

# Chatham Boro

## November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	49 Summit Avenue U:B	HalfDupl	2	3.1	1	\$895,000	\$895,000	\$829,000	92.63%	\$1,684,900	0.49
2	9 Schindler Court	TwndUn	3	2.2	10	\$795,000	\$795,000	\$895,000	112.58%	\$689,500	1.30
3	169 Watchung Avenue	Colonial	3	1.1	6	\$799,000	\$799,000	\$915,000	114.52%	\$657,000	1.39
4	20 Orchard Road	Colonial	3	2.0	11	\$950,000	\$950,000	\$1,205,000	126.84%	\$791,000	1.52
5	8 Mercer Avenue	Colonial	3	1.1	8	\$1,075,000	\$1,075,000	\$1,210,000	112.56%	\$964,900	1.25
6	21 Garden Avenue	Colonial	3	1.1	12	\$950,000	\$950,000	\$1,225,000	128.95%	\$814,400	1.50
7	29 N Hillside Avenue	Colonial	5	4.1	20	\$2,088,000	\$2,088,000	\$2,088,000	100.00%	New	
8	22 Weston Avenue	Colonial	5	5.1	15	\$2,250,000	\$2,250,000	\$2,225,000	98.89%	New	
9	21 Oak Drive	Colonial	4	2.1	10	\$1,949,000	\$1,949,000	\$2,499,000	128.22%	\$1,322,600	1.89
AVERAGE					10	\$1,305,667	\$1,305,667	\$1,454,556	112.80%		1.34

### "Active" Listings in Chatham Boro

Number of Units: 4  
Average List Price: \$1,869,500  
Average Days on Market: 32

### "Under Contract" Listings in Chatham Boro

Number of Units: 14  
Average List Price: \$1,346,814  
Average Days on Market: 29

# 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	26	26	19	10		20
List Price	\$1,198,000	\$1,199,400	\$1,041,483	\$1,264,322	\$1,298,790	\$1,315,460	\$1,343,636	\$1,104,750	\$1,348,000	\$1,593,714	\$1,305,667		\$1,294,417
Sales Price	\$1,270,000	\$1,248,000	\$1,198,844	\$1,453,341	\$1,471,600	\$1,447,407	\$1,477,663	\$1,213,750	\$1,353,500	\$1,754,586	\$1,454,556		\$1,429,477
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%	111.27%	110.75%	109.06%	106.83%	112.59%	112.80%		111.88%
SP to AV	1.30	1.25	1.21	1.24	1.27	1.36	1.49	1.30	1.44	1.57	1.34		1.35
# Units Sold	3	5	6	9	10	15	11	4	4	7	9		83
3 Mo Rate of Ab	1.36	1.20	1.40	1.57	1.32	1.24	1.00	0.40	1.67	1.28	0.60		1.19
Active Listings	3	3	4	9	11	14	9	7	8	6	4		7
Under Contracts	12	14	16	17	19	13	9	8	15	16	14		14

## Flashback! YTD 2024 vs YTD 2025

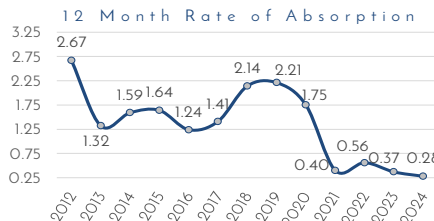
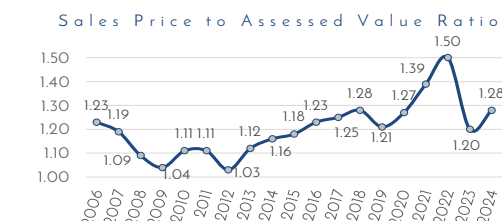
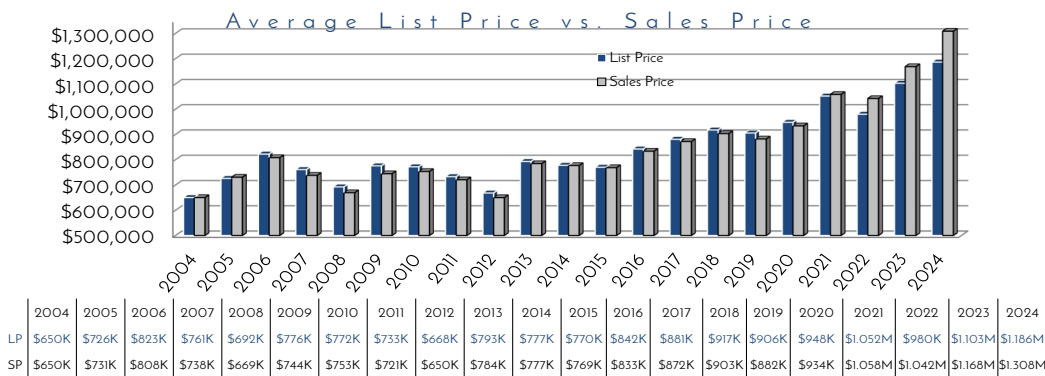
YTD	2024	2025	% Change
DOM	18	20	9.88%
Sales Price	\$1,280,181	\$1,429,477	11.66%
LP:SP	111.25%	111.88%	0.57%
SP:AV	1.28	1.35	5.46%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	79	83	5.06%
Rate of Ab 3 Mo	0.84	1.19	41.28%
Actives	5	7	30.00%
Under Contracts	15	14	-5.56%

## Chatham Boro Yearly Market Trends



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