

Chatham Boro

May 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street	OneFloor	2	1.0	10	\$325,000	\$325,000	\$336,000	103.38%	\$253,900	1.32
2	14 University Avenue	CapeCod	3	2.0	41	\$575,000	\$575,000	\$560,000	97.39%	\$450,800	1.24
3	70 Center Avenue	CapeCod	3	2.0	54	\$619,000	\$604,000	\$585,000	96.85%	\$400,000	1.46
4	162 Center Avenue	Colonial	2	1.1	1	\$589,000	\$589,000	\$589,000	100.00%	\$480,400	1.23
5	1 Front Street	Colonial	3	1.1	12	\$649,000	\$649,000	\$639,500	98.54%	\$493,700	1.30
6	57 N Summit Avenue	Colonial	3	1.0	31	\$740,000	\$699,000	\$640,000	91.56%	\$483,300	1.32
7	6 Taft Street	CapeCod	4	2.0	9	\$725,000	\$725,000	\$740,000	102.07%	\$519,800	1.42
8	38 Woodland Road	Bi-Level	4	2.0	11	\$699,000	\$699,000	\$745,000	106.58%	\$466,500	1.60
9	16 Willow Street	Tudor	3	3.0	84	\$775,000	\$750,000	\$775,000	103.33%	\$551,000	1.41
10	9 Taft Street	CapeCod	4	2.0	17	\$839,900	\$839,900	\$888,000	105.73%	\$573,700	1.55
11	62 Van Doren Avenue	Colonial	4	2.1	1	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$745,900	1.47
12	35 Broadview Terrace	CapeCod	3	3.0	13	\$1,125,000	\$1,125,000	\$1,125,000	100.00%	\$701,700	1.60
13	30 Burgess Street	Colonial	4	3.0	10	\$1,179,000	\$1,179,000	\$1,179,000	100.00%	\$707,500	1.67
14	181 Weston Avenue	Colonial	4	4.1	109	\$1,360,000	\$1,360,000	\$1,320,000	97.06%		
15	237 Washington Avenue	Colonial	4	2.1	5	\$1,395,000	\$1,395,000	\$1,395,000	100.00%	\$1,025,100	1.36
16	14 Lincoln Avenue	Colonial	5	4.1	49	\$1,459,000	\$1,435,000	\$1,411,000	98.33%	\$791,300	1.78
17	16 Girard Avenue	Custom	7	4.1	69	\$1,599,000	\$1,599,000	\$1,633,000	102.13%		
18	167 Fairmount Avenue	Colonial	5	4.2	26	\$1,750,000	\$1,750,000	\$1,719,000	98.23%	\$1,800,000	0.96
AVERAGE					31	\$972,383	\$966,550	\$965,528	100.07%		1.42

"Active" Listings in Chatham Boro

Number of Units: 17
 Average List Price: \$1,028,453
 Average Days on Market: 34

"Under Contract" Listings in Chatham Boro

Number of Units: 40
 Average List Price: \$1,199,250
 Average Days on Market: 34

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								40
List Price	\$1,216,875	\$1,110,750	\$863,527	\$1,011,053	\$966,550								\$1,029,497
Sales Price	\$1,218,334	\$1,123,262	\$843,607	\$1,022,000	\$965,528								\$1,030,301
SP:LP%	100.44%	100.93%	97.74%	101.24%	100.07%								100.11%
SP to AV	1.27	1.33	1.22	1.40	1.42								1.34
# Units Sold	16	12	15	19	18								80
3 Mo Rate of Ab	1.63	1.41	1.33	1.05	0.96								1.28
Active Listings	26	20	22	11	17								19
Under Contracts	27	33	38	48	40								37

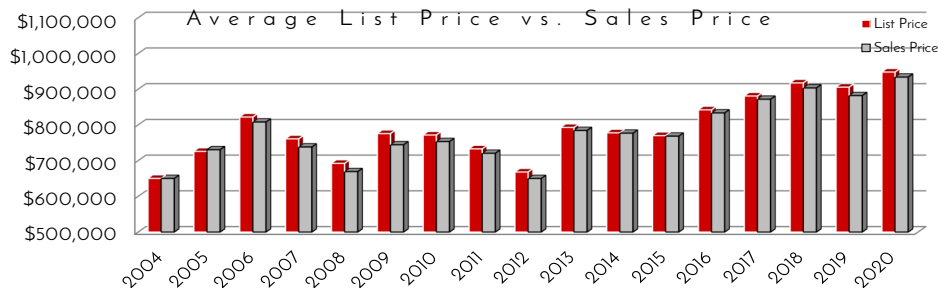
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	59	40	-33.15%
Sales Price	\$832,067	\$1,030,301	23.82%
LP:SP	97.34%	100.11%	2.85%
SP:AV	1.182	1.337	13.10%

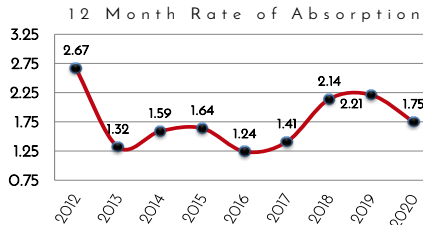
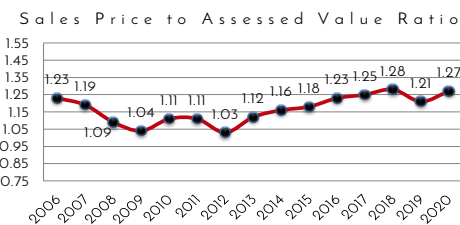


YTD	2020	2021	% Change
# Units Sold	27	80	196.30%
Rate of Ab 3 Mo	6.90	0.96	-86.09%
Actives	46	17	-63.04%
Under Contracts	20	40	100.00%

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

