

# Chatham Boro

## July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	82 Washington Avenue	Colonial	3	2.1	8	\$885,000	\$885,000	\$870,000	98.31%	\$714,900	1.22
2	157 N Hillside Avenue	CapeCod	3	2.1	31	\$899,000	\$899,000	\$915,000	101.78%	\$814,800	1.12
3	7 Lum Avenue	Colonial	3	1.1	9	\$799,000	\$799,000	\$935,789	117.12%	\$680,100	1.38
4	58 N Summit Avenue	Colonial	3	2.0	12	\$979,000	\$979,000	\$1,220,000	124.62%	\$817,600	1.49
5	73 Lafayette Avenue	Colonial	3	2.1	11	\$995,000	\$995,000	\$1,255,500	126.18%	\$833,000	1.51
6	135 Weston Avenue	Custom	4	3.0	9	\$1,299,000	\$1,299,000	\$1,380,000	106.24%	\$1,091,000	1.26
7	70 Fairmount Avenue	Colonial	4	2.2	21	\$1,499,000	\$1,499,000	\$1,550,000	103.40%	\$973,800	1.59
8	46 N Summit Avenue	Colonial	4	2.2	4	\$1,675,000	\$1,675,000	\$1,783,000	106.45%	\$906,600	1.97
9	199 Washington Avenue	Colonial	4	2.1	10	\$1,525,000	\$1,525,000	\$1,825,000	119.67%	\$1,212,000	1.51
10	84 Elmwood Avenue	Colonial	5	4.1	21	\$1,975,000	\$1,975,000	\$2,200,000	111.39%	\$1,182,200	1.86
11	11 Oliver Street	Colonial	5	4.2	9	\$2,250,000	\$2,250,000	\$2,320,000	103.11%	New	
AVERAGE					13	\$1,343,636	\$1,343,636	\$1,477,663	110.75%		1.49

### "Active" Listings in Chatham Boro

Number of Units: 9  
Average List Price: \$2,264,555  
Average Days on Market: 50

### "Under Contract" Listings in Chatham Boro

Number of Units: 9  
Average List Price: \$1,272,444  
Average Days on Market: 30

# 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	14	21	13						20
List Price	\$1,198,000	\$1,199,400	\$1,041,483	\$1,264,322	\$1,298,790	\$1,315,460	\$1,343,636						\$1,266,417
Sales Price	\$1,270,000	\$1,248,000	\$1,198,844	\$1,453,341	\$1,471,600	\$1,447,407	\$1,477,663						\$1,406,856
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%	111.27%	110.75%						112.20%
SP to AV	1.30	1.25	1.21	1.24	1.27	1.36	1.49						1.33
# Units Sold	3	5	6	9	10	15	11						59
3 Mo Rate of Ab	1.36	1.20	1.40	1.57	1.32	1.24	1.00						1.30
Active Listings	3	3	4	9	11	14	9						8
Under Contracts	12	14	16	17	19	13	9						14

## Flashback! YTD 2024 vs YTD 2025

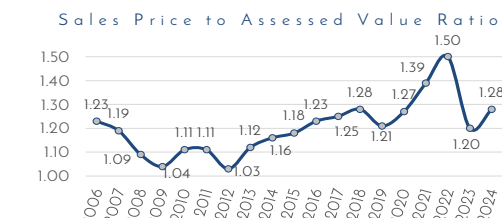
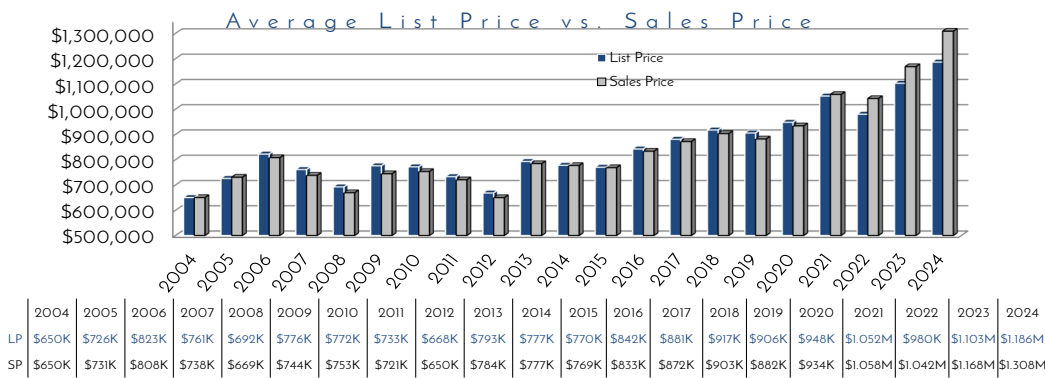
YTD	2024	2025	% Change
DOM	19	20	4.60%
Sales Price	\$1,332,553	\$1,406,856	5.58%
LP:SP	110.46%	112.20%	1.57%
SP:AV	1.29	1.33	3.37%

Prominent  
Properties

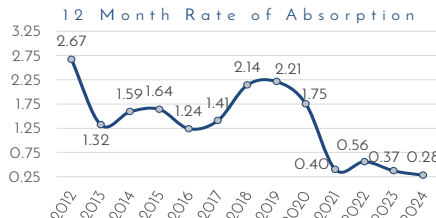
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	53	59	11.32%
Rate of Ab 3 Mo	0.92	1.30	41.15%
Actives	5	8	39.47%
Under Contracts	18	14	-20.63%

## Chatham Boro Yearly Market Trends



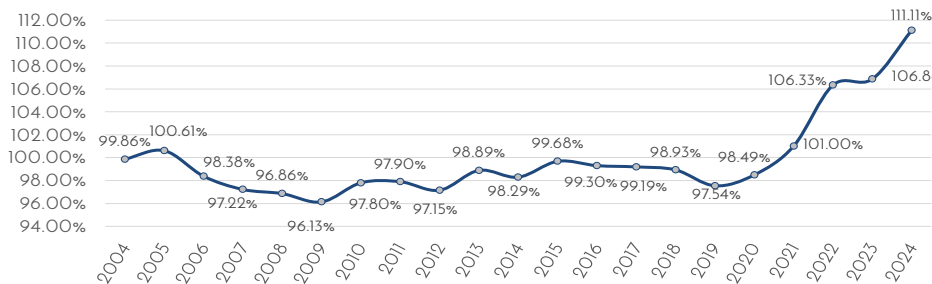
2006 Tax Re-Evaluation



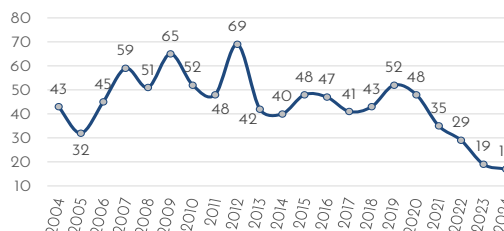
Data only available until 2012

## Chatham Boro Yearly Market Trends

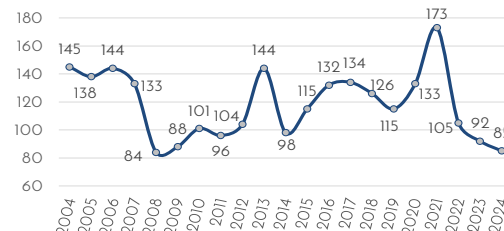
### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold



Not intended to solicit a property already listed.