

Chatham Boro

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 N Hillside Avenue	Colonial	4	3.1	1	\$900,000	\$900,000	\$900,000	100.00%	\$826,600	1.09
2	3 Fuller Avenue	CapeCod	3	2.0	42	\$899,900	\$899,900	\$999,999	111.12%	\$711,700	1.41
3	50 Tallmadge Avenue	Colonial	4	1.1	15	\$949,000	\$949,000	\$1,050,000	110.64%	\$742,700	1.41
4	10 Meadow Road	CapeCod	3	2.1	13	\$965,000	\$965,000	\$1,085,000	112.44%	\$784,100	1.38
5	59 N Passaic Avenue	Colonial	3	3.1	10	\$1,099,000	\$1,099,000	\$1,315,000	119.65%	\$663,500	1.98
6	8 Woods Lane	Custom	4	2.1	12	\$1,499,000	\$1,499,000	\$1,520,000	101.40%	\$1,422,800	1.07
7	22 Essex Road	Colonial	3	2.0	14	\$1,249,000	\$1,249,000	\$1,550,618	124.15%	\$1,015,500	1.53
8	135 Watchung Avenue	SeeRem	5	4.1	1	\$1,495,000	\$1,495,000	\$1,650,000	110.37%	\$1,090,200	1.51
9	111 N Summit Avenue	Custom	5	5.1	80	\$1,795,000	\$1,795,000	\$1,760,000	98.05%	\$1,517,800	1.16
10	5 Raymond Street	SplitLev	4	3.1	7	\$1,799,999	\$1,799,999	\$1,950,000	108.33%	\$1,062,400	1.84
11	40 Girard Avenue	Colonial	7	7.2	68	\$2,888,000	\$2,888,000	\$2,850,000	98.68%	New	
AVERAGE					24	\$1,412,627	\$1,412,627	\$1,511,874	108.62%		1.44

"Active" Listings in Chatham Boro

Number of Units: 10
Average List Price: \$1,587,989
Average Days on Market: 47

"Under Contract" Listings in Chatham Boro

Number of Units: 4
Average List Price: \$1,435,500
Average Days on Market: 60



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	24					18
List Price	\$1,262,150	\$2,399,000	\$1,236,271	\$1,506,843	\$1,407,544	\$1,303,069	\$1,318,984	\$1,412,627					\$1,369,726
Sales Price	\$1,330,921	\$2,460,000	\$1,393,571	\$1,702,357	\$1,568,444	\$1,521,769	\$1,566,429	\$1,511,874					\$1,534,617
SP:LP%	104.82%	102.54%	114.26%	115.05%	115.27%	115.84%	118.69%	108.62%					113.21%
SP to AV	1.30	2.85	1.57	1.42	1.51	1.55	1.47	1.44					1.51
# Units Sold	6	1	7	7	9	13	7	11					61
3 Mo Rate of Ab	0.46	0.33	2.23	1.76	1.30	0.73	1.20	0.87					1.11
Active Listings	6	2	8	10	8	7	10	10					8
Under Contracts	1	10	9	18	16	11	12	4					10

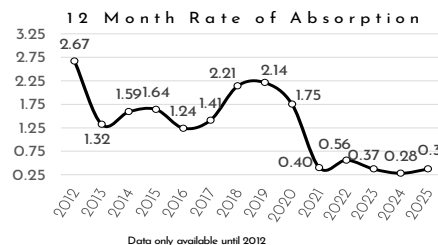
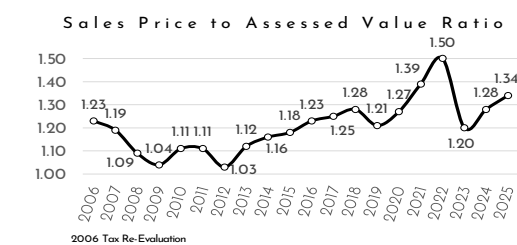
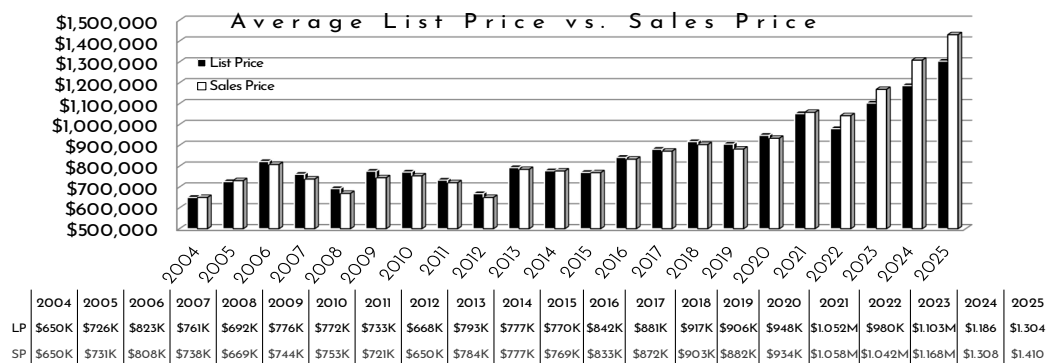
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	18	-10.46%
Sales Price	\$1,394,596	\$1,534,617	10.04%
LP:SP	112.00%	113.21%	1.08%
SP:AV	1.33	1.51	13.91%



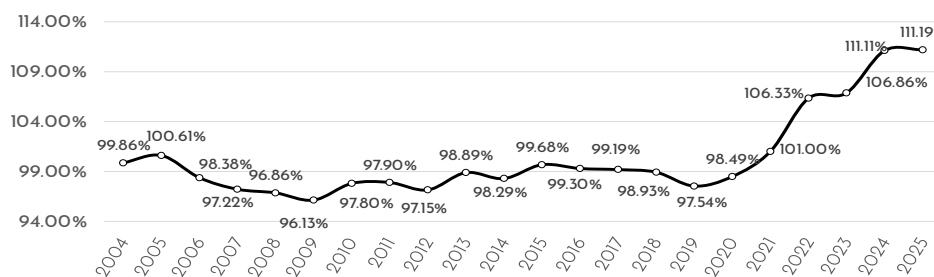
YTD	2025	2026	% Change
# Units Sold	63	61	-3.17%
Rate of Ab 3 Mo	1.19	1.11	-6.43%
Actives	8	8	0.00%
Under Contracts	14	10	-25.00%

Chatham Boro Yearly Market Trends

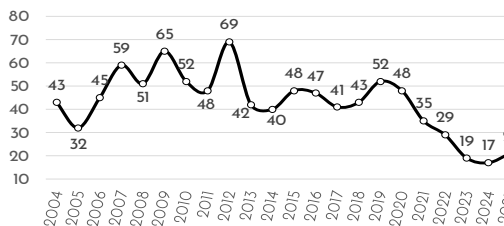


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

