

Chatham Boro

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Van Doren Aveune	Colonial	3	1.1	14	\$949,900	\$949,900	\$1,111,000	116.96%	\$915,400	1.21
2	34 Hedges Avenue	Colonial	4	2.1	12	\$1,000,000	\$1,000,000	\$1,260,000	126.00%	\$1,043,500	1.21
AVERAGE					13	\$974,950	\$974,950	\$1,185,500	121.48%		1.21

"Active" Listings in Chatham Boro

Number of Units: 6
 Average List Price: \$1,135,983
 Average Days on Market: 45

"Under Contract" Listings in Chatham Boro

Number of Units: 10
 Average List Price: \$1,445,200
 Average Days on Market: 27

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		18
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		\$1,155,272
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		\$1,280,181
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%	110.88%	112.08%	114.88%	108.14%	111.99%	121.48%		111.25%
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		1.28
# Units Sold	6	4	2	8	12	8	13	12	8	4	2		79
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		0.84
Active Listings	4	6	7	8	3	5	5	2	5	9	6		5
Under Contracts	7	12	20	23	23	24	17	11	7	8	10		15

Flashback! YTD 2023 vs YTD 2024

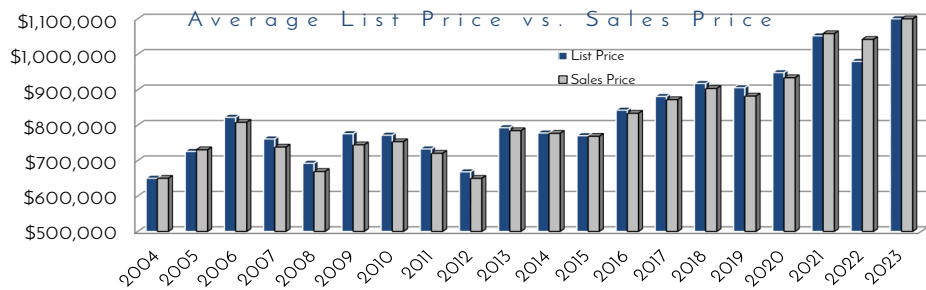
YTD	2023	2024	% Change
DOM	19	18	-6.75%
Sales Price	\$1,152,032	\$1,280,181	11.12%
LP:SP	106.22%	111.25%	4.74%
SP:AV	1.19	1.28	7.29%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

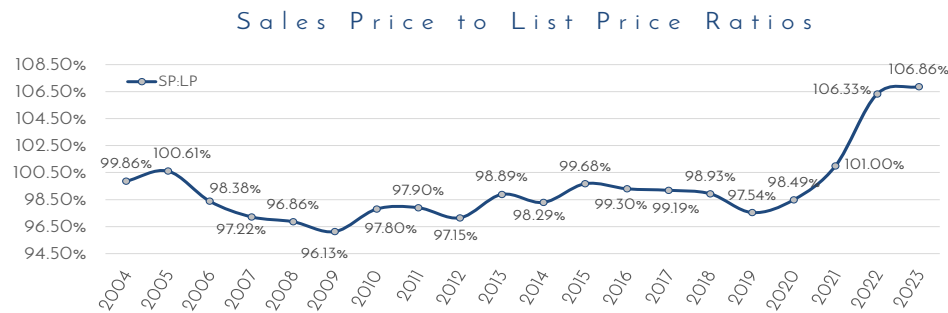
YTD	2023	2024	% Change
# Units Sold	83	79	-4.82%
Rate of Ab 3 Mo	1.21	0.84	-30.81%
Actives	7	5	-25.93%
Under Contracts	13	15	15.71%

Chatham Boro Yearly Market Trends

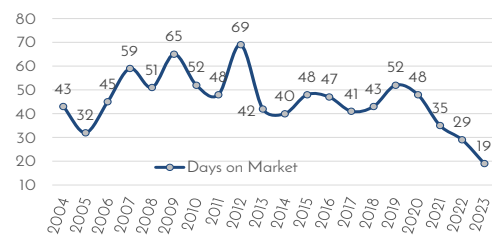


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$650,087	\$725,801	\$822,801	\$690,962	\$692,260	\$775,672	\$771,652	\$732,853	\$668,070	\$792,825	\$777,745	\$770,103	\$842,201	\$880,832	\$917,486	\$905,635	\$947,912	\$1,051,898	\$979,931	\$1,102,592
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

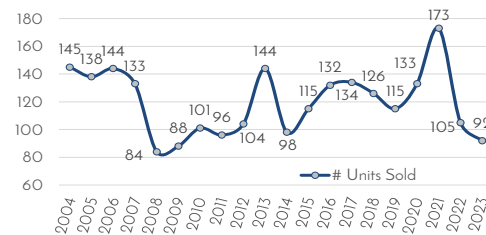
Chatham Boro Yearly Market Trends



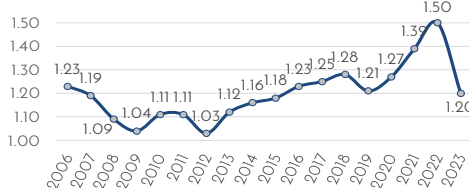
Average Days on Market



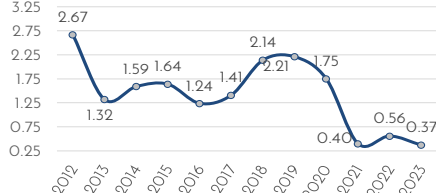
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2006 Tax Re-Evaluation

Data only available until 2012