

# Chatham Boro

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Woodland Road	CapeCod	4	2.0	12	\$849,000	\$849,000	\$876,000	103.18%	\$690,800	1.27
2	68 Kings Road	Colonial	5	3.1	8	\$995,000	\$995,000	\$1,100,000	110.55%	\$993,300	1.11
3	45 Hedges Avenue	Colonial	4	2.2	1	\$1,000,000	\$1,000,000	\$1,300,000	130.00%	\$928,200	1.40
4	12 Kimball Street	Colonial	5	3.1	15	\$1,625,000	\$1,625,000	\$1,600,000	98.46%	\$1,465,800	1.09
5	8 Jackson Avenue	Colonial	4	3.1	13	\$1,695,000	\$1,695,000	\$2,010,000	118.58%	Renovated	
6	36 Highland Avenue	Colonial	7	6.1	32	\$3,399,000	\$3,399,000	\$3,200,000	94.15%	New	
AVERAGE					13	\$1,593,833	\$1,593,833	\$1,681,000	109.15%	\$1,019,525	1.22

### "Active" Listings in Chatham Boro

Number of Units: 3  
Average List Price: \$633,000  
Average Days on Market: 65

### "Under Contract" Listings in Chatham Boro

Number of Units: 6  
Average List Price: \$1,148,667  
Average Days on Market: 37



# Chatham Boro 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	47	13	17	18	15	12	15	15	13	13	13	17
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875	\$952,250	\$1,644,738	\$1,320,231	\$1,113,083	\$977,250	\$949,500	\$974,950	\$1,593,833	\$1,186,229
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313	\$1,062,667	\$1,797,690	\$1,459,923	\$1,274,583	\$1,068,625	\$1,073,500	\$1,185,500	\$1,681,000	\$1,308,474
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%	110.88%	112.08%	114.88%	108.14%	111.99%	121.48%	109.15%	111.11%
SP to AV	1.06	1.19	1.20	1.37	1.30	1.21	1.39	1.33	1.20	1.23	1.21	1.22	1.28
# Units Sold	6	4	2	8	12	8	13	12	8	4	2	6	85
3 Mo Rate of Ab	0.63	0.95	2.00	1.39	0.45	0.54	0.48	0.18	0.50	0.91	1.20	0.46	0.81
Active Listings	4	6	7	8	3	5	5	2	5	9	6	3	5
Under Contracts	7	12	20	23	23	24	17	11	7	8	10	6	14

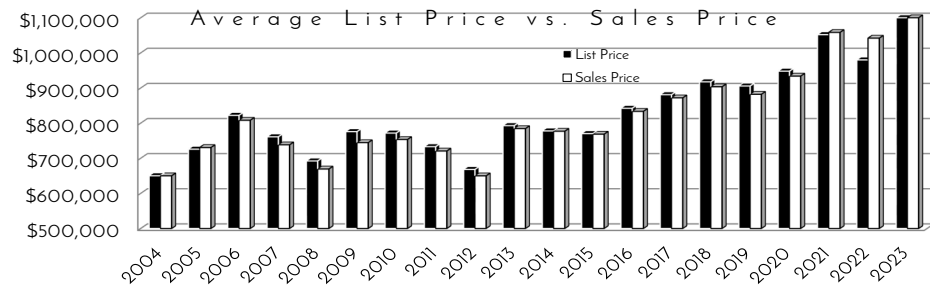
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	19	17	-5.56%
Sales Price	\$1,168,257	\$1,308,474	12.00%
LP:SP	106.86%	111.11%	3.98%
SP:AV	1.20	1.28	6.64%



YTD	2023	2024	% Change
# Units Sold	92	85	-7.61%
Rate of Ab 3 Mo	1.14	0.81	-29.11%
Actives	7	5	-25.00%
Under Contracts	13	14	12.00%

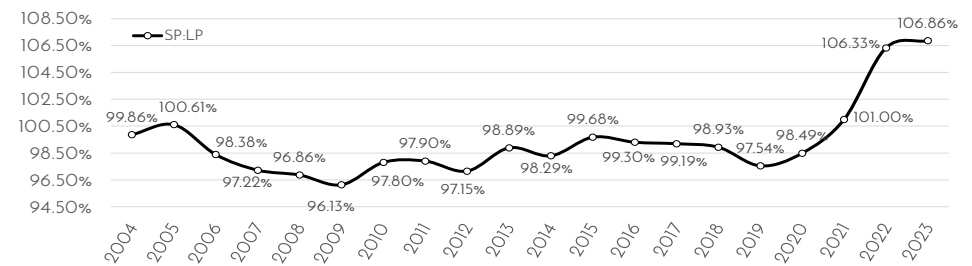
## Chatham Boro Yearly Market Trends



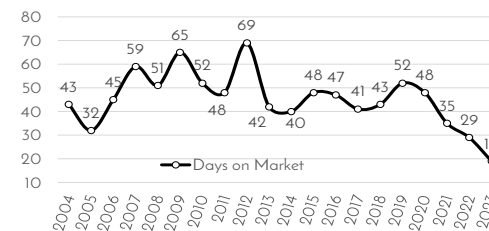
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,633	\$947,912	\$1,031,898	\$979,931	\$1,102,592
SP	\$650,014	\$730,322	\$808,094	\$738,187	\$669,301	\$744,401	\$753,345	\$720,531	\$649,902	\$784,375	\$776,872	\$768,532	\$853,489	\$871,895	\$903,470	\$882,057	\$933,856	\$1,038,944	\$1,168,257	\$1,308,474

## Chatham Boro Yearly Market Trends

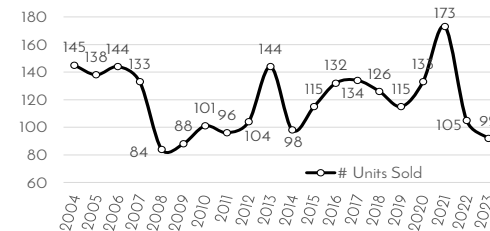
### Sales Price to List Price Ratios



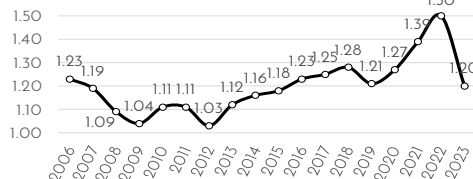
### Average Days on Market



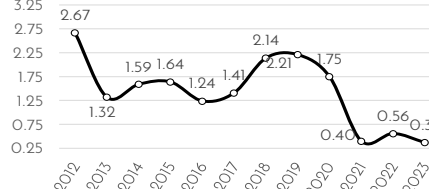
### Number of Units Sold



### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



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.