

# Chatham Boro

## April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	140 Watchung Avenue	Colonial	4	2.0	1	\$830,000	\$830,000	\$995,000	119.88%	\$634,000	1.57
2	15 N Hillside Avenue	Colonial	3	1.1	10	\$899,000	\$899,000	\$998,999	111.12%	\$860,500	1.16
3	49 Minton Avenue	Colonial	3	1.0	17	\$849,900	\$849,900	\$1,052,500	123.84%	\$720,300	1.46
4	195 Hillside Avenue	Colonial	4	2.0	10	\$1,125,000	\$1,125,000	\$1,375,000	122.22%	\$890,400	1.54
5	82 Washington Avenue	Colonial	5	4.1	17	\$2,249,000	\$2,249,000	\$2,200,000	97.82%	New	
6	17 Mercer Avenue	Colonial	48	2.1	1	\$1,995,000	\$1,995,000	\$2,300,000	115.29%	Renovated	
7	166 Washington Avenue	Colonial	6	5.1	14	\$2,600,000	\$2,600,000	\$2,995,000	115.19%	\$2,218,400	1.35
AVERAGE					10	\$1,506,843	\$1,506,843	\$1,702,357	115.05%		1.42

### *"Active"* Listings in Chatham Boro

Number of Units: 10  
 Average List Price: \$1,595,390  
 Average Days on Market: 25

### *"Under Contract"* Listings in Chatham Boro

Number of Units: 18  
 Average List Price: \$1,334,761  
 Average Days on Market: 15



# 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	14	10									23
List Price	\$1,262,150	\$2,399,000	\$1,236,271	\$1,506,843									\$1,389,224
Sales Price	\$1,330,921	\$2,460,000	\$1,393,571	\$1,702,357									\$1,529,382
SP:LP%	104.82%	102.54%	114.26%	115.05%									111.27%
SP to AV	1.30	2.85	1.57	1.42									1.55
# Units Sold	6	1	7	7									21
3 Mo Rate of Ab	0.46	0.33	2.23	1.76									1.20
Active Listings	6	2	8	10									7
Under Contracts	1	10	9	18									10

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	26	23	-13.22%
Sales Price	\$1,318,397	\$1,529,382	16.00%
LP:SP	112.07%	111.27%	-0.72%
SP:AV	1.24	1.55	24.62%



YTD	2025	2026	% Change
# Units Sold	23	21	-8.70%
Rate of Ab 3 Mo	1.38	1.20	-13.56%
Actives	5	7	36.84%
Under Contracts	15	10	-35.59%

### Chatham Boro Yearly Market Trends

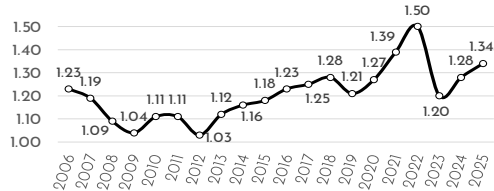


### Chatham Boro Yearly Market Trends

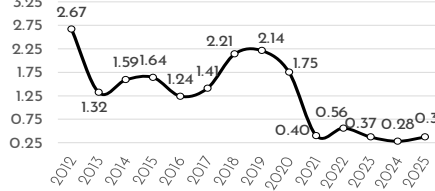


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$650K	\$726K	\$823K	\$761K	\$692K	\$776K	\$772K	\$733K	\$668K	\$793K	\$777K	\$770K	\$842K	\$881K	\$917K	\$906K	\$948K	\$1,052M	\$980K	\$1,103M	\$1,186K	\$1,304K
SP	\$650K	\$731K	\$808K	\$738K	\$669K	\$744K	\$753K	\$721K	\$650K	\$784K	\$777K	\$769K	\$833K	\$872K	\$903K	\$882K	\$934K	\$1,058M	\$1,042M	\$1,168M	\$1,308K	\$1,410K

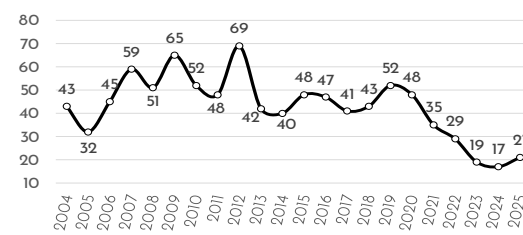
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

