

Chatham Twp.

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	191 Kensington Road	OneFloor	1	1.0	14	\$359,000	\$359,000	\$359,000	100.00%	\$235,700	1.52
2	14C Heritage Drive	OneFloor	2	2.0	53	\$475,000	\$475,000	\$457,000	96.21%	\$349,500	1.31
3	406 River Road	CapeCod	4	2.0	15	\$520,000	\$520,000	\$560,000	107.69%	\$396,100	1.41
4	489 Fairmount Avenue	Ranch	3	3.1	11	\$800,000	\$800,000	\$800,000	100.00%	\$567,400	1.41
5	267 Riveredge Drive	MultiFlr	3	3.0	7	\$889,000	\$889,000	\$950,000	106.86%	\$560,800	1.69
6	40 Johnson Drive	Ranch	3	3.0	15	\$875,000	\$875,000	\$1,035,000	118.29%	\$676,300	1.53
7	21 Ferndale Road	Ranch	3	2.0	14	\$950,000	\$950,000	\$1,178,000	124.00%	\$737,500	1.60
8	12 Evergreen Road	Bi-Level	4	3.0	19	\$1,050,000	\$1,050,000	\$1,201,000	114.38%	\$681,500	1.76
9	78 Sunset Drive	Ranch	5	3.1	7	\$1,195,000	\$1,195,000	\$1,277,000	106.86%	\$882,800	1.45
10	164 Van Houton Avenue	Colonial	4	2.1	15	\$1,299,000	\$1,299,000	\$1,475,000	113.55%	\$1,090,400	1.35
11	44 Meyersville Road	Colonial	4	4.0	23	\$1,479,000	\$1,479,000	\$1,479,000	100.00%	\$1,070,100	1.38
12	10 Ramapo Trail	Custom	4	3.1	9	\$1,319,000	\$1,319,000	\$1,600,000	121.30%	\$1,021,600	1.57
13	755 Fairmount Avenue	Colonial	5	2.1	9	\$1,495,000	\$1,495,000	\$1,626,000	108.76%	\$954,800	1.70
14	118 Sunset Drive	Colonial	5	3.1	9	\$1,399,000	\$1,399,000	\$1,660,000	118.66%	\$1,328,300	1.25
15	6 School Avenue	Colonial	6	4.2	15	\$1,595,000	\$1,595,000	\$1,750,000	109.72%	\$1,340,300	1.31
16	6 Ostrander Place	Colonial	6	3.2	10	\$1,599,000	\$1,599,000	\$1,781,000	111.38%	\$1,207,200	1.48
17	5 Tree Top Lane	Colonial	5	4.1	12	\$1,889,000	\$1,889,000	\$1,900,000	100.58%	\$1,323,800	1.44
18	57 Dale Drive	Custom	4	3.2	15	\$2,595,000	\$2,450,000	\$2,200,000	89.80%	\$1,875,500	1.17
19	22 Hall Road	Colonial	6	4.1	29	\$2,350,000	\$2,350,000	\$2,235,000	95.11%	\$1,641,500	1.36
20	7 Jay Road	Colonial	6	4.1	29	\$2,599,000	\$2,599,000	\$2,550,000	98.11%		
21	1 Overlook Road	Colonial	5	5.1	9	\$2,845,000	\$2,845,000	\$2,845,000	100.00%	\$2,121,000	1.34
22	40 Pine Street	Custom	5	5.2	1	\$2,975,000	\$2,975,000	\$2,975,000	100.00%	\$1,819,200	1.64
AVERAGE					15	\$1,479,591	\$1,473,000	\$1,540,591	106.42%		1.46

"Active" Listings in Chatham Twp.

Number of Units: 13
Average List Price: \$1,905,384
Average Days on Market: 46

"Under Contract" Listings in Chatham Twp.

Number of Units: 18
Average List Price: \$1,422,828
Average Days on Market: 37

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						31
List Price	\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150	\$1,553,078	\$1,608,702	\$1,473,000						\$1,451,214
Sales Price	\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025	\$1,614,038	\$1,630,818	\$1,540,591						\$1,482,558
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%						103.92%
SP to AV	1.55	1.33	1.40	1.55	1.55	1.48	1.46						1.47
# Units Sold	11	11	11	10	12	29	22						106
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63	0.92	0.61						1.57
Active Listings	17	12	17	18	18	14	13						16
Under Contracts	28	31	33	36	52	36	18						33

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	32	31	-3.59%
Sales Price	\$1,288,963	\$1,482,558	15.02%
LP:SP	103.45%	103.92%	0.46%
SP:AV	1.41	1.47	4.96%

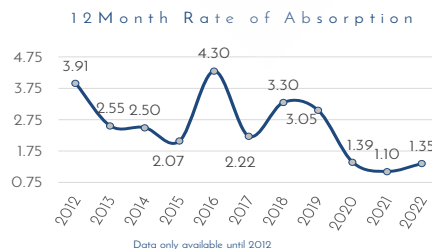
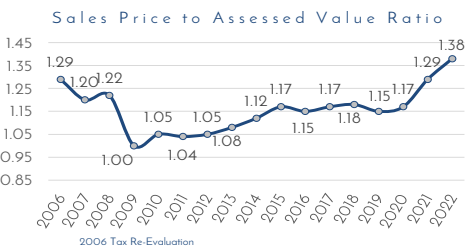
Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	110	106	-3.64%
Rate of Ab 3 Mo	2.27	1.57	-30.56%
Actives	31	16	-50.45%
Under Contracts	37	33	-9.65%

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	\$1,026,303	\$1,073,298	\$1,104,439	\$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	\$906,601	\$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

