

Chatham Twp.

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20E Kensington Road	TwnEndUn	1	1.0	12	\$305,000	\$305,000	\$306,000	100.33%	\$209,800	1.46
2	42 Lexington Court	TwnEndUn	2	2.1	11	\$425,000	\$425,000	\$476,100	112.02%	\$395,000	1.21
3	412 Fairmount Avenue	Ranch	5	3.0	608	\$686,800	\$624,200	\$530,000	84.91%	\$649,800	0.82
4	11 Long Hill Lane	CapeCod	3	2.0	4	\$569,000	\$569,000	\$560,000	98.42%	\$417,400	1.34
5	146 Southern Boulevard	Bi-Level	4	1.1	176	\$649,900	\$649,900	\$630,000	96.94%	\$509,600	1.24
6	259 Riveredge Drive	TwnEndUn	3	2.1	12	\$620,000	\$620,000	\$636,000	102.58%	\$489,800	1.30
7	717 Fairmount Avenue	CapeCod	4	2.1	55	\$759,000	\$759,000	\$680,000	89.59%	\$619,900	1.10
8	604 River Road	Colonial	4	2.1	71	\$775,000	\$750,000	\$725,000	96.67%	\$475,600	1.52
9	16 Mountainside Drive	Custom	3	2.1	117	\$869,000	\$849,000	\$869,000	102.36%	\$583,600	1.49
10	68 Johnson Drive	Colonial	4	3.1	14	\$1,200,000	\$1,200,000	\$1,250,068	104.17%	\$920,000	1.36
11	5 Molino Drive	Colonial	4	4.1	22	\$1,599,000	\$1,599,000	\$1,599,000	100.00%	\$1,350,000	1.18
12	32 Gates Avenue	Colonial	4	2.2	22	\$1,450,000	\$1,450,000	\$1,615,000	111.38%		
13	47 Glenmere Drive	Colonial	4	3.1	8	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$1,262,700	1.31
14	75 Ormont Road	Colonial	5	4.1	45	\$1,799,000	\$1,799,000	\$1,800,000	100.06%		
15	15 Park View Road	Colonial	5	4.1	8	\$1,999,000	\$1,999,000	\$2,210,000	110.56%	\$1,205,900	1.83
16	3 Woodlawn Drive	Colonial	6	6.1	110	\$2,299,000	\$2,299,000	\$2,300,000	100.04%		
AVERAGE					81	\$1,103,419	\$1,096,694	\$1,114,761	100.63%		1.32

"Active" Listings in Chatham Twp.

Number of Units: 27
 Average List Price: \$1,416,650
 Average Days on Market: 80

"Under Contract" Listings in Chatham Twp.

Number of Units: 23
 Average List Price: \$1,444,514
 Average Days on Market: 36

Chatham Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	81											62
List Price	\$1,146,660	\$1,096,694											\$1,120,871
Sales Price	\$1,155,533	\$1,114,761											\$1,134,489
SP:LP%	100.21%	100.63%											100.43%
SP to AV	1.28	1.32											1.30
# Units Sold	15	16											31
3 Mo Rate of Ab	1.56	1.53											1.55
Active Listings	24	27											26
Under Contracts	28	23											26

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	37	62	67.64%
Sales Price	\$983,761	\$1,134,489	15.32%
LP:SP	99.57%	100.43%	0.86%
SP:AV	1.20	1.30	8.42%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	22	31	40.91%
Rate of Ab 3 Mo	1.98	1.53	-22.73%
Actives	30	27	-10.00%
Under Contracts	39	23	-41.03%

Chatham Twp. Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$935,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536
SP	\$651,060	\$828,597	\$955,918	\$955,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,044,964	\$1,044,964	\$1,044,968	\$1,073,201	\$1,130,684	

Chatham Twp. Yearly Market Trends

