

Chatham Twp.

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Dogwood Drive	Split Level	3	2.1	8	\$799,000	\$799,000	\$944,000	118.15%	\$610,800	1.55
2	17 Melrose Lane	TwnIntUn	3	3.2	60	\$1,350,000	\$1,275,000	\$1,225,000	96.08%	\$902,300	1.36
3	575 Shunpike Road	Colonial	4	3.1	36	\$1,499,000	\$1,325,000	\$1,300,000	98.11%	\$832,200	1.56
4	128 Ormont Road	Colonial	4	2.1	12	\$1,100,000	\$1,100,000	\$1,300,000	118.18%	\$698,400	1.86
5	6 Driftway Street	CapeCod	5	3.2	28	\$1,550,000	\$1,450,000	\$1,400,000	96.55%	\$1,018,700	1.37
6	15 Melrose Lane	TwnEndUn	4	3.1	12	\$1,395,000	\$1,395,000	\$1,457,000	104.44%	\$953,000	1.53
7	37 Thornley Drive	Colonial	4	3.1	35	\$1,749,000	\$1,749,000	\$1,725,000	98.63%	\$1,233,000	1.40
8	12 Samuel Way	TwnIntUn	3	3.1	0	\$1,792,666	\$1,792,666	\$1,792,666	100.00%		
9	25 Spring Street	Colonial	5	3.1	8	\$1,699,000	\$1,699,000	\$1,800,000	105.94%	\$1,083,900	1.66
10	23 Runnymede Road	Colonial	5	6.0	11	\$1,889,000	\$1,889,000	\$1,805,000	95.55%	\$1,151,500	1.57
11	13 Crestwood Drive	Colonial	6	6.1	3	\$3,200,000	\$3,200,000	\$3,200,000	100.00%	\$2,585,800	1.24
AVERAGE					19	\$1,638,424	\$1,606,697	\$1,631,697	102.88%		1.51

"Active" Listings in Chatham Twp.

Number of Units: 12
Average List Price: \$1,777,333
Average Days on Market: 68

"Under Contract" Listings in Chatham Twp.

Number of Units: 19
Average List Price: \$1,267,942
Average Days on Market: 34

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Chatham Twp. 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	64	34	26	29	34	30	15	19					30
List Price	\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150	\$1,553,078	\$1,608,702	\$1,473,000	\$1,606,697					\$1,465,832
Sales Price	\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025	\$1,614,038	\$1,630,818	\$1,540,591	\$1,631,697					\$1,496,580
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%	102.88%					103.83%
SP to AV	1.55	1.33	1.40	1.55	1.55	1.48	1.46	1.51					1.48
# Units Sold	11	11	11	10	12	29	22	11					117
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63	0.92	0.61	0.56					1.45
Active Listings	17	12	17	18	18	14	13	12					15
Under Contracts	28	31	33	36	52	36	18	19					32

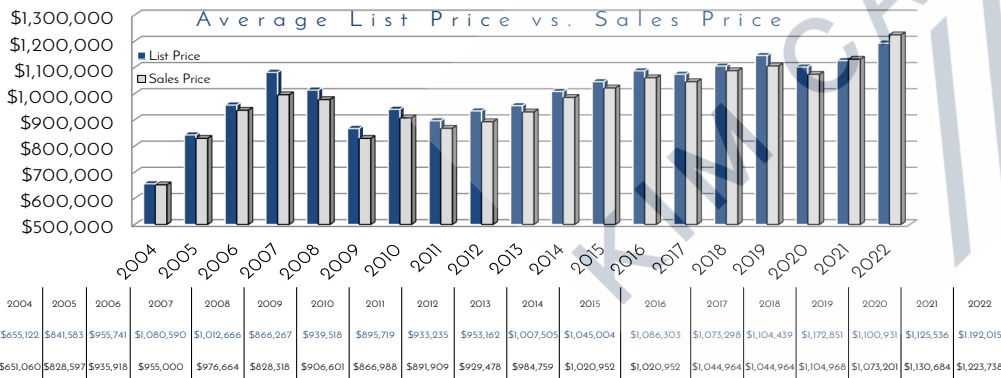
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29.6	29.9	1.16%
Sales Price	\$1,313,015	\$1,496,580	13.98%
LP:SP	103.61%	103.83%	0.21%
SP:AV	1.40	1.48	5.57%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	131	117	-10.69%
Rate of Ab 3 Mo	2.15	1.45	-32.75%
Actives	31	15	-51.21%
Under Contracts	37	32	-13.65%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

