Chatham Boro August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	548 Main Street	Colonial	3	1.0	49	\$625,000	\$625,000	\$595,000	95.20%	\$586,800	1.01
2	12 N Hillside Avenue	Colonial	3	2.0	19	\$995,000	\$995,000	\$1,100,000	110.55%	\$859,900	1.28
3	46 N Hillside Avenue	Colonial	4	2.1	22	\$999,999	\$999,999	\$1,235,000	123.50%	\$889,700	1.39
4	109 Chatham Street	Colonial	5	3.1	13	\$1,799,000	\$1,799,000	\$1,925,000	107.00%	\$1,268,000	1.52
	AVERAGE				26	\$1,104,750	\$1,104,750	\$1,213,750	109.06%		1.30

"Active" Listings in Chatham Boro

Number of Units:

Average List Price: \$1,961,714

51

Average Days on Market:

"Under Contract" Listings in Chatham Boro

Number of Units:

Average List Price: \$1,457,625

Average Days on Market: 35



Chatham Boro 2025 Year to Date Market Trends

January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
16	36	22	26	14	21	13	26	<u> </u>		<u> </u>		21
\$1,198,000	\$1,199,400	\$1,041,483	\$1,264,322	\$1,298,790	\$1,315,460	\$1,343,636	\$1,104,750					\$1,256,152
\$1,270,000	\$1,248,000	\$1,198,844	\$1,453,341	\$1,471,600	\$1,447,407	\$1,477,663	\$1,213,750					\$1,394,596
109.50%	105.08%	114.83%	114.97%	115.46%	111.27%	110.75%	109.06%					112.00%
1.30	1.25	1.21	1.24	1.27	1.36	1.49	1.30					1.33
3	5	6	9	10	15	11	4					63
1.36	1.20	1.40	1.57	1.32	1.24	1.00	0.40					1.19
3	3	4	9	11	14	9	7					8
12	14	16	17	19	13	9	8					14
ł	16 \$1,198,000 \$1,270,000 109.50% 1.30 3 1.36 3	January February 16 36 \$1,198,000 \$1,199,400 \$1,270,000 \$1,248,000 109.50% 105.08% 1.30 1.25 3 5 1.36 1.20 3 3	January February March 16 36 22 \$1,198,000 \$1,199,400 \$1,041,483 \$1,270,000 \$1,248,000 \$1,198,844 109.50% 105.08% 114.83% 1.30 1.25 1.21 3 5 6 1.36 1.20 1.40 3 3 4	January February March April 16 36 22 26 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,270,000 \$1,248,000 \$1,198,844 \$1,453,341 109.50% 105.08% 114.83% 114.97% 1.30 1.25 1.21 1.24 3 5 6 9 1.36 1.20 1.40 1.57 3 3 4 9	January February March April May 16 36 22 26 14 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,298,790 \$1,270,000 \$1,248,000 \$1,198,844 \$1,453,341 \$1,471,600 109.50% 105.08% 114.83% 114.97% 115.46% 1.30 1.25 1.21 1.24 1.27 3 5 6 9 10 1.36 1.20 1.40 1.57 1.32 3 3 4 9 11	January February March April May June 16 36 22 26 14 21 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,298,790 \$1,315,460 \$1,270,000 \$1,248,000 \$1,198,844 \$1,453,341 \$1,471,600 \$1,447,407 109.50% 105.08% 114.83% 114.97% 115.46% 111.27% 1.30 1.25 1.21 1.24 1.27 1.36 3 5 6 9 10 15 1.36 1.20 1.40 1.57 1.32 1.24 3 3 4 9 11 14	January February March April May June July 16 36 22 26 14 21 13 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,298,790 \$1,315,460 \$1,343,636 \$1,270,000 \$1,248,000 \$1,198,844 \$1,453,341 \$1,471,600 \$1,447,407 \$1,477,663 109.50% 105.08% 114.83% 114.97% 115.46% 111.27% 110.75% 1.30 1.25 1.21 1.24 1.27 1.36 1.49 3 5 6 9 10 15 11 1.36 1.20 1.40 1.57 1.32 1.24 1.00 3 3 4 9 11 14 9	January February March April May June July August 16 36 22 26 14 21 13 26 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,298,790 \$1,315,460 \$1,343,636 \$1,104,750 \$1,270,000 \$1,248,000 \$1,198,844 \$1,453,341 \$1,471,600 \$1,447,407 \$1,477,663 \$1,213,750 109.50% 105.08% 114.83% 114.97% 115.46% 111.27% 110.75% 109.06% 1.30 1.25 1.21 1.24 1.27 1.36 1.49 1.30 3 5 6 9 10 15 11 4 1.36 1.20 1.40 1.57 1.32 1.24 1.00 0.40 3 3 4 9 11 14 9 7	January February March April May June July August September 16 36 22 26 14 21 13 26 14 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,298,790 \$1,315,460 \$1,343,636 \$1,104,750 10 \$1,270,000 \$1,248,000 \$1,198,844 \$1,453,341 \$1,471,600 \$1,447,407 \$1,477,663 \$1,213,750 10 \$109.50% \$105.08% \$114.83% \$114.97% \$115.46% \$111.27% \$10.75% \$109.06% 10 \$1.30 \$1.25 \$1.21 \$1.24 \$1.27 \$1.36 \$1.49 \$1.30 \$3 \$5 \$6 \$9 \$10 \$15 \$11 \$4 \$1.36 \$1.20 \$1.40 \$1.57 \$1.32 \$1.24 \$1.00 \$0.40 \$3 \$3 \$4 \$9 \$11 \$14 \$9 \$7	January February March April May June July August September October 16 36 22 26 14 21 13 26 ————————————————————————————————————	January February March April May June July August September October November 16 36 22 26 14 21 13 26	January February March April May June July August September October November December 16 36 22 26 14 21 13 26 \$1,198,000 \$1,199,400 \$1,041,483 \$1,264,322 \$1,298,790 \$1,315,460 \$1,343,636 \$1,104,750

Flashback! YTD 2024 vs Y<u>TD 2025</u>

YTD	2024	2025	% Change
DOM	19	21	10.62%
Sales Price	\$1,321,851	\$1,394,596	5.50%
LP:SP	111.28%	112.00%	0.65%
SP:AV	1.29	1.33	2.49%

Prominent Properties

Sotheby's

YTD	2024	2025	% Change
# Units Sold	65	63	-3.08%
Rate of Ab 3 Mo	0.83	1.19	43.35%
Actives	5	8	50.00%
Under Contracts	17	14	-21.17%

Chatham Boro Yearly Market Trends







Chatham Boro Yearly Market Trends





