

Chatham Boro

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Oliver Street	Victrian	4	1.0	9	\$725,000	\$725,000	\$865,000	119.31%	\$799,800	1.08
2	53 Woodland Road	Bi-Level	4	2.0	13	\$879,000	\$879,000	\$915,000	104.10%	\$863,900	1.06
3	29 N Summit Avenue	Colonial	4	1.1	20	\$899,900	\$899,900	\$1,110,000	123.35%	\$804,800	1.38
4	62 Hedges Avenue	Colonial	5	4.1	11	\$1,825,000	\$1,825,000	\$2,010,000	110.14%	\$1,598,800	1.26
5	20 Weston Avenue	Colonial	5	4.1	23	\$1,899,000	\$1,899,000	\$2,088,000	109.95%	\$1,709,700	1.22
6	183 Washington Avenue	Contemp	5	3.2	21	\$2,185,000	\$2,185,000	\$2,200,000	100.69%	\$1,952,800	1.13
7	33 Highland Avenue	Colonial	6	5.1	10	\$2,150,000	\$2,150,000	\$2,431,016	113.07%	\$1,894,000	1.28
8	7 Charles Place	Colonial	6	5.1	16	\$2,595,000	\$2,595,000	\$2,762,500	106.45%	\$2,150,700	1.28
AVERAGE					15	\$1,644,738	\$1,644,738	\$1,797,690	110.88%		1.21

"Active" Listings in Chatham Boro

Number of Units: 5
 Average List Price: \$1,614,200
 Average Days on Market: 27

"Under Contract" Listings in Chatham Boro

Number of Units: 24
 Average List Price: \$1,266,500
 Average Days on Market: 15

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							22
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875	\$952,250	\$1,644,738							\$1,179,515
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313	\$1,062,667	\$1,797,690							\$1,291,158
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%	110.88%							109.94%
SP to AV	1.06	1.19	1.20	1.37	1.30	1.21							1.25
# Units Sold	6	4	2	8	12	8							40
3 Mo Rate of Ab	0.63	0.95	2.00	1.39	0.45	0.54							0.99
Active Listings	4	6	7	8	3	5							6
Under Contracts	7	12	20	23	23	24							18

Flashback! YTD 2023 vs YTD 2024

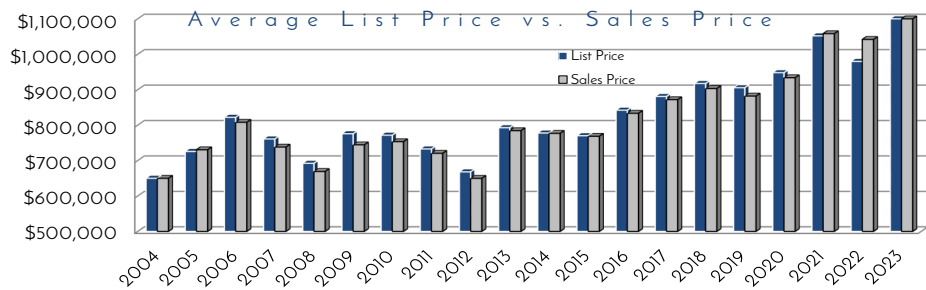
YTD	2023	2024	% Change
DOM	22	22	0.00%
Sales Price	\$1,136,177	\$1,291,158	13.64%
LP:SP	105.50%	109.94%	4.20%
SP:AV	1.23	1.25	1.34%

Prominent Properties

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INTERNATIONAL REALTY

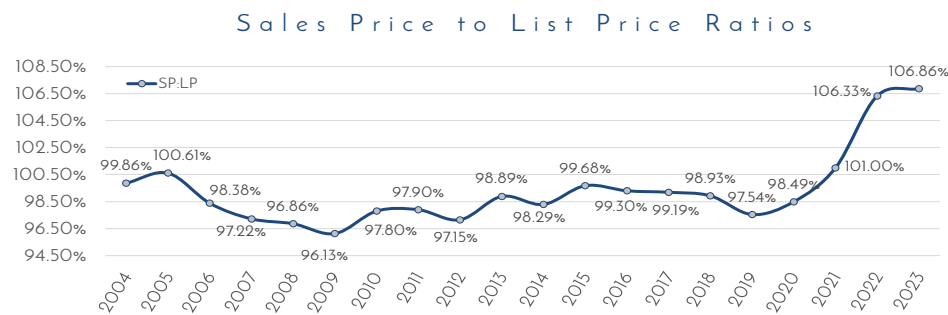
YTD	2023	2024	% Change
# Units Sold	37	40	8.11%
Rate of Ab 3 Mo	1.59	0.99	-37.33%
Actives	8	6	-28.26%
Under Contracts	12	18	47.30%

Chatham Boro Yearly Market Trends

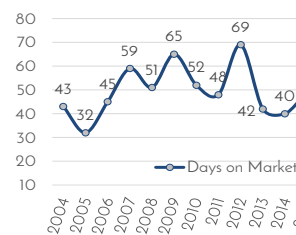


LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$760,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931	\$1,102,592
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	\$833,489	\$871,895	\$903,470	\$882,057	\$933,858	\$1,058,226	\$1,041,944	\$1,168,257

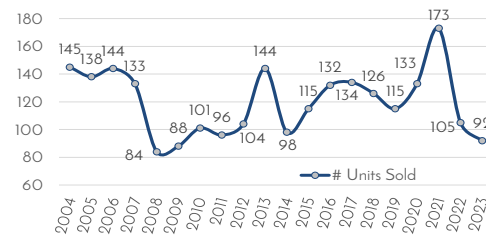
Chatham Boro Yearly Market Trends



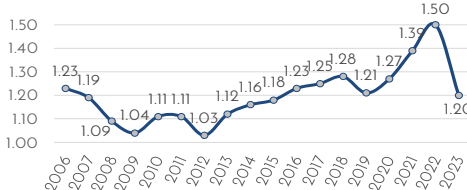
Average Days on Market



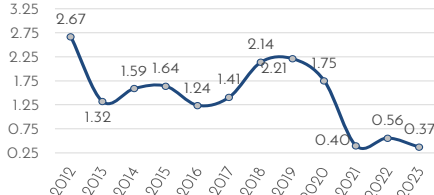
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2006 Tax Re-Evaluation

Data only available until 2012