

Chatham Boro

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	380 Main Street U5	OneFloor	2	1.0	20	\$385,000	\$385,000	\$450,000	116.88%	\$318,500	1.41
2	24 Bridge Street	CapeCod	3	2.0	9	\$795,000	\$795,000	\$880,000	110.69%	\$830,900	1.06
3	149 N Hillside Avenue	CapeCod	5	3.1	84	\$1,150,000	\$1,099,999	\$1,055,000	95.91%	\$912,300	1.16
4	30 Hillside Avenue	Colonial	4	2.1	54	\$1,399,000	\$1,249,000	\$1,260,000	100.88%	\$818,100	1.54
5	17 Coleman Avenue W	RanchRas	5	3.1	35	\$1,295,000	\$1,295,500	\$1,380,800	106.58%	\$1,166,300	1.18
6	57 Parrott Mill Road	SplitLev	4	2.1	15	\$1,299,000	\$1,299,000	\$1,420,000	109.31%	Renovated	
7	15 Maple Street	Colonial	5	3.1	36	\$1,650,000	\$1,590,000	\$1,590,000	100.00%	\$1,170,200	1.36
8	25 Roosevelt Avenue	Colonial	4	2.2	11	\$1,349,000	\$1,349,000	\$1,595,000	118.24%	Renovated	
9	38 Essex Road	Colonial	5	4.1	8	\$1,849,000	\$1,849,000	\$1,900,000	102.76%	Renovated	
10	151 Center Avenue	Colonial	5	5.1	44	\$1,995,000	\$1,995,000	\$1,960,000	98.25%	New	
11	11 Dellwood Avenue	Colonial	4	3.1	14	\$2,200,000	\$2,200,000	\$2,330,000	105.91%	\$1,658,700	1.40
AVERAGE						30	\$1,396,909	\$1,373,318	\$1,438,255	105.95%	1.30

"Active" Listings in Chatham Boro

Number of Units: 3
 Average List Price: \$2,091,667
 Average Days on Market: 45

"Under Contract" Listings in Chatham Boro

Number of Units: 7
 Average List Price: \$1,135,986
 Average Days on Market: 23



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	26	19	10	30	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	\$1,348,000	\$1,593,714	\$1,305,667	\$1,373,318	\$1,303,650
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	\$1,353,500	\$1,754,586	\$1,454,556	\$1,438,255	\$1,430,505
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%	111.27%	110.75%	109.06%	106.83%	112.59%	112.80%	105.95%	111.19%
SP to AV	1.30	1.25	1.21	1.24	1.27	1.36	1.49	1.30	1.44	1.57	1.34	1.30	1.34
# Units Sold	3	5	6	9	10	15	11	4	4	7	9	11	94
3 Mo Rate of Ab	1.36	1.20	1.40	1.57	1.32	1.24	1.00	0.40	1.67	1.28	0.60	0.33	1.11
Active Listings	3	3	4	9	11	14	9	7	8	6	4	3	7
Under Contracts	12	14	16	17	19	13	9	8	15	16	14	7	13

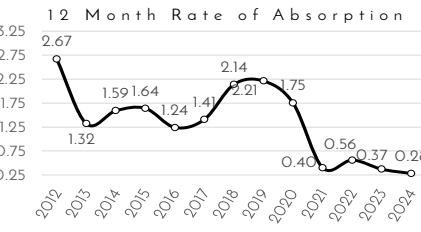
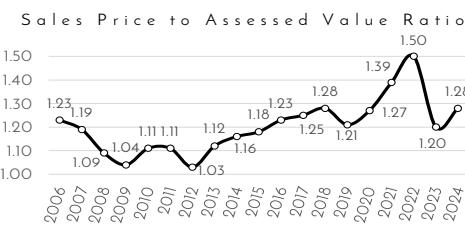
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	17	21	18.86%
Sales Price	\$1,308,474	\$1,430,505	9.33%
LP:SP	111.11%	111.19%	0.08%
SP:AV	1.28	1.34	5.40%



YTD	2024	2025	% Change
# Units Sold	85	94	10.59%
Rate of Ab 3 Mo	0.81	1.11	37.98%
Actives	5	7	28.57%
Under Contracts	14	13	-4.76%

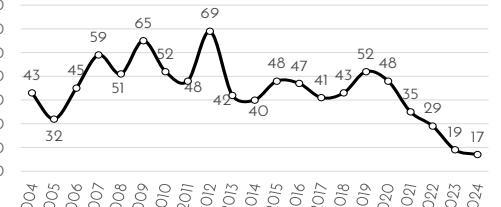
Chatham Boro Yearly Market Trends



Chatham Boro Yearly Market Trends



Average Days on Market



Number of Units Sold

