

Chatham Boro

May 2026 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 U19	OneFloor	2	1.0	14	\$379,000	\$379,000	\$406,000	107.12%	\$318,500	1.27
2	26 Pihlman Place	Ranch	3	2.0	9	\$899,900	\$899,900	\$1,150,000	127.79%	\$784,900	1.47
3	6 Lincoln Avenue	Colonial	3	1.1	9	\$1,025,000	\$1,025,000	\$1,300,000	126.83%	\$892,500	1.46
4	6 Edgehill Avenue	Colonial	3	3.0	12	\$1,075,000	\$1,075,000	\$1,315,000	122.33%	\$848,100	1.55
5	15 Walnut Street	SplitLev	3	1.1	11	\$1,100,000	\$1,100,000	\$1,375,000	125.00%	\$979,500	1.40
6	171 Hillside Avenue	Colonial	3	2.1	11	\$1,199,000	\$1,199,000	\$1,485,000	123.85%	\$913,900	1.62
7	20 N Summit Avenue	Colonial	5	3.1	14	\$1,745,000	\$1,745,000	\$1,800,000	103.15%	\$1,023,000	1.76
8	100 Van Doren Avenue	Custom	5	4.1	14	\$2,195,000	\$2,195,000	\$2,200,000	100.23%	Renovated	
9	25 Greenwood Avenue	Colonial	6	5.1	14	\$3,050,000	\$3,050,000	\$3,085,000	101.15%	\$2,016,200	1.53
AVERAGE					12	\$1,407,544	\$1,407,544	\$1,568,444	115.27%		1.51

"Active" Listings in Chatham Boro

Number of Units: 8
 Average List Price: \$1,619,724
 Average Days on Market: 45

"Under Contract" Listings in Chatham Boro

Number of Units: 16
 Average List Price: \$1,294,675
 Average Days on Market: 18



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	12								19
List Price	\$1,262,150	\$2,399,000	\$1,236,271	\$1,506,843	\$1,407,544								\$1,394,720
Sales Price	\$1,330,921	\$2,460,000	\$1,393,571	\$1,702,357	\$1,568,444								\$1,541,101
SP:LP%	104.82%	102.54%	114.26%	115.05%	115.27%								112.47%
SP to AV	1.30	2.85	1.57	1.42	1.51								1.54
# Units Sold	6	1	7	7	9								30
3 Mo Rate of Ab	0.46	0.33	2.23	1.76	1.30								1.22
Active Listings	6	2	8	10	8								7
Under Contracts	1	10	9	18	16								11

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	19	-13.17%
Sales Price	\$1,364,822	\$1,541,101	12.92%
LP:SP	113.10%	112.47%	-0.56%
SP:AV	1.25	1.54	22.67%



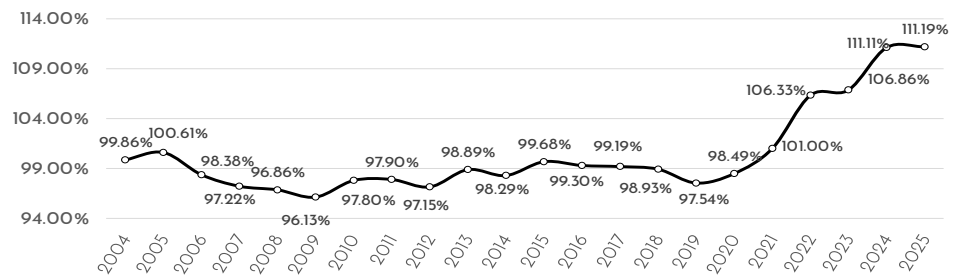
YTD	2025	2026	% Change
# Units Sold	33	30	-9.09%
Rate of Ab 3 Mo	1.37	1.22	-11.24%
Actives	6	7	13.33%
Under Contracts	16	11	-30.77%

Chatham Boro Yearly Market Trends



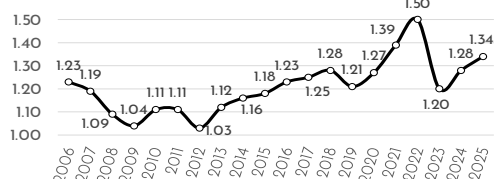
Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios

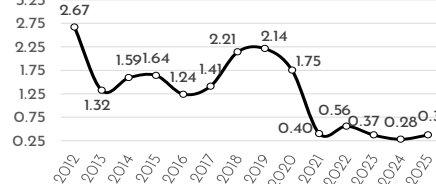


Year	LP	SP
2004	\$650K	\$650K
2005	\$726K	\$731K
2006	\$823K	\$808K
2007	\$761K	\$738K
2008	\$692K	\$669K
2009	\$776K	\$744K
2010	\$772K	\$753K
2011	\$733K	\$721K
2012	\$668K	\$650K
2013	\$793K	\$784K
2014	\$777K	\$777K
2015	\$770K	\$769K
2016	\$842K	\$833K
2017	\$881K	\$872K
2018	\$917K	\$903K
2019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

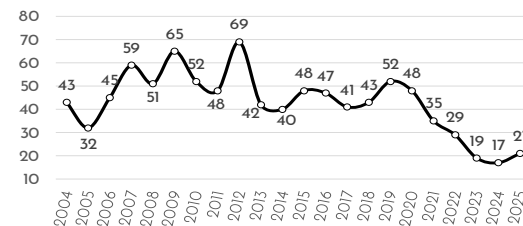
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

