

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



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

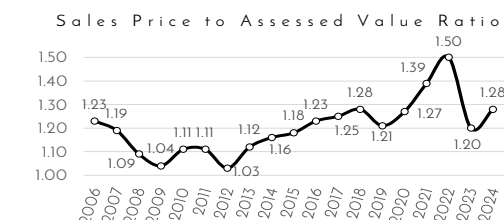
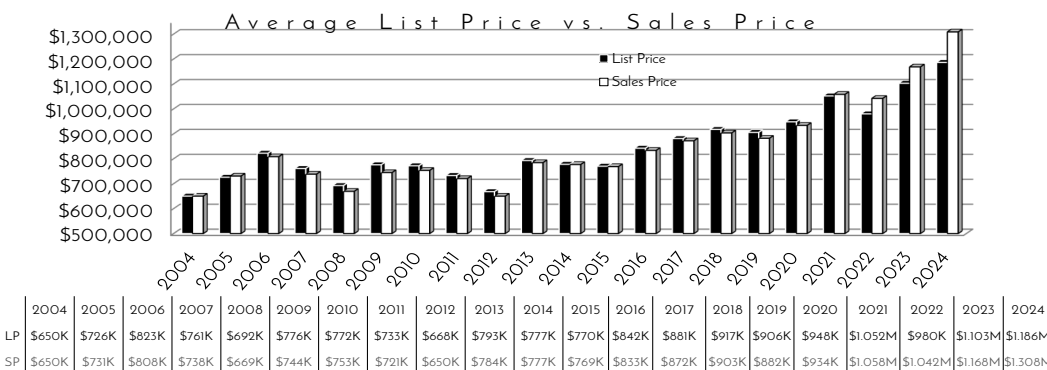
Flashback! YTD 2024 vs YTD 2025

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%

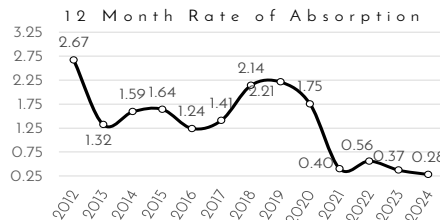


YTD	2024	2025	% Change
# Units Sold	65	63	-3.08%
Rate of Ab 3 Mo	0.83	1.19	43.35%
Actives	5	8	50.00%
Under Contracts	17	14	-21.17%

Chatham Boro Yearly Market Trends



2006 Tax Re-Evaluation



Data only available until 2012

Chatham Boro Yearly Market Trends

