

Chatham Boro

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 N Hillside Avenue	Colonial	2	1.1	37	\$749,900	\$749,900	\$725,000	96.68%	\$551,500	1.31
2	159 N Passaic Avenue	Ranch	3	1.1	9	\$775,000	\$775,000	\$925,000	119.35%	\$575,400	1.61
3	62 Weston Avenue	Ranch	3	2.0	57	\$1,049,900	\$1,049,000	\$985,000	93.90%	\$781,700	1.26
4	153 N Passaic Avenue	Colonial	4	2.0	12	\$979,000	\$979,000	\$1,225,000	125.13%	\$759,000	1.61
5	7 Meadow Road	CapeCod	3	2.1	8	\$1,099,000	\$1,099,000	\$1,287,000	117.11%	\$827,700	1.55
6	30 Edgewood Road	Colonial	4	2.1	20	\$1,399,000	\$1,399,000	\$1,500,000	107.22%	\$1,008,300	1.49
7	98 N Summit Avenue	Custom	4	2.1	11	\$1,395,000	\$1,395,000	\$1,701,999	122.01%	\$914,400	1.86
8	114 Coleman Avenue	Colonial	3	3.1	8	\$1,325,000	\$1,325,000	\$1,725,000	130.19%	\$945,900	1.82
9	24 Oliver Street	Colonial	4	3.2	1	\$1,495,000	\$1,495,000	\$1,730,000	115.72%	\$985,000	1.76
10	175 N Passaic Avenue	Colonial	4	4.1	9	\$1,585,000	\$1,585,000	\$1,810,000	114.20%	\$1,355,000	1.34
11	40 Elmwood Avenue	Colonial	3	2.1	14	\$1,565,000	\$1,565,000	\$1,924,000	122.94%	\$1,358,800	1.42
12	129 Watchung Avenue	Custom	5	3.1	9	\$1,575,000	\$1,575,000	\$1,940,000	123.17%	\$1,368,500	1.42
13	177 Weston Avenue	Colonial	5	4.1	9	\$1,949,000	\$1,949,000	\$2,305,000	118.27%	\$1,383,200	1.67
AVERAGE					16	\$1,303,138	\$1,303,069	\$1,521,769	115.84%		1.55

"Active" Listings in Chatham Boro

Number of Units: 7
Average List Price: \$1,659,541
Average Days on Market: 59

"Under Contract" Listings in Chatham Boro

Number of Units: 11
Average List Price: \$1,375,799
Average Days on Market: 20



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	16							18
List Price	\$1,262,150	\$2,399,000	\$1,236,271	\$1,506,843	\$1,407,544	\$1,303,069							\$1,367,012
Sales Price	\$1,330,921	\$2,460,000	\$1,393,571	\$1,702,357	\$1,568,444	\$1,521,769							\$1,535,256
SP:LP%	104.82%	102.54%	114.26%	115.05%	115.27%	115.84%							113.49%
SP to AV	1.30	2.85	1.57	1.42	1.51	1.55							1.54
# Units Sold	6	1	7	7	9	13							43
3 Mo Rate of Ab	0.46	0.33	2.23	1.76	1.30	0.73							1.14
Active Listings	6	2	8	10	8	7							7
Under Contracts	1	10	9	18	16	11							11

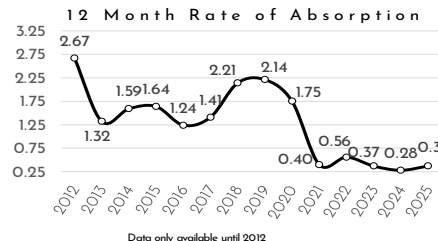
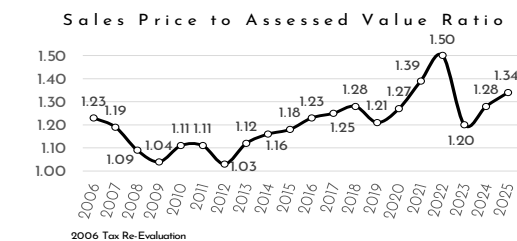
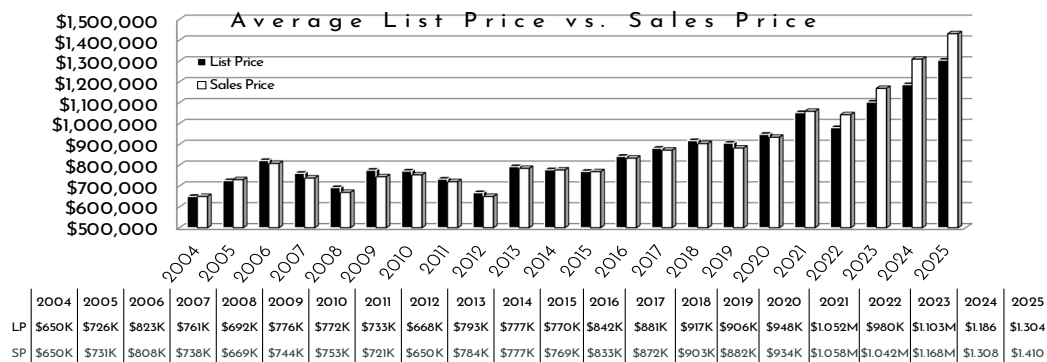
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	18	-16.15%
Sales Price	\$1,390,630	\$1,535,256	10.40%
LP:SP	112.53%	113.49%	0.85%
SP:AV	1.29	1.54	19.51%



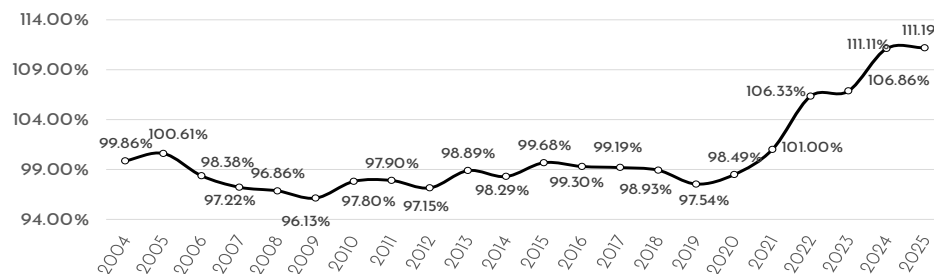
YTD	2025	2026	% Change
# Units Sold	48	43	-10.42%
Rate of Ab 3 Mo	1.35	1.14	-15.82%
Actives	7	7	0.00%
Under Contracts	15	11	-28.57%

Chatham Boro Yearly Market Trends

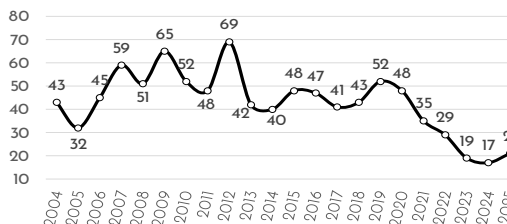


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

