

Chatham Boro

June 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	134 N Hillside Avenue	CapeCod	3	1.0	20	\$500,000	\$500,000	\$530,000	106.00%	\$403,900	1.31
2	156 Hillside Avenue	Colonial	3	2.0	36	\$780,000	\$780,000	\$765,000	98.08%	\$523,400	1.46
3	16 N Hillside Avenue	Colonial	4	3.0	7	\$899,000	\$899,000	\$840,000	93.44%	\$608,900	1.38
4	162 Hillside Avenue	Colonial	4	2.1	12	\$875,000	\$875,000	\$850,000	97.14%	\$555,600	1.53
5	22 Yale Street	Colonial	3	2.0	14	\$749,000	\$749,000	\$853,210	113.91%	\$547,500	1.56
6	144 Center Avenue	Colonial	4	1.1	11	\$825,000	\$825,000	\$875,000	106.06%	\$556,500	1.57
7	8 Sussex Avenue	Colonial	3	2.0	9	\$795,000	\$795,000	\$901,000	113.33%	\$733,500	1.23
8	138 N Hillside Avenue	Colonial	4	3.1	71	\$1,049,000	\$999,900	\$965,000	96.51%		
9	31 N Summit Avenue	Colonial	3	3.1	11	\$960,000	\$960,000	\$986,000	102.71%	\$617,200	1.60
10	4 Jessica Court	Colonial	4	3.1	14	\$999,000	\$999,000	\$999,000	100.00%	\$686,700	1.45
11	98 N Summit Avenue	Split Level	4	2.1	9	\$899,000	\$899,000	\$999,000	111.12%		
12	4 Lafayette Place	Victorian	6	2.1	19	\$1,175,000	\$1,175,000	\$1,100,000	93.62%	\$739,900	1.49
13	15 Sussex Avenue	Colonial	4	3.0	15	\$1,125,000	\$1,125,000	\$1,135,000	100.89%	\$738,900	1.54
14	71 N Summit Avenue	Colonial	4	4.1	69	\$1,295,000	\$1,295,000	\$1,210,000	93.44%		
15	27 Girard Avenue	Colonial	5	5.1	79	\$1,449,000	\$1,449,000	\$1,360,000	93.86%		
16	94 Elmwood Avenue	Colonial	5	4.1	64	\$1,600,000	\$1,600,000	\$1,600,000	100.00%		
17	242 Fairmount Avenue	Colonial	6	4.2	28	\$1,695,000	\$1,695,000	\$1,640,000	96.76%	\$1,700,000	0.96
18	99 Hillside Avenue	Custom	5	5.1	229	\$1,795,000	\$1,795,000	\$1,700,000	94.71%	\$1,002,100	1.70
19	62 Fairview Avenue	Colonial	4	2.2	19	\$1,799,000	\$1,799,000	\$1,855,000	103.11%	\$1,179,900	1.57
20	24 Oak Drive	Colonial	4	3.1	30	\$1,950,000	\$1,899,000	\$1,900,000	100.05%		
21	256 Washington Avenue	Colonial	5	3.1	44	\$2,049,000	\$1,999,000	\$1,930,700	96.58%	\$1,450,000	1.33
22	54 Fairview Avenue	Colonial	7	7.1	1	\$2,750,000	\$2,750,000	\$2,750,000	100.00%	\$1,933,900	1.42
AVERAGE					37	\$1,273,273	\$1,266,450	\$1,261,087	100.51%		1.44

"Active" Listings in Chatham Boro

Number of Units: 15
 Average List Price: \$1,114,260
 Average Days on Market: 39

"Under Contract" Listings in Chatham Boro

Number of Units: 27
 Average List Price: \$1,084,211
 Average Days on Market: 28

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							39
List Price	\$1,216,875	\$1,110,750	\$863,527	\$1,011,053	\$966,550	\$1,266,450							\$1,080,605
Sales Price	\$1,218,334	\$1,123,262	\$843,607	\$1,022,000	\$965,528	\$1,261,087							\$1,080,079
SP:LP%	100.44%	100.93%	97.74%	101.24%	100.07%	100.51%							100.20%
SP to AV	1.27	1.33	1.22	1.40	1.42	1.44							1.36
# Units Sold	16	12	15	19	18	22							102
3 Mo Rate of Ab	1.63	1.41	1.33	1.05	0.96	0.80							1.20
Active Listings	26	20	22	11	17	15							19
Under Contracts	27	33	38	48	40	27							36

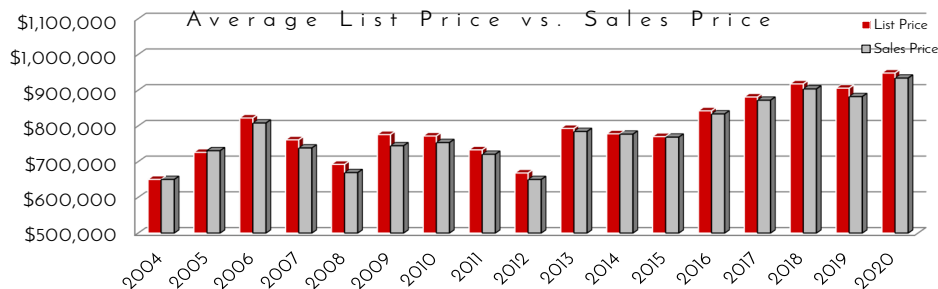
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	57	39	-31.12%
Sales Price	\$830,899	\$1,080,079	29.99%
LP:SP	97.42%	100.20%	2.86%
SP:AV	1.187	1.358	14.41%

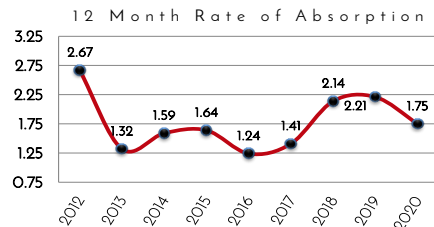
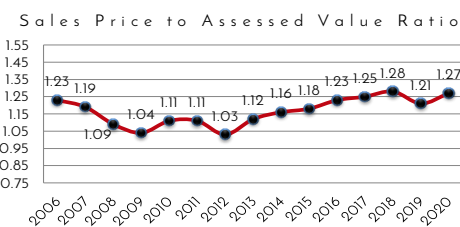


YTD	2020	2021	% Change
# Units Sold	34	102	200.00%
Rate of Ab 3 Mo	7.00	0.80	-88.57%
Actives	50	15	-70.00%
Under Contracts	31	27	-12.90%

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	\$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



Chatham Boro Yearly Market Trends

