

Chatham Boro

September 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	44 Minton Avenue	Colonial	3	2.0	15	\$735,000	\$735,000	\$735,000	100.00%	\$516,900	1.42
2	55 Hedges Avenue	Colonial	3	2.1	14	\$899,000	\$899,000	\$910,000	101.22%	\$582,600	1.56
3	36 Girard Avenue	Custom	4	3.0	7	\$929,000	\$929,000	\$960,000	103.34%	\$738,900	1.30
4	73 Chatham Street	Colonial	4	2.1	40	\$1,099,000	\$1,049,000	\$1,025,000	97.71%	\$534,300	1.92
5	4 Mercer Avenue	Colonial	4	2.1	36	\$1,200,000	\$1,200,000	\$1,220,000	101.67%	\$759,500	1.61
6	95 Fairmount Avenue	Victorian	6	4.1	70	\$1,699,000	\$1,699,000	\$1,655,000	97.41%	\$1,231,500	1.34
AVERAGE					30	\$1,093,500	\$1,085,167	\$1,084,167	100.22%		1.53

"Active" Listings in Chatham Boro

Number of Units: 18
 Average List Price: \$909,578
 Average Days on Market: 46

"Under Contract" Listings in Chatham Boro

Number of Units: 14
 Average List Price: \$1,135,064
 Average Days on Market: 30

Chatham Boro 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	40	79	23	31	37	27	21	30				36
List Price	\$1,216,875	\$1,110,750	\$863,527	\$1,011,053	\$966,550	\$1,266,450	\$1,048,596	\$981,444	\$1,085,167				\$1,069,167
Sales Price	\$1,218,334	\$1,123,262	\$843,607	\$1,022,000	\$965,528	\$1,261,087	\$1,067,483	\$1,009,778	\$1,084,167				\$1,073,665
SP:LP%	100.44%	100.93%	97.74%	101.24%	100.07%	100.51%	103.07%	103.67%	100.22%				100.90%
SP to AV	1.27	1.33	1.22	1.40	1.42	1.44	1.45	1.51	1.53				1.39
# Units Sold	16	12	15	19	18	22	23	9	6				140
3 Mo Rate of Ab	1.63	1.41	1.33	1.05	0.96	0.80	0.83	0.91	1.62				1.17
Active Listings	26	20	22	11	17	15	16	14	18				18
Under Contracts	27	33	38	48	40	27	13	10	14				28

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	48	36	-25.37%
Sales Price	\$903,027	\$1,073,665	18.90%
LP:SP	98.12%	100.90%	2.84%
SP:AV	1.240	1.394	12.43%



YTD	2020	2021	% Change
# Units Sold	91	140	53.85%
Rate of Ab 3 Mo	2.25	1.62	-28.00%
Actives	41	18	-56.10%
Under Contracts	31	14	-54.84%

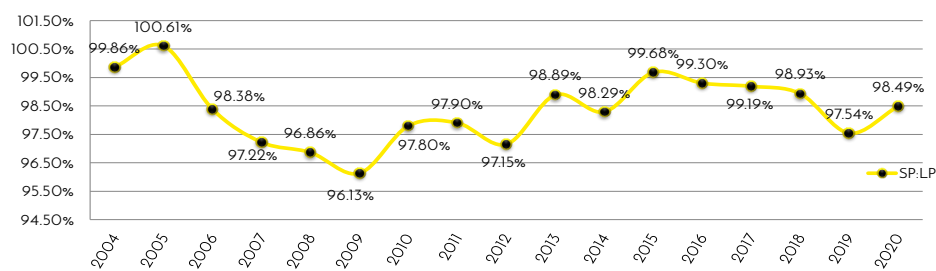
Chatham Boro Yearly Market Trends



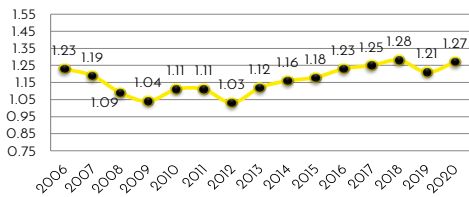
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912
SP	\$650,014	\$730,522	\$808,094	\$736,187	\$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

Chatham Boro Yearly Market Trends

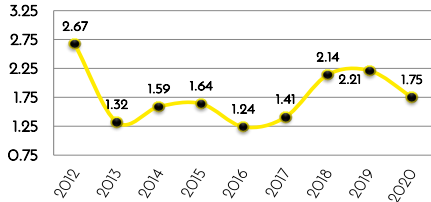
Sales Price to List Price Ratios



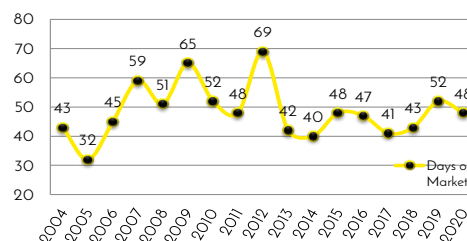
Sales Price to Assessed Value Ratio



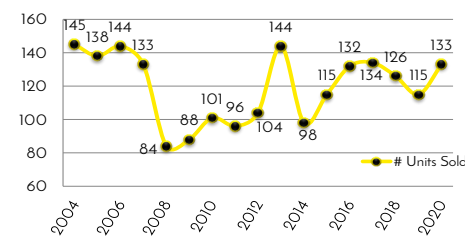
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



2006 Tax Re-Evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.