

# Chatham Boro

## April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	159 Watchung Avenue	CapeCod	3	1.0	16	\$549,000	\$549,000	\$575,888	104.90%	\$514,300	1.12
2	6 Bartow Lane	Colonial	3	2.0	72	\$729,900	\$729,900	\$745,000	102.07%	\$527,700	1.41
3	9 Minton Avenue	Colonial	4	2.2	9	\$869,000	\$869,000	\$889,000	102.30%	\$579,200	1.53
4	11 Clark Street	Colonial	4	2.1	10	\$1,249,000	\$1,249,000	\$1,540,000	123.30%	\$1,182,500	1.30
<b>AVERAGE</b>					27	\$849,225	\$849,225	\$937,472	108.14%		1.34

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

Number of Units: 6  
 Average List Price: \$1,711,167  
 Average Days on Market: 44

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

Number of Units: 14  
 Average List Price: \$1,228,357  
 Average Days on Market: 35

# 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									16
List Price	\$821,667	No Sales	\$1,267,500	\$849,225									\$1,031,471
Sales Price	\$806,778	No Sales	\$1,331,875	\$937,472									\$1,053,882
SP:LP%	98.03%	No Sales	109.93%	108.14%									103.63%
SP to AV	1.27	No Sales	1.05	1.34									1.22
# Units Sold	9	0	8	4									21
3 Mo Rate of Ab	1.28	1.75	1.50	1.62									1.54
Active Listings	5	8	7	6									7
Under Contracts	5	8	10	14									9

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	39	16	-58.17%
Sales Price	\$850,409	\$1,053,882	23.93%
LP:SP	107.53%	103.63%	-3.62%
SP:AV	1.49	1.22	-18.38%

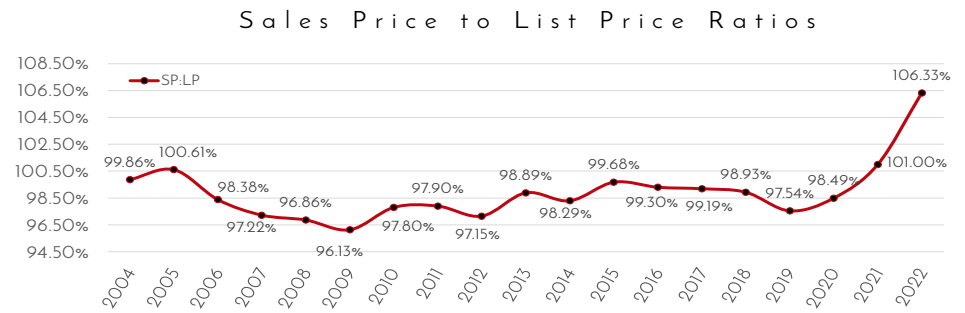


YTD	2022	2023	% Change
# Units Sold	30	17	-43.33%
Rate of Ab 3 Mo	1.49	1.54	3.19%
Actives	10	7	-35.00%
Under Contracts	20	9	-53.75%

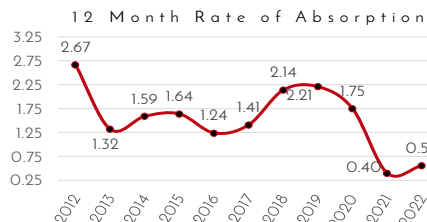
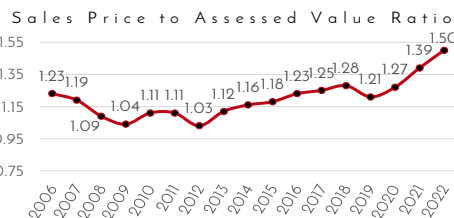
## Chatham Boro Yearly Market Trends



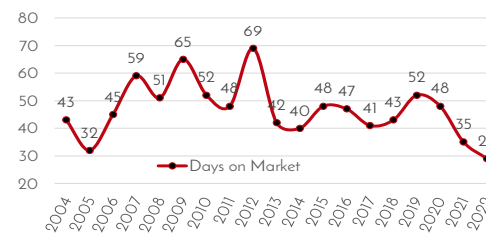
## Chatham Boro Yearly Market Trends



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

