

Chatham Boro

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Woodland Road	SplitLev	3	1.1	40	\$989,900	\$989,900	\$790,000	79.81%	\$683,000	1.16
2	18 University Avenue	Colonial	5	4.0	5	\$1,449,900	\$1,449,900	\$1,625,000	112.08%	\$1,206,400	1.35
3	28 Oak Drive	CapeCod	4	2.1	9	\$1,369,000	\$1,369,000	\$1,810,000	132.21%	\$1,120,700	1.62
4	23 Kimball Street	Colonial	4	3.1	8	\$1,725,000	\$1,725,000	\$1,925,000	111.59%	\$1,214,000	1.59
AVERAGE					16	\$1,383,450	\$1,383,450	\$1,537,500	108.92%		1.43

"Active" Listings in Chatham Boro

Number of Units	9
Average List Price	\$1,828,321
Average Days on Market	69

"Under Contract" Listings in Chatham Boro

Number of Units	9
Average List Price	\$1,023,444
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	16	11	24	16				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	\$1,383,450				\$1,370,571
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	\$1,537,500				\$1,534,794
SP:LP%	104.82%	102.54%	114.26%	115.05%	115.27%	115.84%	118.69%	108.62%	108.92%				112.94%
SP to AV	1.30	2.85	1.57	1.42	1.51	1.55	1.47	1.44	1.43				1.51
# Units Sold	6	1	7	7	9	13	7	11	4				65
3 Mo Rate of Ab	0.46	0.33	2.23	1.76	1.30	0.73	1.20	0.87	1.29				1.13
Active Listings	6	2	8	10	8	7	10	10	9				8
Under Contracts	1	10	9	18	16	11	12	4	9				10

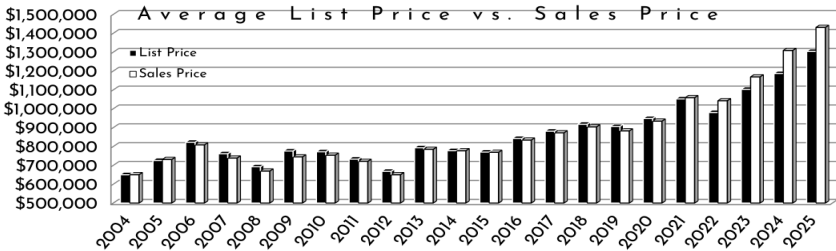
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	18	-12.78%
Sales Price	\$1,392,142	\$1,534,794	10.25%
LP:SP	111.69%	112.94%	1.12%
SP:AV	1.33	1.51	12.80%

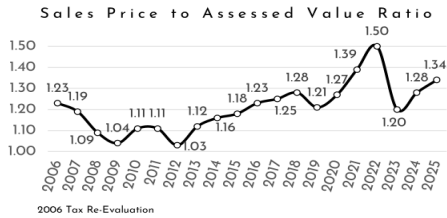
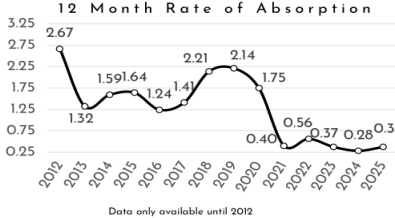


YTD	2025	2026	% Change
# Units Sold	67	65	-2.99%
Rate of Ab 3 Mo	1.24	1.13	-8.87%
Actives	8	8	0.00%
Under Contracts	14	10	-26.83%

Chatham Boro Yearly Market Trends

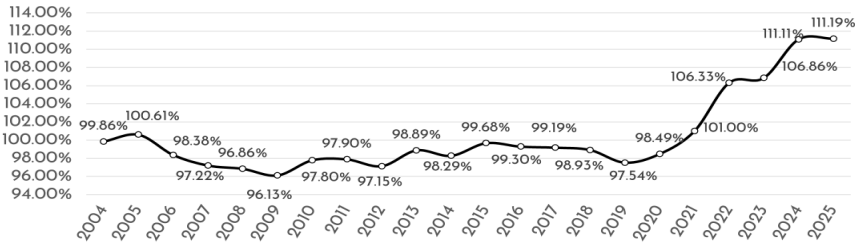


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$650K	\$726K	\$823K	\$761K	\$692K	\$776K	\$772K	\$733K	\$668K	\$793K	\$777K	\$770K	\$842K	\$881K	\$917K	\$906K	\$948K	\$1,052M	\$980K	\$1,103	\$1,186	\$1,304
SP	\$650K	\$731K	\$808K	\$738K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

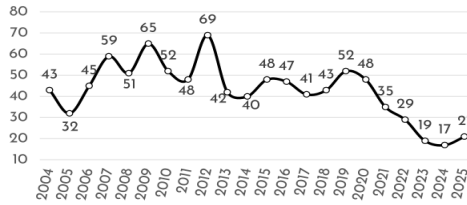


Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

