

Chatham Boro

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	141 Fairmount Avenue	CapeCod	4	2.1	11	\$725,000	\$725,000	\$865,000	119.31%	\$752,100	1.15
2	27 Hillside Avenue	Colonial	3	2.0	44	\$899,000	\$899,000	\$899,000	100.00%	\$749,800	1.20
3	73 Garden Avenue	Colonial	4	2.1	25	\$969,000	\$969,000	\$1,150,000	118.68%	\$890,700	1.29
4	17 John Street	Colonial	5	4.1	25	\$2,799,000	\$2,799,000	\$2,500,000	89.32%	\$1,183,100	2.11
AVERAGE					26	\$1,348,000	\$1,348,000	\$1,353,500	106.83%		1.44

"Active" Listings in Chatham Boro

Number of Units: 8
Average List Price: \$1,910,063
Average Days on Market: 36

"Under Contract" Listings in Chatham Boro

Number of Units: 15
Average List Price: \$1,491,600
Average Days on Market: 19

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				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				\$1,261,636
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				\$1,392,142
SP:LP%	109.50%	105.08%	114.83%	114.97%	115.46%	111.27%	110.75%	109.06%	106.83%				111.69%
SP to AV	1.30	1.25	1.21	1.24	1.27	1.36	1.49	1.30	1.44				1.33
# Units Sold	3	5	6	9	10	15	11	4	4				67
3 Mo Rate of Ab	1.36	1.20	1.40	1.57	1.32	1.24	1.00	0.40	1.67				1.24
Active Listings	3	3	4	9	11	14	9	7	8				8
Under Contracts	12	14	16	17	19	13	9	8	15				14

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	18	21	14.70%
Sales Price	\$1,294,100	\$1,392,142	7.58%
LP:SP	110.93%	111.69%	0.68%
SP:AV	1.28	1.33	3.99%

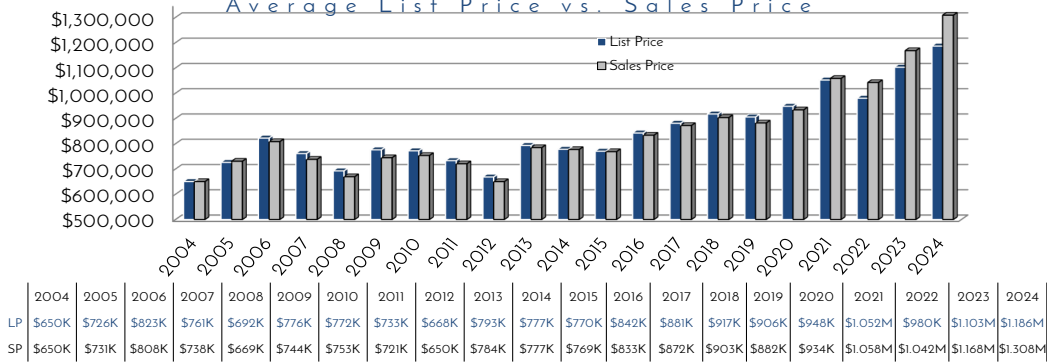
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	73	67	-8.22%
Rate of Ab 3 Mo	0.79	1.24	56.74%
Actives	5	8	51.11%
Under Contracts	16	14	-14.58%

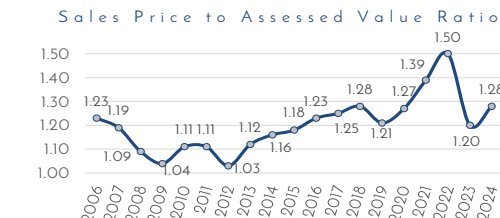
Chatham Boro Yearly Market Trends

Average List Price vs. Sales Price



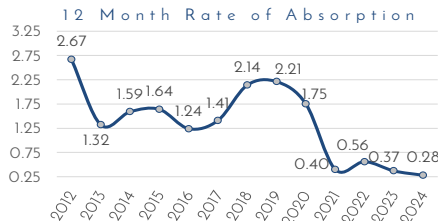
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$650K	\$726K	\$823K	\$761K	\$692K	\$776K	\$772K	\$733K	\$668K	\$793K	\$777K	\$770K	\$842K	\$881K	\$917K	\$906K	\$948K	\$1.052M	\$980K	\$1.103M	\$1.186M
SP	\$650K	\$731K	\$808K	\$738K	\$669K	\$744K	\$753K	\$721K	\$650K	\$784K	\$777K	\$769K	\$833K	\$872K	\$903K	\$882K	\$934K	\$1.058M	\$1.042M	\$1.168M	\$1.308M

Sales Price to Assessed Value Ratio



2006 Tax Re-Evaluation

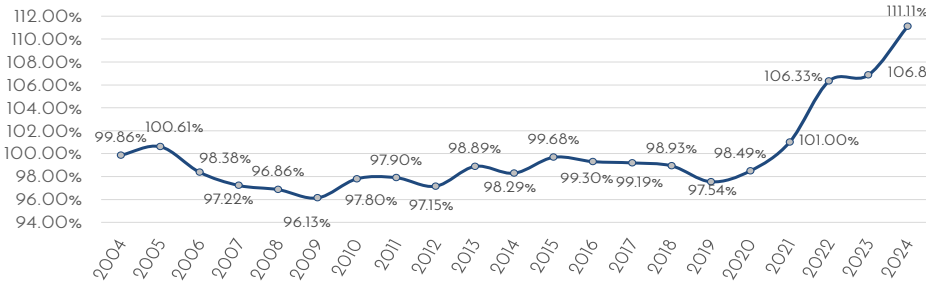
12 Month Rate of Absorption



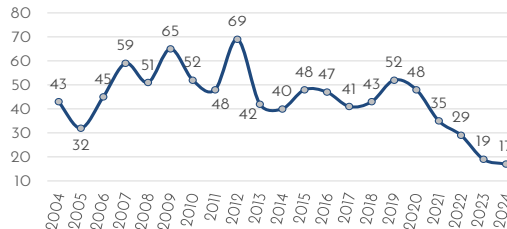
Data only available until 2012

Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

