

# Chatham Boro

## February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Lum Avenue	Colonial	5	4.1	164	\$2,399,000	\$2,399,000	\$2,460,000	102.54%	\$861,700	2.85
AVERAGE					164	\$2,399,000	\$2,399,000	\$2,460,000	102.54%		2.85

### "Active" Listings in Chatham Boro

Number of Units: 2  
 Average List Price: \$2,517,000  
 Average Days on Market: 86

### "Under Contract" Listings in Chatham Boro

Number of Units: 10  
 Average List Price: \$1,017,770  
 Average Days on Market: 14



# Chatham Boro 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	164											44
List Price	\$1,262,150	\$2,399,000											\$1,424,557
Sales Price	\$1,330,921	\$2,460,000											\$1,492,218
SP:LP%	104.82%	102.54%											104.49%
SP to AV	1.30	2.85											1.69
# Units Sold	6	1											7
3 Mo Rate of Ab	0.46	0.33											0.40
Active Listings	6	2											4
Under Contracts	1	10											6

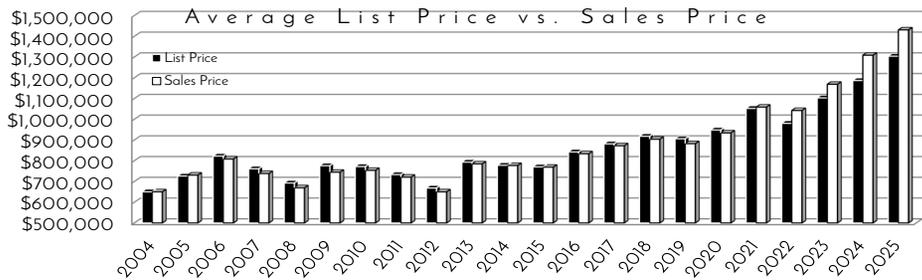
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	29	44	52.38%
Sales Price	\$1,256,250	\$1,492,218	18.78%
LP:SP	106.74%	104.49%	-2.11%
SP:AV	1.27	1.69	32.38%



YTD	2025	2026	% Change
# Units Sold	8	7	-12.50%
Rate of Ab 3 Mo	1.28	0.40	-69.14%
Actives	3	4	33.33%
Under Contracts	13	6	-57.69%

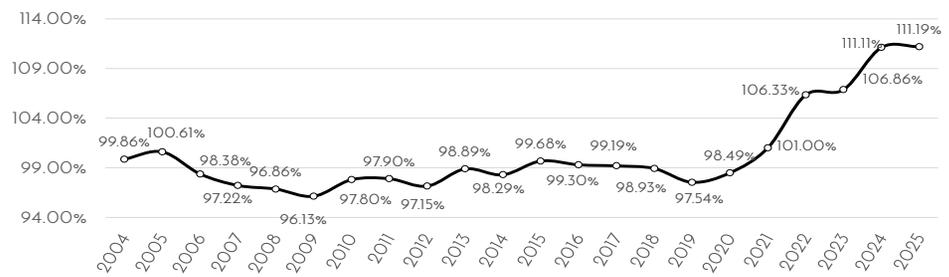
## Chatham Boro Yearly Market Trends



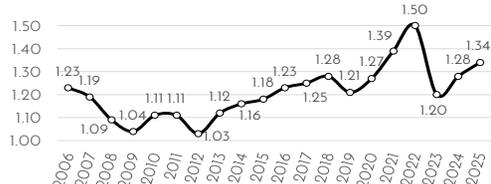
YTD	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$650K	\$726K	\$823K	\$761K	\$692K	\$776K	\$772K	\$733K	\$668K	\$793K	\$777K	\$770K	\$842K	\$881K	\$917K	\$906K	\$948K	\$1.052M	\$980K	\$1.103M	\$1.186	\$1.304
SP	\$650K	\$731K	\$808K	\$738K	\$669K	\$744K	\$753K	\$721K	\$650K	\$784K	\$777K	\$769K	\$833K	\$872K	\$903K	\$882K	\$934K	\$1.058M	\$1.042M	\$1.168M	\$1.308	\$1.410

## Chatham Boro Yearly Market Trends

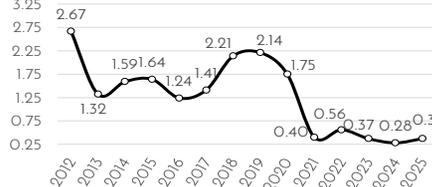
### Sales Price to List Price Ratios



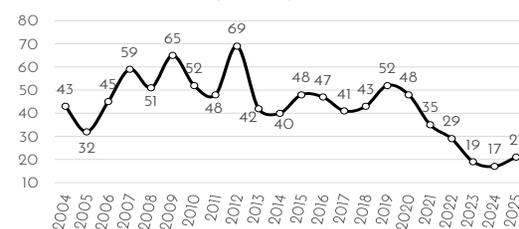
### Sales Price to Assessed Value Ratio



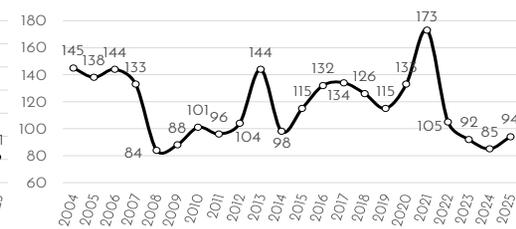
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



2006 Tax Re-Evaluation

Data only available until 2012