

Chatham Boro

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Schindler Court	TwnIntUn	3	2.1	147	\$750,000	\$750,000	\$665,000	88.67%	\$718,700	0.93
2	53 S Passaic Avenue	Colonial	3	2.0	9	\$775,000	\$775,000	\$960,000	123.87%	\$894,200	1.07
3	83 Orchard Road	Colonial	3	1.1	9	\$899,900	\$899,900	\$1,087,000	120.79%	\$912,200	1.19
4	3 Penn Terrace	Colonial	3	2.1	11	\$1,025,000	\$1,025,000	\$1,255,000	122.44%	\$999,200	1.26
5	63 Fuller Avenue	Colonial	4	2.1	12	\$1,249,000	\$1,249,000	\$1,550,000	124.10%	\$976,100	1.59
6	19 Parrott Mill Road	Bi-Level	5	3.0	12	\$1,485,000	\$1,485,000	\$1,575,000	106.06%	Renovated	
7	71 Washington Avenue	Colonial	4	3.0	16	\$1,350,000	\$1,350,000	\$1,733,071	128.38%	Renovated	
8	181 Weston Avenue	Colonial	4	4.1	9	\$1,695,000	\$1,695,000	\$1,805,000	106.49%	\$1,450,700	1.24
9	135 Washington Avenue	Custom	6	4.1	9	\$2,150,000	\$2,150,000	\$2,450,000	113.95%	\$1,712,800	1.43
AVERAGE					26	\$1,264,322	\$1,264,322	\$1,453,341	114.97%		1.24

"Active" Listings in Chatham Boro

Number of Units: 9
Average List Price: \$1,511,655
Average Days on Market: 15

"Under Contract" Listings in Chatham Boro

Number of Units: 17
Average List Price: \$1,358,935
Average Days on Market: 14

Chatham Boro 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	36	22	26									26
List Price	\$1,198,000	\$1,199,400	\$1,041,483	\$1,264,322									\$1,183,426
Sales Price	\$1,270,000	\$1,248,000	\$1,198,844	\$1,453,341									\$1,318,397
SP:LP%	109.50%	105.08%	114.83%	114.97%									112.07%
SP to AV	1.30	1.25	1.21	1.24									1.24
# Units Sold	3	5	6	9									23
3 Mo Rate of Ab	1.36	1.20	1.40	1.57									1.38
Active Listings	3	3	4	9									5
Under Contracts	12	14	16	17									15

Flashback! YTD 2024 vs YTD 2025

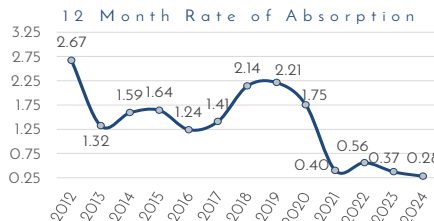
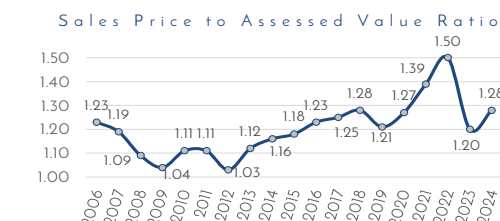
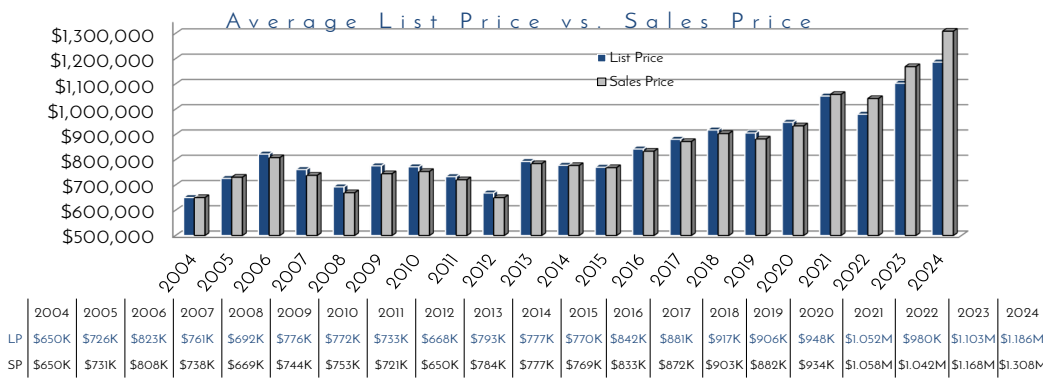
YTD	2024	2025	% Change
DOM	26	26	0.00%
Sales Price	\$1,225,639	\$1,318,397	7.57%
LP:SP	109.19%	112.07%	2.64%
SP:AV	1.24	1.24	0.00%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	20	23	15.00%
Rate of Ab 3 Mo	1.24	1.38	11.27%
Actives	6	5	-24.00%
Under Contracts	16	15	-4.84%

Chatham Boro Yearly Market Trends



Chatham Boro Yearly Market Trends

