

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

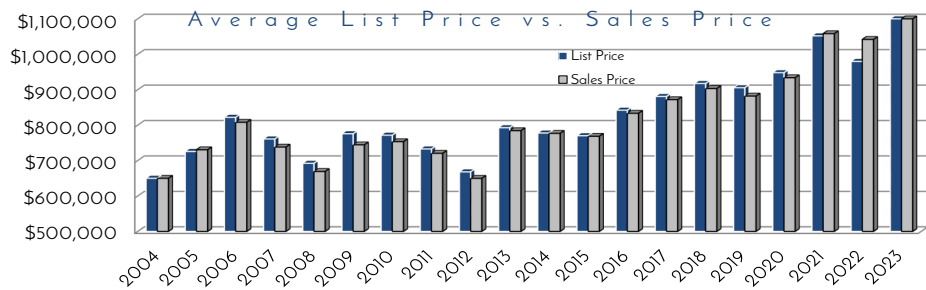
| YTD | 2023 | 2024 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 19 | 17 | -5.56% |
| Sales Price | \$1,168,257 | \$1,308,474 | 12.00% |
| LP:SP | 106.86% | 111.11% | 3.98% |
| SP:AV | 1.20 | 1.28 | 6.64% |

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

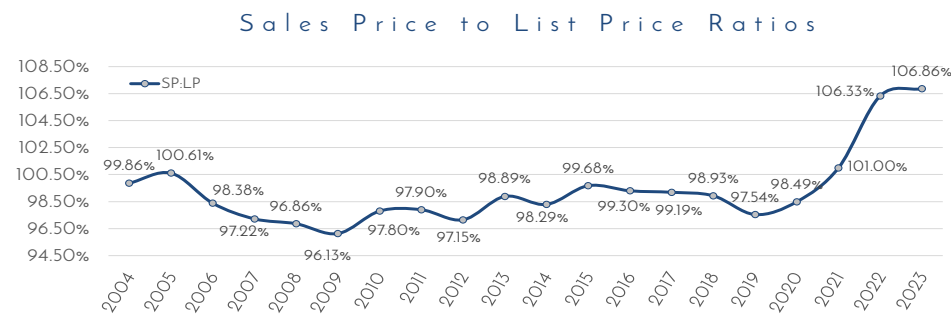
| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 92 | 85 | -7.61% |
| Rate of Ab 3 Mo | 1.14 | 0.81 | -29.11% |
| Actives | 7 | 5 | -25.00% |
| Under Contracts | 13 | 14 | 12.00% |

Chatham Boro Yearly Market Trends

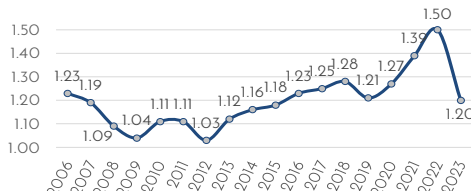


| Year | LP | SP |
|------|-------------|-------------|
| 2004 | \$650,087 | \$650,014 |
| 2005 | \$725,801 | \$730,322 |
| 2006 | \$822,801 | \$808,094 |
| 2007 | \$760,962 | \$738,187 |
| 2008 | \$692,260 | \$669,301 |
| 2009 | \$775,672 | \$744,401 |
| 2010 | \$771,652 | \$753,345 |
| 2011 | \$732,853 | \$720,531 |
| 2012 | \$668,070 | \$649,902 |
| 2013 | \$792,825 | \$784,375 |
| 2014 | \$777,745 | \$776,872 |
| 2015 | \$770,103 | \$768,532 |
| 2016 | \$842,201 | \$833,489 |
| 2017 | \$880,832 | \$871,895 |
| 2018 | \$917,486 | \$903,470 |
| 2019 | \$905,635 | \$882,057 |
| 2020 | \$947,912 | \$933,858 |
| 2021 | \$1,051,898 | \$1,041,944 |
| 2022 | \$979,931 | \$1,168,257 |
| 2023 | \$1,168,257 | \$1,308,474 |

Chatham Boro Yearly Market Trends

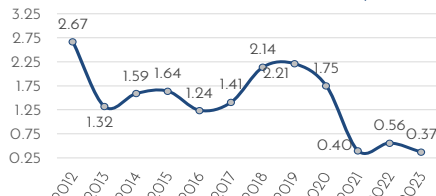


Sales Price to Assessed Value Ratio



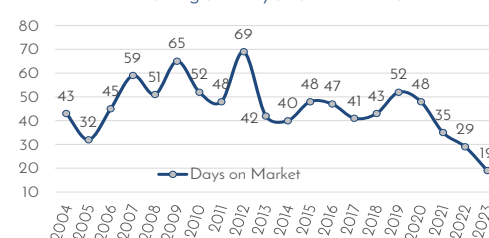
2006 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

