

# Chatham Boro

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	247 Hillside Avenue	Tudor	4	1.1	54	\$925,000	\$925,000	\$975,000	105.41%	\$738,400	1.32
2	38 Inwood Road	CapeCod	3	1.1	9	\$899,999	\$899,999	\$1,026,000	114.00%	\$578,000	1.78
3	16 Meadowbrook Road	CapeCod	3	2.1	9	\$899,900	\$899,900	\$1,089,000	121.01%	\$987,900	1.10
4	181 Center Avenue	SplitLev	3	2.1	8	\$1,075,000	\$1,075,000	\$1,250,000	116.28%	\$816,100	1.53
5	35 Tallmadge Avenue	Colonial	4	2.1	7	\$1,279,000	\$1,279,000	\$1,575,000	123.14%	\$868,400	1.81
6	120 Center Avenue	SplitLev	5	2.1	7	\$1,325,000	\$1,325,000	\$1,590,000	120.00%	\$850,200	1.87
7	54 Hedges Avenue	Custom	5	4.1	1	\$2,250,000	\$2,250,000	\$2,250,000	100.00%	Renovated	
AVERAGE					14	\$1,236,271	\$1,236,271	\$1,393,571	114.26%		1.57

### *"Active"* Listings in Chatham Boro

Number of Units: 8  
 Average List Price: \$1,539,713  
 Average Days on Market: 20

### *"Under Contract"* Listings in Chatham Boro

Number of Units: 9  
 Average List Price: \$1,355,200  
 Average Days on Market: 13

# Chatham Boro 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	24	164	14										29
List Price	\$1,262,150	\$2,399,000	\$1,236,271										\$1,330,414
Sales Price	\$1,330,921	\$2,460,000	\$1,393,571										\$1,442,895
SP:LP%	104.82%	102.54%	114.26%										109.38%
SP to AV	1.30	2.85	1.57										1.62
# Units Sold	6	1	7										14
3 Mo Rate of Ab	0.46	0.33	2.23										1.01
Active Listings	6	2	8										5
Under Contracts	1	10	9										7

## Flashback! YTD 2025 vs YTD 2026

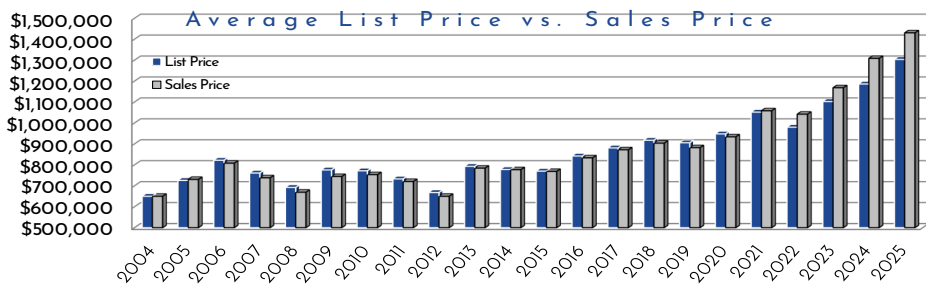
YTD	2025	2026	% Change
DOM	26	29	11.02%
Sales Price	\$1,231,647	\$1,442,895	17.15%
LP:SP	110.21%	109.38%	-0.76%
SP:AV	1.24	1.62	29.98%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	14	14	0.00%
Rate of Ab 3 Mo	1.32	1.01	-23.74%
Actives	3	5	60.00%
Under Contracts	14	7	-52.38%

## Chatham Boro Yearly Market Trends

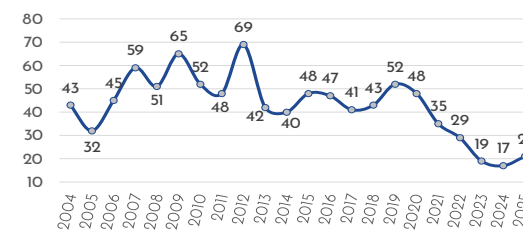


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$650K	\$726K	\$823K	\$761K	\$692K	\$776K	\$772K	\$733K	\$668K	\$793K	\$777K	\$770K	\$842K	\$881K	\$917K	\$906K	\$948K	\$1,052M	\$980K	\$1,103M	\$1,186	\$1,304
SP	\$650K	\$731K	\$808K	\$738K	\$669K	\$744K	\$753K	\$721K	\$650K	\$784K	\$777K	\$769K	\$833K	\$872K	\$903K	\$882K	\$934K	\$1,058M	\$1,042M	\$1,168M	\$1,308	\$1,410

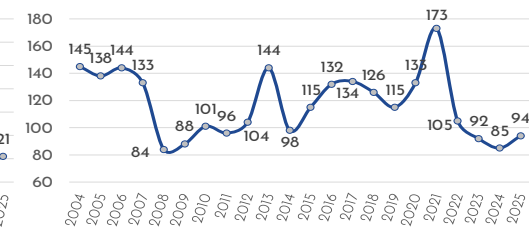
## Chatham Boro Yearly Market Trends



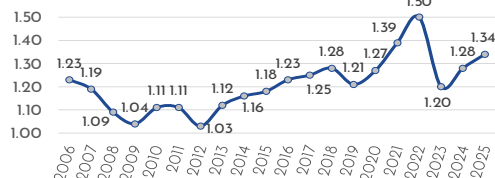
## Average Days on Market



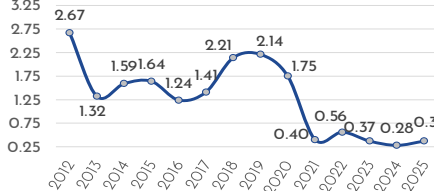
## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



2006 Tax Re-Evaluation

Data only available until 2012