

Chatham Boro

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	156 N Hillside Avenue	CapeCod	3	2.0	14	\$768,888	\$768,888	\$810,000	105.35%	\$669,500	1.21
2	35 N Summit Avenue	Colonial	3	2.0	9	\$1,195,000	\$1,195,000	\$1,315,000	110.04%	\$888,000	1.48
3	14 Edgewood Road	CapeCod	3	2.0	10	\$1,050,000	\$1,050,000	\$1,450,000	138.10%	\$1,047,200	1.38
4	12 Duchamp Place	Custom	4	2.2	8	\$1,249,000	\$1,249,000	\$1,600,000	128.10%	\$999,700	1.60
5	14 John Street	Colonial	3	2.1	14	\$1,495,000	\$1,495,000	\$1,765,000	118.06%	\$1,134,400	1.56
6	44 Ellers Drive	Colonial	5	3.0	7	\$1,650,000	\$1,650,000	\$1,825,000	110.61%	\$1,100,500	1.66
7	156 Washington Avenue	Colonial	4	3.1	12	\$1,825,000	\$1,825,000	\$2,200,000	120.55%	\$1,577,800	1.39
AVERAGE					11	\$1,318,984	\$1,318,984	\$1,566,429	118.69%		1.47

"Active" Listings in Chatham Boro

Number of Units: 10
Average List Price: \$1,755,379
Average Days on Market: 52

"Under Contract" Listings in Chatham Boro

Number of Units: 12
Average List Price: \$1,435,650
Average Days on Market: 27



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	11						17
List Price	\$1,262,150	\$2,399,000	\$1,236,271	\$1,506,843	\$1,407,544	\$1,303,069	\$1,318,984						\$1,360,288
Sales Price	\$1,330,921	\$2,460,000	\$1,393,571	\$1,702,357	\$1,568,444	\$1,521,769	\$1,566,429						\$1,539,620
SP:LP%	104.82%	102.54%	114.26%	115.05%	115.27%	115.84%	118.69%						114.22%
SP to AV	1.30	2.85	1.57	1.42	1.51	1.55	1.47						1.53
# Units Sold	6	1	7	7	9	13	7						50
3 Mo Rate of Ab	0.46	0.33	2.23	1.76	1.30	0.73	1.20						1.14
Active Listings	6	2	8	10	8	7	10						7
Under Contracts	1	10	9	18	16	11	12						11

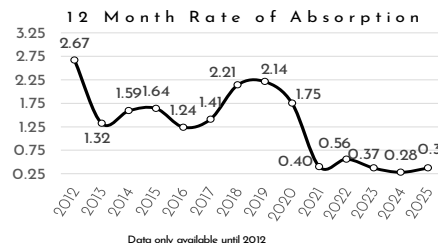
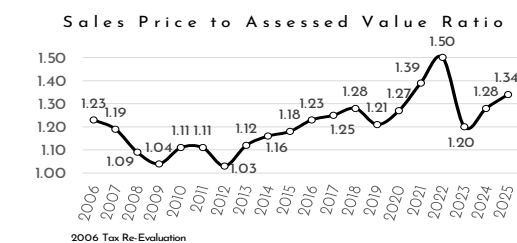
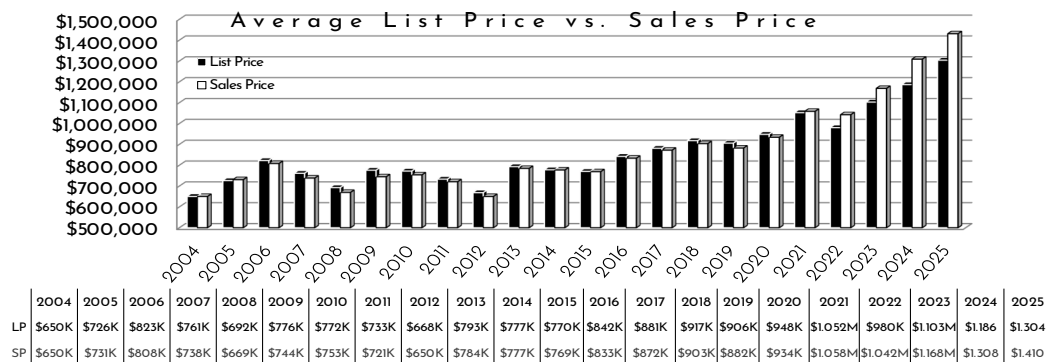
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	20	17	-14.82%
Sales Price	\$1,406,856	\$1,539,620	9.44%
LP:SP	112.20%	114.22%	1.80%
SP:AV	1.33	1.53	15.01%



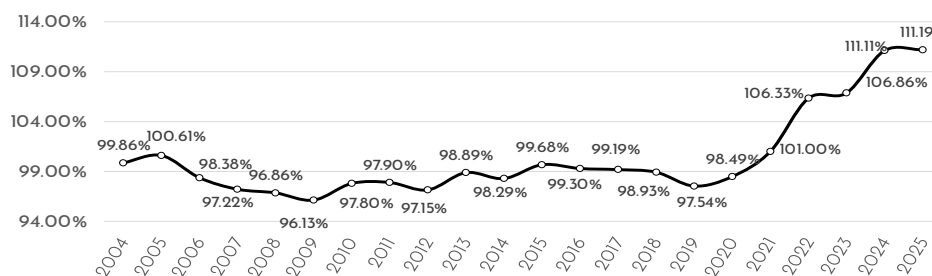
YTD	2025	2026	% Change
# Units Sold	59	50	-15.25%
Rate of Ab 3 Mo	1.30	1.14	-11.88%
Actives	8	7	-3.77%
Under Contracts	14	11	-23.00%

Chatham Boro Yearly Market Trends

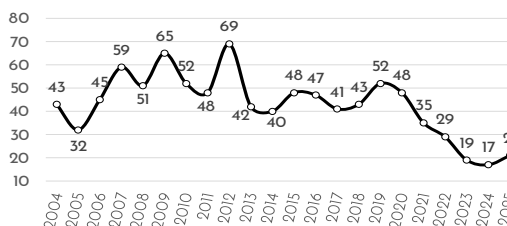


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

