

Chatham Twp.

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Sentinel Court	TwndEndUn	1	1.0	22	\$359,000	\$359,000	\$370,500	103.20%	\$209,800	1.77
2	189 Terrace Drive	TwndIntUn	1	1.0	7	\$425,000	\$425,000	\$426,000	100.24%	\$255,800	1.67
3	136 Terrace Drive	TwndEndUn	2	2.0	37	\$550,000	\$550,000	\$550,000	100.00%	\$398,000	1.38
4	118 Riveredge Drive	TwndIntUn	2	2.0	6	\$579,000	\$579,000	\$628,000	108.46%	\$395,100	1.59
5	121 Swamp Road	CapeCod	3	2.0	25	\$675,000	\$675,000	\$650,000	96.30%	\$450,000	1.44
6	31 Ormont Road	RanchExp	4	2.0	11	\$599,000	\$599,000	\$727,000	121.37%	\$462,900	1.57
7	52 Rose Terrace	Ranch	3	2.1	6	\$949,000	\$949,000	\$1,100,000	115.91%	\$643,300	1.71
8	144 Huron Drive	Colonial	4	2.1	10	\$1,200,000	\$1,200,000	\$1,310,000	109.17%	\$1,025,400	1.28
9	580 River Road	Colonial	4	3.1	73	\$1,399,000	\$1,359,000	\$1,345,000	98.97%	New	
10	37 Hall Road	Colonial	5	4.0	25	\$1,799,000	\$1,799,000	\$1,750,000	97.28%	\$1,211,900	1.44
11	8 Samuel Way U33	TwndEndUn	4	4.1	1	\$1,980,955	\$1,980,955	\$1,980,995	100.00%	New	
12	39 Robin Hood Lane	Colonial	7	5.1	7	\$1,999,999	\$1,999,999	\$2,000,000	100.00%	Renovated	
13	92 Highland Avenue	Custom	5	5.1	37	\$2,225,000	\$2,025,000	\$2,025,000	100.00%	\$1,735,200	1.17
14	6 Samuel Way U34	TwndEndUn	3	4.1	1	\$2,135,629	\$2,135,629	\$2,135,629	100.00%	New	
15	86 Longview Avenue	Colonial	5	4.1	114	\$2,399,000	\$2,399,000	\$2,432,900	101.41%	New	
AVERAGE					25	\$1,284,972	\$1,268,972	\$1,295,402	103.49%		1.50

"Active" Listings in Chatham Twp.

Number of Units: 14
Average List Price: \$2,069,857
Average Days on Market: 68

"Under Contract" Listings in Chatham Twp.

Number of Units: 14
Average List Price: \$1,093,064
Average Days on Market: 33

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				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				\$1,443,462
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				\$1,473,719
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%	102.88%	103.49%				103.79%
SP to AV	1.55	1.33	1.40	1.55	1.55	1.48	1.46	1.51	1.50				1.48
# Units Sold	11	11	11	10	12	29	22	11	15				132
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63	0.92	0.61	0.56	0.83				1.38
Active Listings	17	12	17	18	18	14	13	12	14				15
Under Contracts	28	31	33	36	52	36	18	19	14				30

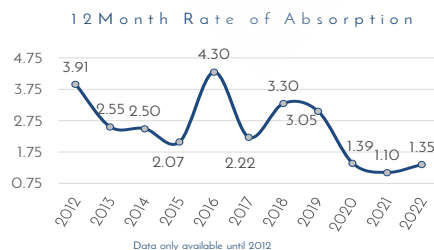
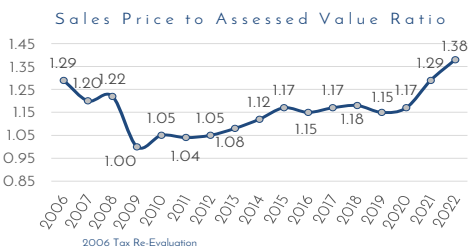
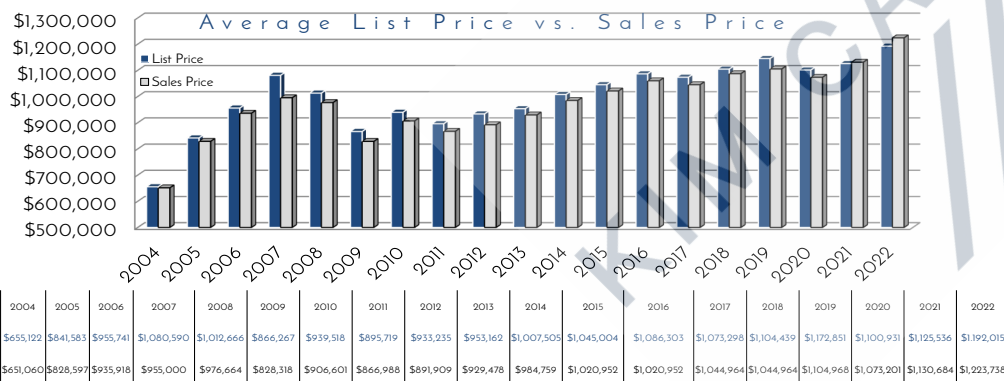
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29.1	29.4	1.12%
Sales Price	\$1,275,857	\$1,473,719	15.51%
LP:SP	103.66%	103.79%	0.12%
SP:AV	1.40	1.48	5.92%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	144	132	-8.33%
Rate of Ab 3 Mo	2.09	1.38	-33.95%
Actives	31	15	-51.79%
Under Contracts	36	30	-17.85%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

