

Chatham Boro

August 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 548 Main Street | Colonial | 3 | 1.0 | 49 | \$625,000 | \$625,000 | \$595,000 | 95.20% | \$586,800 | 1.01 |
| 2 | 12 N Hillside Avenue | Colonial | 3 | 2.0 | 19 | \$995,000 | \$995,000 | \$1,100,000 | 110.55% | \$859,900 | 1.28 |
| 3 | 46 N Hillside Avenue | Colonial | 4 | 2.1 | 22 | \$999,999 | \$999,999 | \$1,235,000 | 123.50% | \$889,700 | 1.39 |
| 4 | 109 Chatham Street | Colonial | 5 | 3.1 | 13 | \$1,799,000 | \$1,799,000 | \$1,925,000 | 107.00% | \$1,268,000 | 1.52 |
| AVERAGE | | | | | 26 | \$1,104,750 | \$1,104,750 | \$1,213,750 | 109.06% | | 1.30 |

"Active" Listings in Chatham Boro

Number of Units: 7
Average List Price: \$1,961,714
Average Days on Market: 51

"Under Contract" Listings in Chatham Boro

Number of Units: 8
Average List Price: \$1,457,625
Average Days on Market: 35

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Chatham Boro 2025 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|---------|----------|----------|-------------|
| Days on Market | 16 | 36 | 22 | 26 | 14 | 21 | 13 | 26 | | | | | 21 |
| List Price | \$1,198,000 | \$1,199,400 | \$1,041,483 | \$1,264,322 | \$1,298,790 | \$1,315,460 | \$1,343,636 | \$1,104,750 | | | | | \$1,256,152 |
| Sales Price | \$1,270,000 | \$1,248,000 | \$1,198,844 | \$1,453,341 | \$1,471,600 | \$1,447,407 | \$1,477,663 | \$1,213,750 | | | | | \$1,394,596 |
| SP:LP% | 109.50% | 105.08% | 114.83% | 114.97% | 115.46% | 111.27% | 110.75% | 109.06% | | | | | 112.00% |
| SP to AV | 1.30 | 1.25 | 1.21 | 1.24 | 1.27 | 1.36 | 1.49 | 1.30 | | | | | 1.33 |
| # Units Sold | 3 | 5 | 6 | 9 | 10 | 15 | 11 | 4 | | | | | 63 |
| 3 Mo Rate of Ab | 1.36 | 1.20 | 1.40 | 1.57 | 1.32 | 1.24 | 1.00 | 0.40 | | | | | 1.19 |
| Active Listings | 3 | 3 | 4 | 9 | 11 | 14 | 9 | 7 | | | | | 8 |
| Under Contracts | 12 | 14 | 16 | 17 | 19 | 13 | 9 | 8 | | | | | 14 |

Flashback! YTD 2024 vs YTD 2025

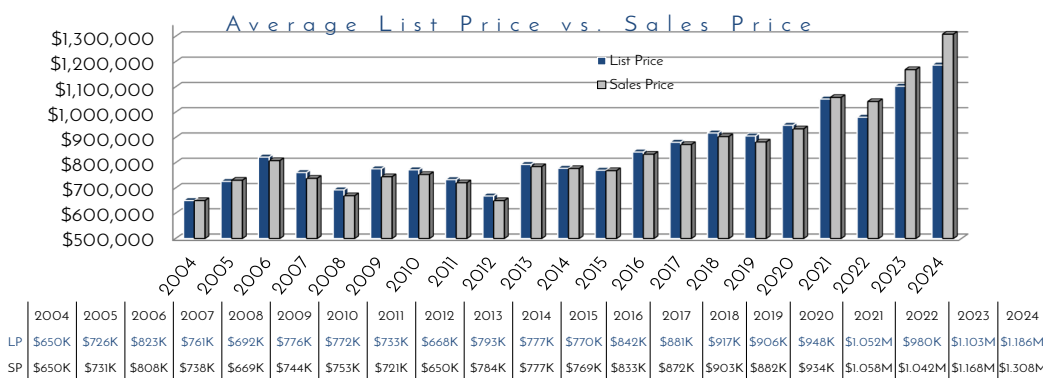
| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 19 | 21 | 10.62% |
| Sales Price | \$1,321,851 | \$1,394,596 | 5.50% |
| LP:SP | 111.28% | 112.00% | 0.65% |
| SP:AV | 1.29 | 1.33 | 2.49% |

Prominent
Properties

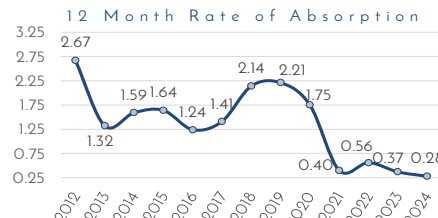
Sotheby's
INTERNATIONAL REALTY

| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 65 | 63 | -3.08% |
| Rate of Ab 3 Mo | 0.83 | 1.19 | 43.35% |
| Actives | 5 | 8 | 50.00% |
| Under Contracts | 17 | 14 | -21.17% |

Chatham Boro Yearly Market Trends



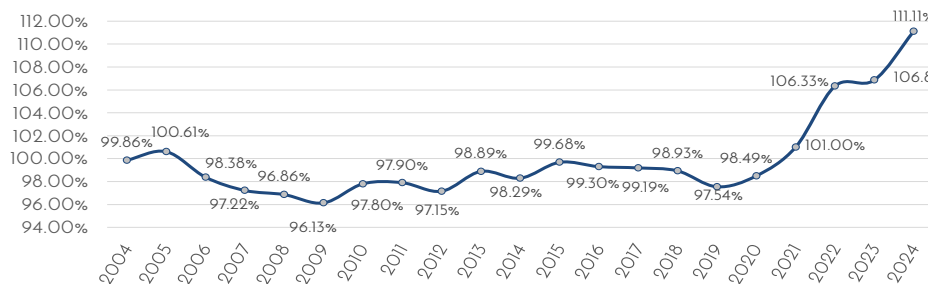
2006 Tax Re-Evaluation



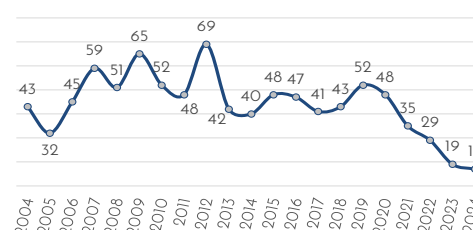
Data only available until 2012

Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

