

Chatham Boro

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Bonnell Street	Colonial	3	2.0	51	\$550,000	\$509,000	\$515,000	101.18%	\$448,700	1.15
2	2 Duchamp (aka 62 Weston)	FixrUppr	3	2.0	44	\$595,000	\$595,000	\$653,064	109.76%	\$781,700	0.84
3	19 Schindler Court	TwndEndUn	3	2.1	8	\$749,900	\$749,900	\$780,000	104.01%	\$663,100	1.18
4	30 Roosevelt Avenue	Colonial	3	1.1	9	\$799,999	\$799,999	\$1,075,000	134.38%	\$689,100	1.56
5	15 Willow Street	SplitLev	4	2.1	10	\$1,095,000	\$1,095,000	\$1,420,000	129.68%	\$1,091,000	1.30
6	31 Chandler Road	Colonial	5	4.1	10	\$2,500,000	\$2,500,000	\$2,750,000	110.00%	\$2,196,100	1.25
AVERAGE					22	\$1,048,317	\$1,041,483	\$1,198,844	114.83%		1.21

"Active" Listings in Chatham Boro

Number of Units: 4
Average List Price: \$1,092,500
Average Days on Market: 46

"Under Contract" Listings in Chatham Boro

Number of Units: 16
Average List Price: \$1,358,181
Average Days on Market: 13

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
List Price	\$1,198,000	\$1,199,400	\$1,041,483										\$1,131,421
Sales Price	\$1,270,000	\$1,248,000	\$1,198,844										\$1,231,647
SP:LP%	109.50%	105.08%	114.83%										110.21%
SP to AV	1.30	1.25	1.21										1.24
# Units Sold	3	5	6										14
3 Mo Rate of Ab	1.36	1.20	1.40										1.32
Active Listings	3	3	4										3
Under Contracts	12	14	16										14

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	33	26	-20.63%
Sales Price	\$1,173,857	\$1,231,647	4.92%
LP:SP	105.87%	110.21%	4.10%
SP:AV	1.13	1.24	9.60%

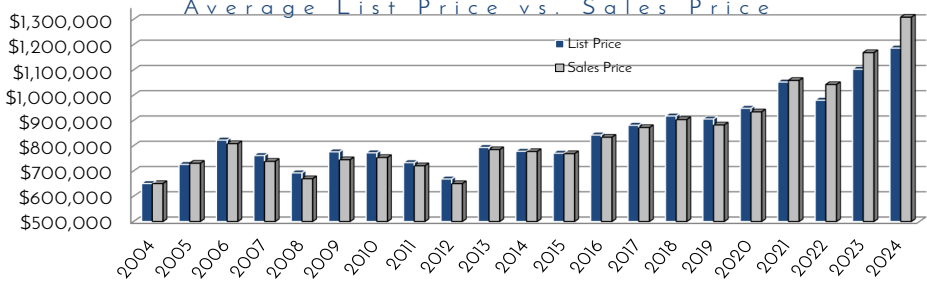
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	12	14	16.67%
Rate of Ab 3 Mo	1.19	1.32	10.61%
Actives	6	3	-41.18%
Under Contracts	13	14	7.69%

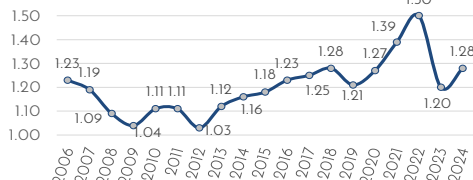
Chatham Boro Yearly Market Trends

Average List Price vs. Sales Price



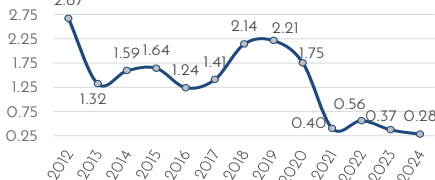
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$650K	\$726K	\$823K	\$761K	\$692K	\$776K	\$772K	\$733K	\$668K	\$793K	\$777K	\$770K	\$842K	\$881K	\$917K	\$906K	\$948K	\$1,052M	\$980K	\$1,103M	\$1,186M
SP	\$650K	\$731K	\$808K	\$738K	\$669K	\$744K	\$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

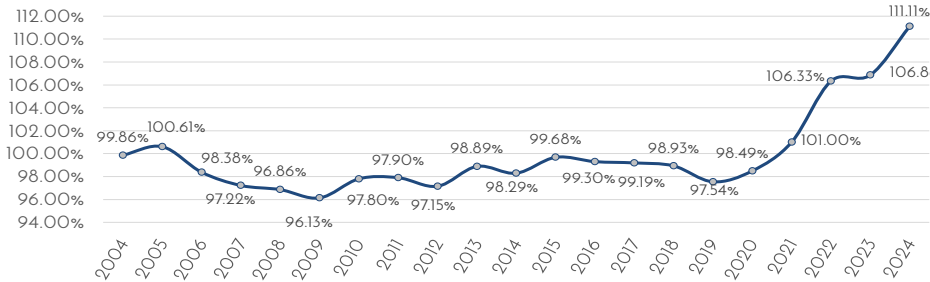
12 Month Rate of Absorption



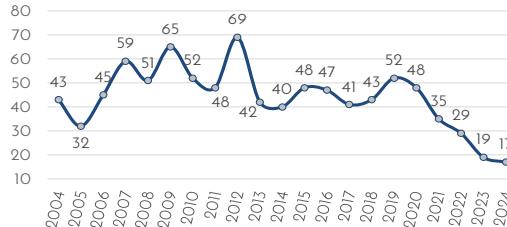
Data only available until 2012

Chatham Boro Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

