

Chatham Boro

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Bridge Street	Colonial	3	1.0	9	\$729,000	\$729,000	\$917,000	125.79%	\$706,100	1.30
2	15 Duchamp Place	Colonial	3	2.1	8	\$1,299,000	\$1,299,000	\$1,625,000	125.10%	\$911,600	1.78
3	10 Garden Place	Custom	5	5.0	18	\$1,795,000	\$1,795,000	\$1,795,000	100.00%	Renovated	
4	234 Washington Avenue	Colonial	4	2.1	9	\$1,499,000	\$1,499,000	\$1,801,100	120.15%	\$1,140,700	1.58
5	24 N Summit Avenue	Custom	4	3.2	16	\$1,849,000	\$1,849,000	\$1,955,000	105.73%	Renovated	
6	5 Penn Terrace	Colonial	4	3.1	2	\$1,795,000	\$1,795,000	\$1,999,000	111.36%	\$1,234,100	1.62
7	84 Fairmount Avenue	Colonial	5	5.1	70	\$2,190,000	\$2,190,000	\$2,190,000	100.00%	New	
AVERAGE					19	\$1,593,714	\$1,593,714	\$1,754,586	112.59%		1.57

"Active" Listings in Chatham Boro

Number of Units: 6
Average List Price: \$1,717,483
Average Days on Market: 35

"Under Contract" Listings in Chatham Boro

Number of Units: 16
Average List Price: \$1,395,844
Average Days on Market: 21

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			21
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			\$1,293,049
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			\$1,426,427
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%	111.27%	110.75%	109.06%	106.83%	112.59%			111.77%
SP to AV	1.30	1.25	1.21	1.24	1.27	1.36	1.49	1.30	1.44	1.57			1.35
# Units Sold	3	5	6	9	10	15	11	4	4	7			74
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			1.24
Active Listings	3	3	4	9	11	14	9	7	8	6			7
Under Contracts	12	14	16	17	19	13	9	8	15	16			14

Flashback! YTD 2024 vs YTD 2025

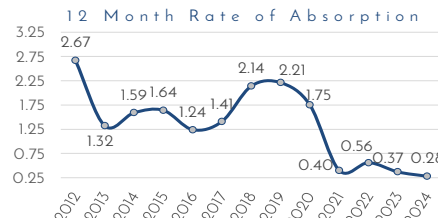
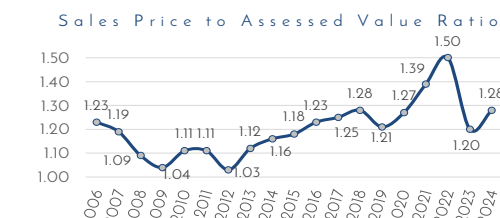
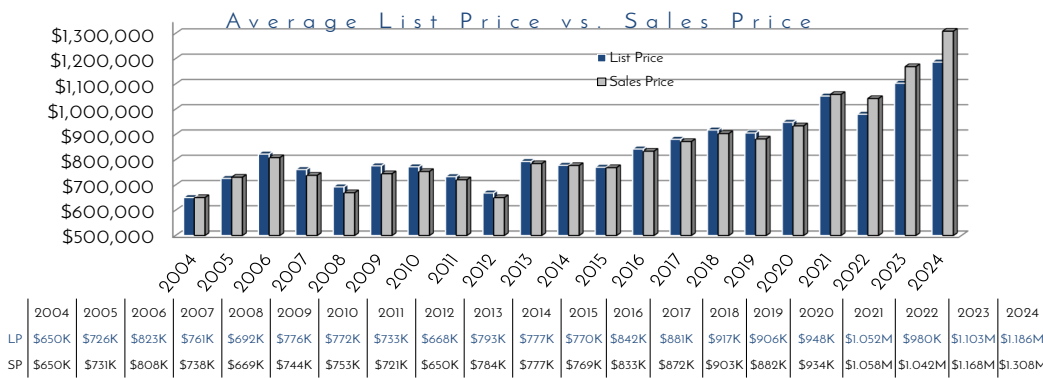
YTD	2024	2025	% Change
DOM	18	21	15.45%
Sales Price	\$1,282,640	\$1,426,427	11.21%
LP:SP	110.99%	111.77%	0.71%
SP:AV	1.28	1.35	5.41%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	77	74	-3.90%
Rate of Ab 3 Mo	0.80	1.24	54.92%
Actives	5	7	40.00%
Under Contracts	15	14	-6.67%

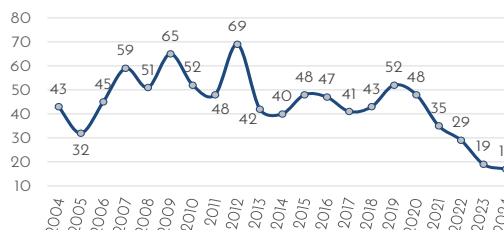
Chatham Boro Yearly Market Trends



Chatham Boro Yearly Market Trends



Average Days on Market



Number of Units Sold

