

# Chatham Boro

## June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	36 Minton Avenue	CapeCod	3	2.0	9	\$789,000	\$789,000	\$875,000	110.90%	\$660,500	1.32
2	62 Lincoln Avenue	Colonial	3	1.1	13	\$899,900	\$899,900	\$899,000	99.90%	\$899,400	1.00
3	21 Yale Street	Colonial	3	1.1	7	\$989,000	\$989,000	\$999,000	101.01%	\$750,400	1.33
4	100 Van Doren Avenue	Colonial	3	2.0	8	\$999,000	\$999,000	\$1,111,100	111.22%	\$910,100	1.22
5	19 Coleman Avenue E	Colonial	3	2.0	15	\$899,000	\$899,000	\$1,125,000	125.14%	\$707,000	1.59
6	63 Weston Avenue	Colonial	4	1.1	16	\$1,050,000	\$1,050,000	\$1,260,000	120.00%	\$872,200	1.44
7	80 Washington Avenue	Colonial	3	2.1	12	\$999,000	\$999,000	\$1,313,000	131.43%	\$841,600	1.56
8	148 Washington Avenue	Colonial	3	2.1	8	\$1,235,000	\$1,235,000	\$1,365,000	110.53%	\$1,090,400	1.25
9	29 Kimball Street	Colonial	4	2.2	16	\$1,399,999	\$1,399,999	\$1,400,000	100.00%	\$1,091,800	1.28
10	15 Garden Avenue	Colonial	5	2.2	20	\$1,329,000	\$1,329,000	\$1,410,000	106.09%	\$1,033,500	1.36
11	28 University Avenue	Colonial	4	3.1	9	\$1,249,000	\$1,249,000	\$1,450,000	116.09%	\$1,015,900	1.43
12	29 Red Road	Colonial	4	4.1	13	\$1,525,000	\$1,525,000	\$1,850,000	121.31%	\$1,153,900	1.60
13	36 University Avenue	Colonial	5	4.1	7	\$2,195,000	\$2,195,000	\$2,175,000	99.09%	New	
14	29 Weston Avenue	Colonial	4	4.1	13	\$1,875,000	\$1,875,000	\$2,180,000	116.27%	\$1,630,200	1.34
15	35 Jackson Avenue	Colonial	5	4.2	143	\$2,299,000	\$2,299,000	\$2,299,000	100.00%	New	
AVERAGE					21	\$1,315,460	\$1,315,460	\$1,447,407	111.27%		1.36

### "Active" Listings in Chatham Boro

Number of Units: 14  
Average List Price: \$1,728,429  
Average Days on Market: 23

### "Under Contract" Listings in Chatham Boro

Number of Units: 13  
Average List Price: \$1,381,923  
Average Days on Market: 18

# 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							22
List Price	\$1,198,000	\$1,199,400	\$1,041,483	\$1,264,322	\$1,298,790	\$1,315,460							\$1,248,721
Sales Price	\$1,270,000	\$1,248,000	\$1,198,844	\$1,453,341	\$1,471,600	\$1,447,407							\$1,390,630
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%	111.27%							112.53%
SP to AV	1.30	1.25	1.21	1.24	1.27	1.36							1.29
# Units Sold	3	5	6	9	10	15							48
3 Mo Rate of Ab	1.36	1.20	1.40	1.57	1.32	1.24							1.35
Active Listings	3	3	4	9	11	14							7
Under Contracts	12	14	16	17	19	13							15

## Flashback! YTD 2024 vs YTD 2025

Prominent Properties

Sotheby's  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
DOM	22	22	0.00%
Sales Price	\$1,291,158	\$1,390,630	7.70%
LP:SP	109.94%	112.53%	2.36%
SP:AV	1.25	1.29	3.15%

YTD	2024	2025	% Change
# Units Sold	40	48	20.00%
Rate of Ab 3 Mo	0.99	1.35	35.74%
Actives	6	7	33.33%
Under Contracts	18	15	-16.51%

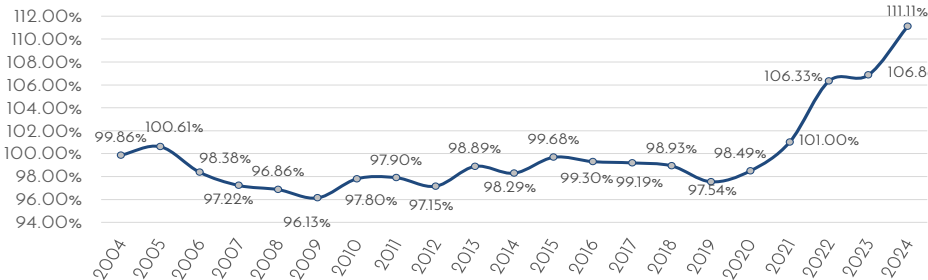
## Chatham Boro Yearly Market Trends

Average List Price vs. Sales Price

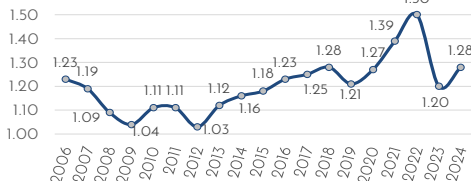


## Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios

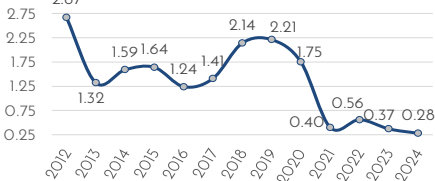


Sales Price to Assessed Value Ratio



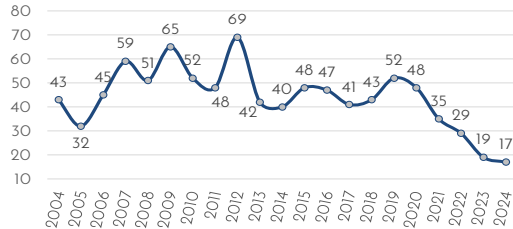
2006 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

