

Chatham Twp.

December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	257 Riveredge Drive	TwEndUn	1	1.0	48	\$439,900	\$399,900	\$415,000	103.78%	\$230,100	1.80
2	4E Heritage Drive	OneFloor	1	1.0	15	\$349,000	\$349,000	\$429,000	122.92%	\$254,900	1.68
3	80 Canterbury Road	MultiFlr	2	1.1	138	\$475,000	\$475,000	\$435,000	91.58%	\$390,000	1.12
4	2 Van Houton Avenue	Colonial	4	4.1	1	\$1,450,000	\$1,450,000	\$1,585,000	109.31%	\$1,104,300	1.44
5	243 Southern Boulevard	Colonial	7	5.0	1	\$1,650,000	\$1,650,000	\$1,700,000	103.03%	\$1,334,800	1.27
6	15 Scenery Hill Drive	Colonial	6	5.2	39	\$2,995,000	\$2,995,000	\$3,000,000	100.17%	\$2,553,900	1.17
AVERAGE					40	\$1,226,483	\$1,219,817	\$1,260,667	105.13%		1.41

"Active" Listings in Chatham Twp.

Number of Units: 6
 Average List Price: \$2,418,360
 Average Days on Market: 156

"Under Contract" Listings in Chatham Twp.

Number of Units: 11
 Average List Price: \$1,017,818
 Average Days on Market: 21

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	25	25	22	40	29
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	\$1,268,972	\$1,114,675	\$943,875	\$1,219,817	\$1,383,004
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	\$1,295,402	\$1,154,828	\$971,563	\$1,260,667	\$1,414,341
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%	102.88%	103.49%	105.62%	104.07%	105.13%	104.00%
SP to AV	1.55	1.33	1.40	1.55	1.55	1.48	1.46	1.51	1.50	1.49	1.58	1.41	1.48
# Units Sold	11	11	11	10	12	29	22	11	15	13	8	6	159
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63	0.92	0.61	0.56	0.83	0.92	0.92	0.93	1.27
Active Listings	17	12	17	18	18	14	13	12	14	13	10	6	14
Under Contracts	28	31	33	36	52	36	18	19	14	15	12	11	25

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	32.7	29.1	-11.17%
Sales Price	\$1,223,738	\$1,414,341	15.58%
LP:SP	102.84%	104.00%	1.13%
SP:AV	1.38	1.48	7.40%

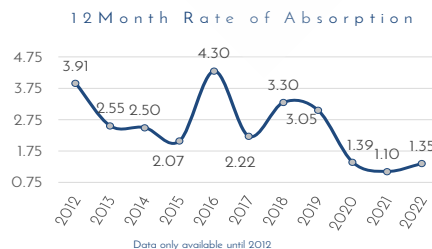
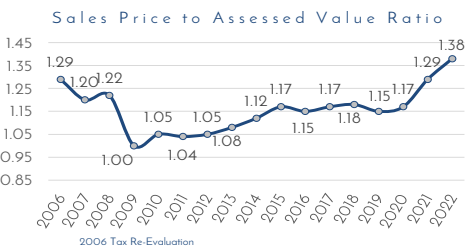
Prominent
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Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	178	159	-10.67%
Rate of Ab 3 Mo	2.10	1.27	-39.81%
Actives	30	14	-54.44%
Under Contracts	34	25	-24.88%

Chatham Twp. Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,044,439	\$1,172,851	\$1,100,931	\$1,125,536	\$1,192,015
SP	\$651,060	\$828,597	\$935,918	\$955,000	\$976,664	\$828,318	\$806,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,020,952	\$1,044,964	\$1,044,964	\$1,104,968	\$1,073,201	\$1,130,684	\$1,223,738



Chatham Twp. Yearly Market Trends

