

Chatham Twp.

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6E Avon Court	TwndEndUn	1	1.0	8	\$359,000	\$359,000	\$410,000	114.21%	\$238,300	1.72
2	21A Kensington Road	OneFloor	2	1.1	14	\$400,000	\$400,000	\$430,000	107.50%	\$290,200	1.48
3	2D Avon Court	OneFloor	2	2.0	14	\$499,000	\$499,000	\$515,000	103.21%	\$320,000	1.61
4	191 Terrace Drive	TwndIntUn	3	2.1	23	\$695,000	\$695,000	\$725,000	104.32%	\$471,700	1.54
5	848 River Road	Split Level	3	1.2	6	\$799,000	\$799,000	\$800,000	100.13%	\$446,200	1.79
6	271 Riveredge Drive	TwndIntUn	3	3.0	28	\$875,000	\$875,000	\$825,000	94.29%	\$595,200	1.39
7	28 Sterling Drive	TwndIntUn	3	4.1	9	\$1,675,000	\$1,675,000	\$1,842,500	110.00%	\$1,202,500	1.53
8	318 Hillside Avenue	Colonial	7	6.1	70	\$2,249,000	\$2,249,000	\$2,225,000	98.93%		
AVERAGE					22	\$943,875	\$943,875	\$971,563	104.07%		1.58

"Active" Listings in Chatham Twp.

Number of Units: 10
Average List Price: \$2,150,116
Average Days on Market: 104

"Under Contract" Listings in Chatham Twp.

Number of Units: 12
Average List Price: \$1,053,992
Average Days on Market: 33

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		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		\$1,389,403
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		\$1,420,367
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%	102.88%	103.49%	105.62%	104.07%		103.96%
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		1.49
# Units Sold	11	11	11	10	12	29	22	11	15	13	8		153
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		1.30
Active Listings	17	12	17	18	18	14	13	12	14	13	10		14
Under Contracts	28	31	33	36	52	36	18	19	14	15	12		27

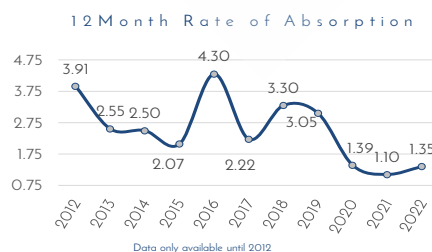
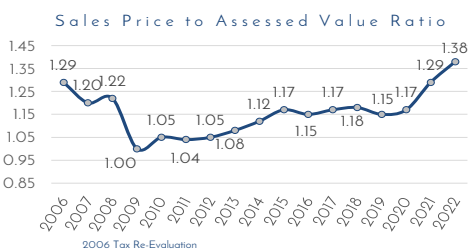
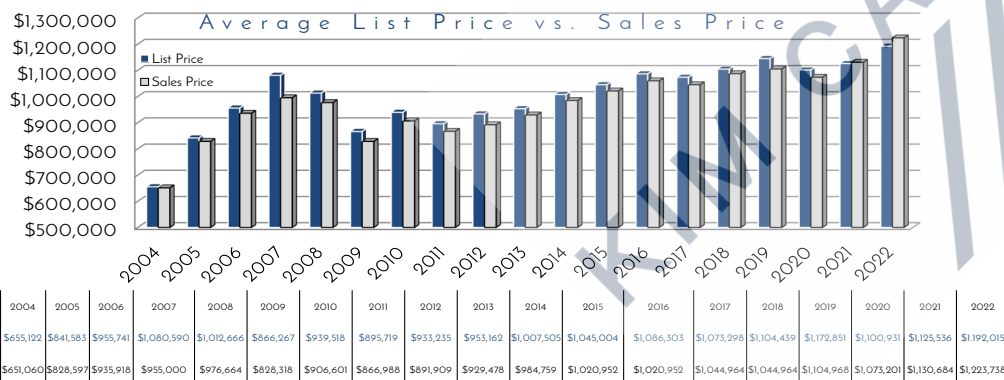
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	31.2	28.6	-8.34%
Sales Price	\$1,236,383	\$1,420,367	14.88%
LP:SP	103.19%	103.96%	0.75%
SP:AV	1.39	1.49	7.35%

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YTD	2022	2023	% Change
# Units Sold	165	153	-7.27%
Rate of Ab 3 Mo	2.13	1.30	-39.15%
Actives	31	14	-53.94%
Under Contracts	35	27	-22.63%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

