

# Chatham Twp.

## February 2023 Market Snapshot

| Units   | Address             | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1       | 26A Heritage Drive  | FirstFlr | 1      | 1.0   | 10  | \$349,900        | \$349,900   | \$364,000   | 104.03% | \$245,700        | 1.48  |
| 2       | 20F Kensington Road | OneFloor | 2      | 1.1   | 71  | \$425,000        | \$399,000   | \$385,000   | 96.49%  | \$280,000        | 1.38  |
| 3       | 15A Heritage Drive  | OneFloor | 1      | 1.1   | 8   | \$369,000        | \$369,000   | \$395,000   | 107.05% | \$300,000        | 1.32  |
| 4       | 126 Terrace Drive   | TwnIntUn | 1      | 1.0   | 15  | \$428,600        | \$428,600   | \$435,600   | 101.63% | \$328,900        | 1.32  |
| 5       | 102 Sunset Drive    | Custom   | 4      | 3.1   | 49  | \$1,195,000      | \$1,195,000 | \$1,185,000 | 99.16%  | \$941,200        | 1.26  |
| 6       | 369 Shunpike Road   | RanchExp | 5      | 4.1   | 72  | \$1,695,000      | \$1,589,000 | \$1,520,000 | 95.66%  |                  |       |
| 7       | 42 Samuel Way U:20  | TwnEndUn | 4      | 3.1   | 47  | \$1,718,995      | \$1,718,995 | \$1,716,457 | 99.85%  |                  |       |
| 8       | 25 Fairfax Terrace  | Colonial | 5      | 4.1   | 10  | \$1,799,000      | \$1,799,000 | \$1,799,000 | 100.00% |                  |       |
| 9       | 38 Samuel Way U:22  | TwnEndUn | 3      | 4.1   | 75  | \$1,728,595      | \$1,728,595 | \$1,861,453 | 107.69% |                  |       |
| 10      | 95 Longview Avenue  | Colonial | 6      | 6.1   | 20  | \$2,349,000      | \$2,349,000 | \$2,349,000 | 100.00% |                  |       |
| 11      | 88 Highland Avenue  | Colonial | 7      | 6.2   | 1   | \$2,995,000      | \$2,995,000 | \$2,762,500 | 92.24%  | \$2,286,700      | 1.21  |
| AVERAGE |                     |          |        |       | 34  | \$1,368,463      | \$1,356,463 | \$1,343,001 | 100.35% |                  | 1.33  |

### "Active" Listings in Chatham Twp.

Number of Units: 12  
Average List Price: \$2,317,250  
Average Days on Market: 44

### "Under Contract" Listings in Chatham Twp.

Number of Units: 31  
Average List Price: \$1,545,325  
Average Days on Market: 37

# 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          |       |       |     |      |      |        |           |         |          |          | 49          |
| List Price      | \$1,380,081 | \$1,356,463 |       |       |     |      |      |        |           |         |          |          | \$1,368,272 |
| Sales Price     | \$1,376,727 | \$1,343,001 |       |       |     |      |      |        |           |         |          |          | \$1,359,864 |
| SP:LP%          | 100.88%     | 100.35%     |       |       |     |      |      |        |           |         |          |          | 100.61%     |
| SP to AV        | 1.55        | 1.33        |       |       |     |      |      |        |           |         |          |          | 1.44        |
| # Units Sold    | 11          | 11          |       |       |     |      |      |        |           |         |          |          | 22          |
| 3 Mo Rate of Ab | 1.69        | 0.89        |       |       |     |      |      |        |           |         |          |          | 1.29        |
| Active Listings | 17          | 12          |       |       |     |      |      |        |           |         |          |          | 15          |
| Under Contracts | 28          | 31          |       |       |     |      |      |        |           |         |          |          | 30          |

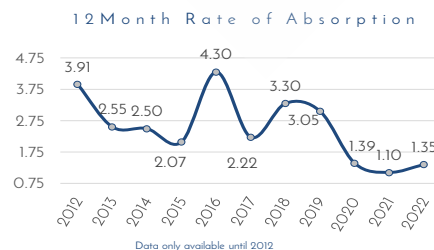
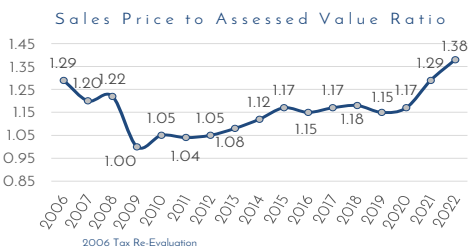
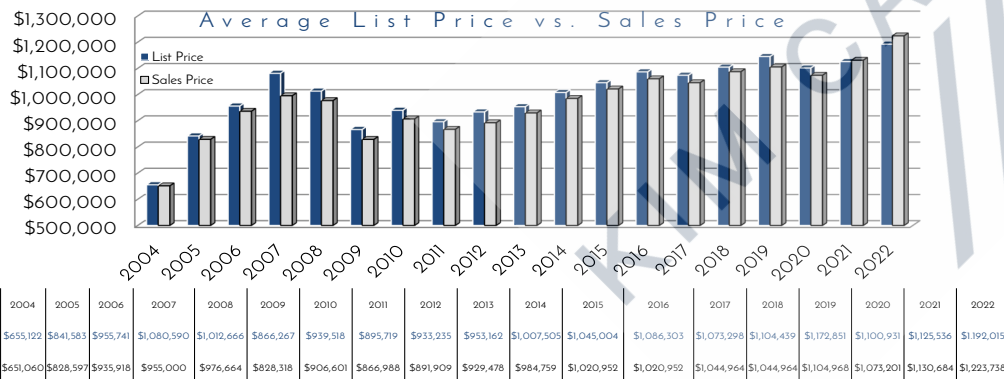
## Flashback! YTD 2022 vs YTD 2023

| YTD         | 2022        | 2023        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 62          | 49          | -20.93%  |
| Sales Price | \$1,134,489 | \$1,359,864 | 19.87%   |
| LP:SP       | 100.43%     | 100.61%     | 0.18%    |
| SP:AV       | 1.30        | 1.44        | 11.12%   |

Prominent  
Properties  
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| YTD             | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 31   | 22   | -29.03%  |
| Rate of Ab 3 Mo | 1.55 | 1.29 | -16.50%  |
| Actives         | 26   | 15   | -43.14%  |
| Under Contracts | 26   | 30   | 15.69%   |

## Chatham Twp. Yearly Market Trends



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