro

Number of Units: 13
 Average List Price: \$1,044,831
 Average Days on Market: 19

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	26	22			20
List Price	\$821,667	No Sales	\$1,267,500	\$849,225	\$1,338,000	\$1,126,700	\$1,204,538	\$1,099,545	\$973,250	\$1,035,875			\$1,098,095
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472	\$1,364,442	\$1,218,600	\$1,292,278	\$1,194,091	\$1,005,000	\$1,066,447			\$1,157,873
SP:LP%	98.03%	No Sales	109.93%	108.14%	104.37%	108.30%	108.68%	109.76%	102.05%	103.61%			106.31%
SP to AV	1.27	No Sales	1.05	1.34	1.17	1.25	1.21	1.23	1.16	1.05			1.20
# Units Sold	9	0	8	4	6	10	13	11	4	8			73
3 Mo Rate of Ab	1.28	1.75	1.50	1.62	1.36	2.00	0.84	0.50	0.93	0.88			1.27
Active Listings	5	8	7	6	11	9	7	6	11	7			8
Under Contracts	5	8	10	14	18	19	16	10	13	13			13

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30	20	-31.82%
Sales Price	\$1,044,992	\$1,157,873	10.80%
LP:SP	106.57%	106.31%	-0.25%
SP:AV	1.51	1.20	-20.23%

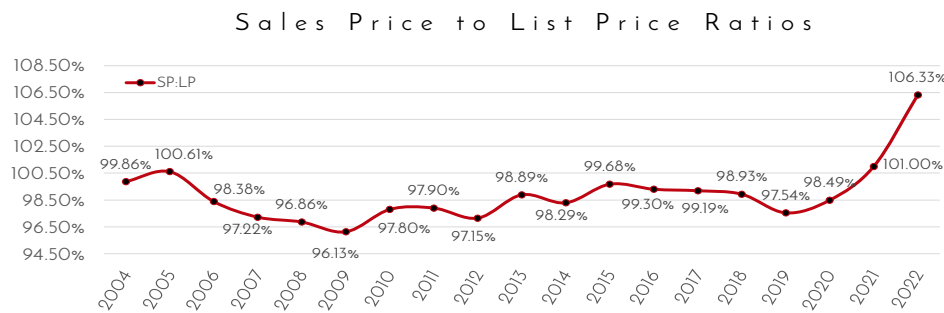


YTD	2022	2023	% Change
# Units Sold	99	73	-26.26%
Rate of Ab 3 Mo	1.222	1.266	3.60%
Actives	11	8	-28.70%
Under Contracts	18	13	-30.77%

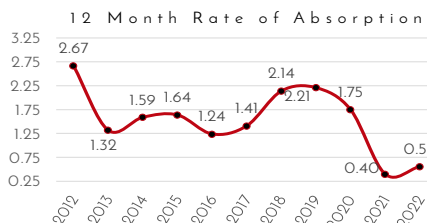
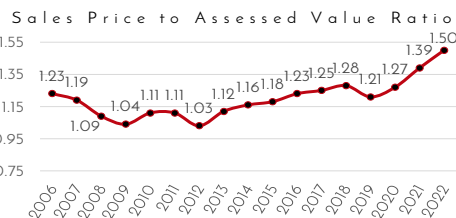
Chatham Boro Yearly Market Trends



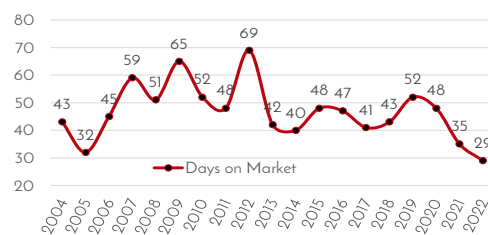
Chatham Boro Yearly Market Trends



Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,522
2006	\$822,801	\$808,094
2007	\$740,962	\$738,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$768,532
2016	\$842,201	\$833,489
2017	\$880,832	\$871,895
2018	\$917,486	\$903,470
2019	\$905,635	\$882,057
2020	\$947,912	\$933,838
2021	\$1,051,898	\$1,058,226
2022	\$979,931	\$1,041,944



Average Days on Market



Number of Units Sold

