

Chatham Boro

October 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Inwood Road	CapeCod	3	2.1	51	\$750,000	\$729,000	\$729,000	100.00%	\$592,200	1.23
2	36 Essex Road	Colonial	3	1.1	13	\$789,000	\$789,000	\$825,000	104.56%	\$650,100	1.27
3	19 Girard Avenue	Custom	3	2.1	10	\$939,000	\$939,000	\$999,999	106.50%	\$654,600	1.53
4	44 Garden Avenue	Colonial	5	2.1	16	\$1,099,999	\$1,099,999	\$1,075,000	97.73%	\$668,800	1.61
5	134 Hillside Avenue	Colonial	4	4.0	11	\$1,199,000	\$1,199,000	\$1,199,000	100.00%	\$628,300	1.91
AVERAGE					20	\$955,400	\$951,200	\$965,600	101.76%		1.51

"Active" Listings in Chatham Boro

Number of Units: 15
 Average List Price: \$886,527
 Average Days on Market: 47

"Under Contract" Listings in Chatham Boro

Number of Units: 22
 Average List Price: \$1,049,973
 Average Days on Market: 40

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	20			35
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	\$951,200			\$1,065,099
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	\$965,600			\$1,069,939
SP:LP%	100.44%	100.93%	97.74%	101.24%	100.07%	100.51%	103.07%	103.67%	100.22%	101.76%			100.93%
SP to AV	1.27	1.33	1.22	1.40	1.42	1.44	1.45	1.51	1.53	1.51			1.40
# Units Sold	16	12	15	19	18	22	23	9	6	5			145
3 Mo Rate of Ab	1.63	1.41	1.33	1.05	0.96	0.80	0.83	0.91	1.62	2.70			1.32
Active Listings	26	20	22	11	17	15	16	14	18	15			17
Under Contracts	27	33	38	48	40	27	13	10	14	22			27

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	44	35	-20.86%
Sales Price	\$905,287	\$1,069,939	18.19%
LP:SP	98.24%	100.93%	2.73%
SP:AV	1.251	1.399	11.78%



YTD	2020	2021	% Change
# Units Sold	101	145	43.56%
Rate of Ab 3 Mo	2.69	2.70	0.37%
Actives	41	15	-63.41%
Under Contracts	32	22	-31.25%

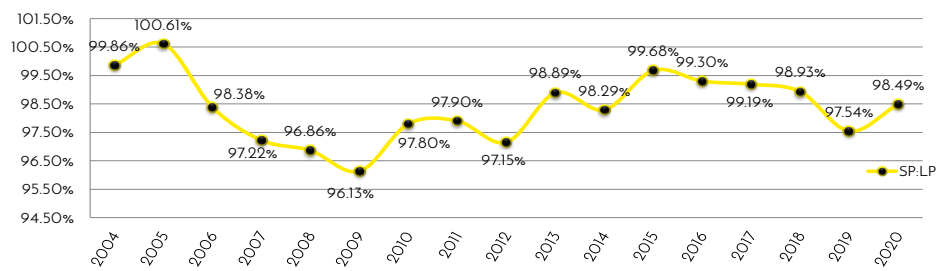
Chatham Boro Yearly Market Trends



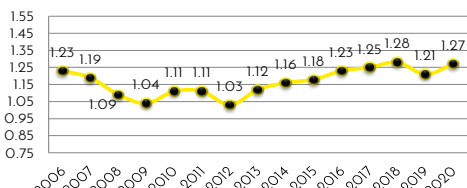
Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,522
2006	\$822,801	\$808,094
2007	\$760,962	\$736,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$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

Chatham Boro Yearly Market Trends

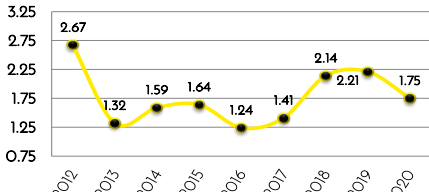
Sales Price to List Price Ratios



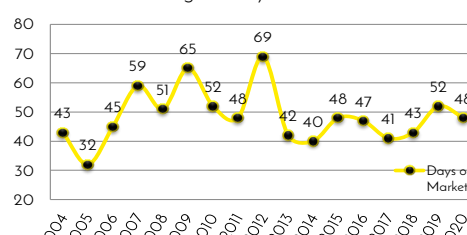
Sales Price to Assessed Value Ratio



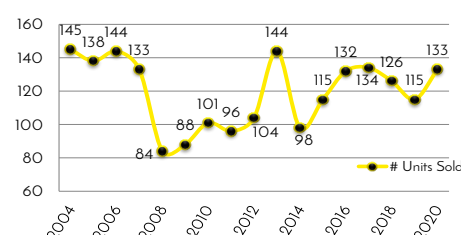
12 Month Rate of Absorption



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.