

Chatham Twp.

February 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 28 Mountainview Road | Colonial | 5 | 5.0 | 7 | \$1,995,000 | \$1,995,000 | \$2,260,000 | 113.28% | \$1,284,500 | 1.76 |
| 2 | 54 Floral Street | Colonial | 6 | 5.1 | 76 | \$2,895,000 | \$2,695,000 | \$2,600,000 | 96.47% | Renovated | |
| 3 | 177 Noe Avenue | Colonial | 8 | 8.1 | 93 | \$3,575,000 | \$3,575,000 | \$3,350,000 | 93.71% | New | |
| AVERAGE | | | | | 59 | \$2,821,667 | \$2,755,000 | \$2,736,667 | 101.15% | | 1.76 |

"Active" Listings in Chatham Twp.

Number of Units: 15
 Average List Price: \$1,730,800
 Average Days on Market: 59

"Under Contract" Listings in Chatham Twp.

Number of Units: 18
 Average List Price: \$1,659,759
 Average Days on Market: 29

Chatham Twp. 2025 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-------------|-------------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-------------|
| Days on Market | 30 | 59 | | | | | | | | | | | 37 |
| List Price | \$1,094,222 | \$2,755,000 | | | | | | | | | | | \$1,509,417 |
| Sales Price | \$1,158,622 | \$2,736,667 | | | | | | | | | | | \$1,553,133 |
| SP:LP% | 106.74% | 101.15% | | | | | | | | | | | 105.34% |
| SP to AV | 1.68 | 1.76 | | | | | | | | | | | 1.69 |
| # Units Sold | 9 | 3 | | | | | | | | | | | 12 |
| 3 Mo Rate of Ab | 0.75 | 1.68 | | | | | | | | | | | 1.22 |
| Active Listings | 8 | 15 | | | | | | | | | | | 12 |
| Under Contracts | 9 | 18 | | | | | | | | | | | 14 |

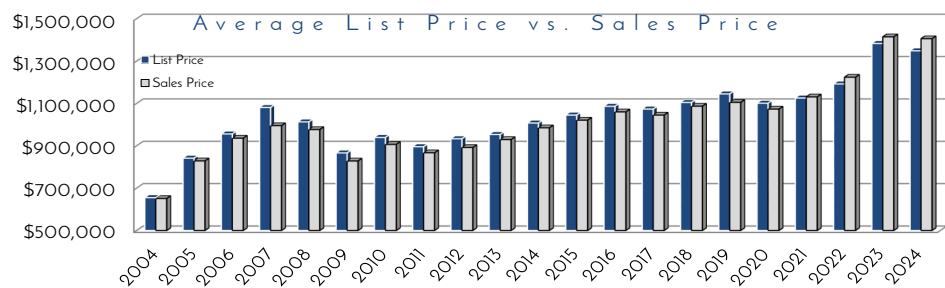
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 15 | 37 | 141.16% |
| Sales Price | \$1,008,805 | \$1,553,133 | 53.96% |
| LP:SP | 103.29% | 105.34% | 1.99% |
| SP:AV | 1.50 | 1.69 | 12.18% |

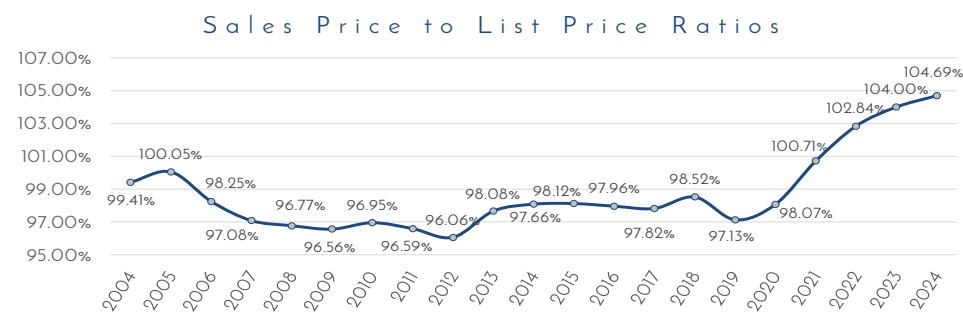
Prominent Properties


| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 13 | 12 | -7.69% |
| Rate of Ab 3 Mo | 2.38 | 1.22 | -48.84% |
| Actives | 15 | 12 | -23.33% |
| Under Contracts | 15 | 14 | -10.00% |

Chatham Twp. Yearly Market Trends

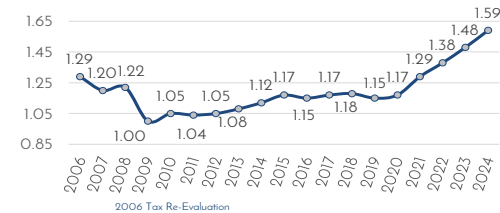


Chatham Twp. Yearly Market Trends



| Year | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------|--------|--------|--------|----------|----------|--------|--------|--------|--------|--------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| LP:SP | \$655K | \$842K | \$955K | \$1,081M | \$1,013M | \$866K | \$940K | \$896K | \$933K | \$953K | \$1,001M | \$1,045M | \$1,086M | \$1,073M | \$1,104M | \$1,173M | \$1,101M | \$1,126M | \$1,192M | \$1,383M | \$1,348M |
| SP:AV | \$651K | \$829K | \$935K | \$955K | \$977K | \$828K | \$907K | \$867K | \$892K | \$929K | \$985K | \$1,021M | \$1,021M | \$1,045M | \$1,045M | \$1,105M | \$1,073M | \$1,131M | \$1,224M | \$1,414M | \$1,450M |

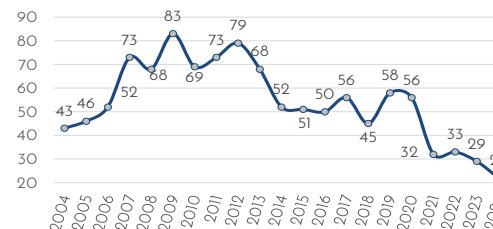
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

