

Chatham Boro

October 2022 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|----------------|----------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1 | 15 Front Street | Colonial | 3 | 2.1 | 38 | \$775,000 | \$775,000 | \$720,000 | 92.90% | \$576,800 | 1.25 |
| 2 | 91 Center Avenue | Colonial | 3 | 2.1 | 8 | \$749,000 | \$749,000 | \$765,000 | 102.14% | \$552,300 | 1.39 |
| 3 | 9 Woodland Road | Bi-Level | 4 | 2.0 | 29 | \$819,000 | \$819,000 | \$818,500 | 99.94% | \$518,500 | 1.58 |
| 4 | 33 N Summit Avenue | Colonial | 3 | 2.0 | 10 | \$829,000 | \$829,000 | \$860,000 | 103.74% | \$514,500 | 1.67 |
| 5 | 68 N Summit Avenue | Colonial | 3 | 2.0 | 16 | \$849,000 | \$849,000 | \$900,000 | 106.01% | \$569,100 | 1.58 |
| 6 | 30 Vincent Street | Colonial | 3 | 1.1 | 69 | \$949,000 | \$920,500 | \$900,200 | 97.79% | \$670,200 | 1.34 |
| 7 | 264 Fairmount Avenue | Colonial | 4 | 3.1 | 13 | \$989,000 | \$989,000 | \$1,175,000 | 118.81% | \$908,200 | 1.29 |
| AVERAGE | | | | | 26 | \$851,286 | \$847,214 | \$876,957 | 103.05% | | 1.44 |

"Active" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$933,857
 Average Days on Market: 19

"Under Contract" Listings in Chatham Boro

Number of Units: 6
 Average List Price: \$1,159,650
 Average Days on Market: 25

Chatham Boro 2022 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-----------|----------|----------|-------------|
| Days on Market | 54 | 57 | 33 | 26 | 36 | 15 | 21 | 27 | 29 | 26 | | | 30 |
| List Price | \$720,000 | \$775,500 | \$693,150 | \$878,242 | \$1,182,538 | \$1,068,742 | \$954,231 | \$1,050,054 | \$1,213,490 | \$847,214 | | | \$980,200 |
| Sales Price | \$762,000 | \$809,000 | \$763,713 | \$958,667 | \$1,269,181 | \$1,170,742 | \$1,045,423 | \$1,109,571 | \$1,213,050 | \$876,957 | | | \$1,044,992 |
| SP:LP% | 108.22% | 102.89% | 109.02% | 108.75% | 108.10% | 109.68% | 109.69% | 104.00% | 100.03% | 103.05% | | | 106.57% |
| SP to AV | 1.46 | 1.33 | 1.39 | 1.34 | 1.36 | 1.64 | 1.45 | 1.57 | 1.71 | 1.44 | | | 1.51 |
| # Units Sold | 6 | 6 | 6 | 12 | 13 | 12 | 13 | 14 | 10 | 7 | | | 99 |
| 3 Mo Rate of Ab | 0.88 | 1.07 | 2.10 | 1.91 | 1.36 | 1.68 | 1.05 | 0.79 | 0.41 | 0.97 | | | 1.22 |
| Active Listings | 9 | 8 | 11 | 12 | 17 | 18 | 13 | 9 | 4 | 7 | | | 11 |
| Under Contracts | 13 | 20 | 24 | 23 | 25 | 21 | 21 | 15 | 14 | 6 | | | 18 |

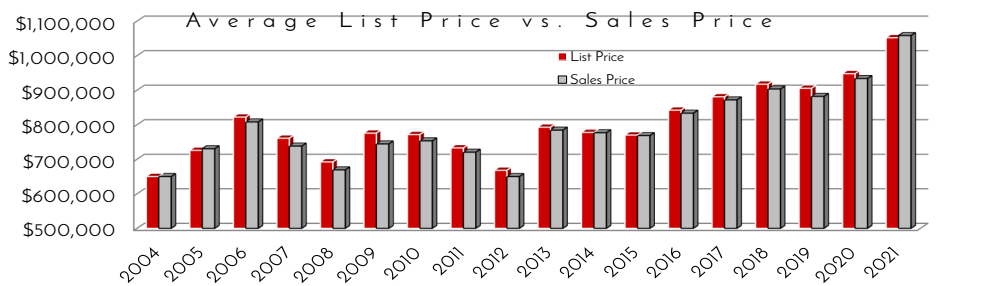
Flashback! YTD 2021 vs YTD 2022

| YTD | 2021 | 2022 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 35 | 30 | -15.11% |
| Sales Price | \$1,069,939 | \$1,044,992 | -2.33% |
| LP:SP | 100.93% | 106.57% | 5.60% |
| SP:AV | 1.40 | 1.51 | 7.97% |



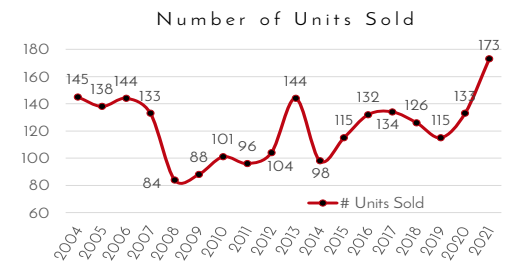
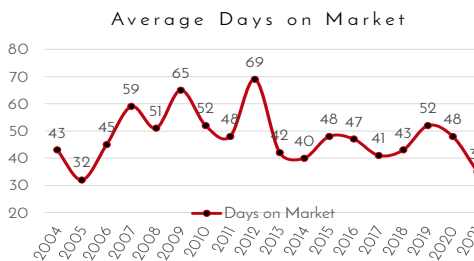
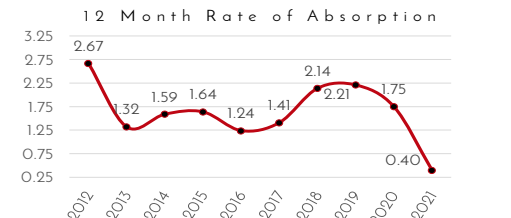
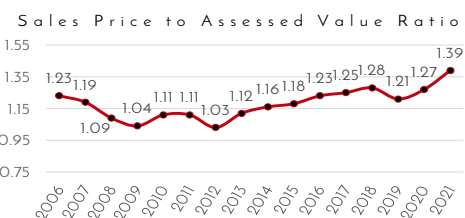
| YTD | 2021 | 2022 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 145 | 99 | -31.72% |
| Rate of Ab 3 Mo | 2.70 | 0.97 | -64.07% |
| Actives | 15 | 7 | -53.33% |
| Under Contracts | 22 | 6 | -72.73% |

Chatham Boro Yearly Market Trends



| Year | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| LP | \$650,087 | \$725,801 | \$892,801 | \$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 |
| SP | \$650,014 | \$730,522 | \$808,094 | \$738,187 | \$669,301 | \$744,401 | \$753,345 | \$720,531 | \$649,902 | \$784,375 | \$776,672 | \$768,532 | \$833,489 | \$871,895 | \$903,470 | \$882,057 | \$933,838 | \$1,058,224 |

Chatham Boro Yearly Market Trends



2006 Tax Re-Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.