

# Chatham Boro

## May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Fuller Avenue	Colonial	3	2.1	15	\$795,000	\$795,000	\$830,000	104.40%	\$933,700	0.89
2	36 Tallmadge Avenue	Colonial	3	1.1	10	\$939,900	\$939,900	\$999,999	106.39%	\$823,200	1.21
3	2 Edgewood Road	Colonial	3	2.1	18	\$1,075,000	\$1,075,000	\$1,200,000	111.63%	\$815,900	1.47
4	28 Lum Avenue	Colonial	4	2.1	18	\$899,000	\$899,000	\$1,225,000	136.26%	\$861,700	1.42
5	262 Hillside Avenue	Custom	4	2.1	11	\$1,100,000	\$1,100,000	\$1,360,000	123.64%	\$1,260,100	1.08
6	133 Washington Avenue	Colonial	4	2.1	18	\$1,275,000	\$1,275,000	\$1,500,000	117.65%	\$1,075,800	1.39
7	112 Washington Avenue	Colonial	4	3.1	21	\$1,300,000	\$1,300,000	\$1,520,000	116.92%	\$1,024,100	1.48
8	8 Rose Terrace	RanchRas	4	3.0	9	\$1,159,000	\$1,159,000	\$1,550,000	133.74%	\$1,280,800	1.21
9	74 Chatham Street	Colonial	5	5.1	18	\$2,150,000	\$2,150,000	\$2,231,000	103.77%	New	
10	10 Duchamp Place	Colonial	5	5.0	1	\$2,295,000	\$2,295,000	\$2,300,000	100.22%	New	
AVERAGE					14	\$1,298,790	\$1,298,790	\$1,471,600	115.46%		1.27

### "Active" Listings in Chatham Boro

Number of Units: 11  
Average List Price: \$1,921,000  
Average Days on Market: 23

### "Under Contract" Listings in Chatham Boro

Number of Units: 19  
Average List Price: \$1,347,468  
Average Days on Market: 13



# 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								22
List Price	\$1,198,000	\$1,199,400	\$1,041,483	\$1,264,322	\$1,298,790								\$1,218,385
Sales Price	\$1,270,000	\$1,248,000	\$1,198,844	\$1,453,341	\$1,471,600								\$1,364,822
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%								113.10%
SP to AV	1.30	1.25	1.21	1.24	1.27								1.25
# Units Sold	3	5	6	9	10								33
3 Mo Rate of Ab	1.36	1.20	1.40	1.57	1.32								1.37
Active Listings	3	3	4	9	11								6
Under Contracts	12	14	16	17	19								16

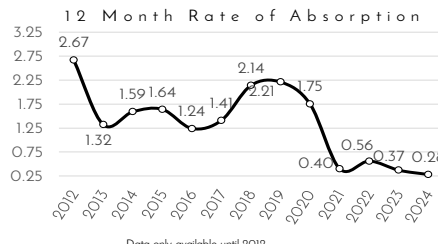
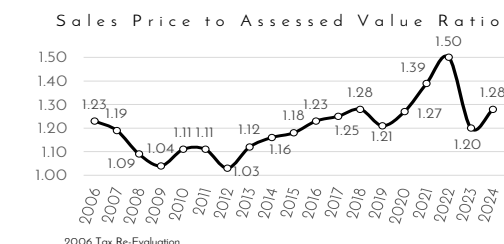
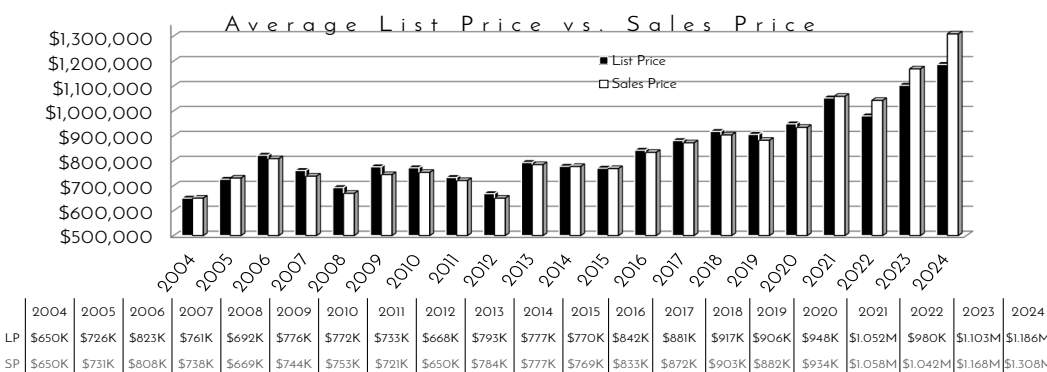
## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	22	-3.42%
Sales Price	\$1,164,525	\$1,364,822	17.20%
LP:SP	109.70%	113.10%	3.10%
SP:AV	1.26	1.25	-0.71%



YTD	2024	2025	% Change
# Units Sold	32	33	3.13%
Rate of Ab 3 Mo	1.08	1.37	26.38%
Actives	6	6	0.00%
Under Contracts	17	16	-5.88%

## Chatham Boro Yearly Market Trends



## Chatham Boro Yearly Market Trends

