

Chatham Twp.

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Heritage Drive	OneFloor	1	1.0	21	\$350,000	\$350,000	\$370,000	105.71%	\$245,800	1.51
2	677 River Road	RanchExp	4	3.0	4	\$600,000	\$600,000	\$500,000	83.33%	\$539,200	0.93
3	60 Meyersville Road	CapeCod,	3	2.0	1	\$600,000	\$600,000	\$625,000	104.17%	\$448,300	1.39
4	543 Fairmount Avenue	Split Level	3	3.0	15	\$849,000	\$849,000	\$945,101	111.32%	\$524,500	1.80
5	522A Green Village Road	Colonial	4	3.1	24	\$1,399,000	\$1,399,000	\$1,381,000	98.71%	\$894,200	1.54
6	326 Lafayette Avenue	Split Level	4	3.0	15	\$1,295,000	\$1,295,000	\$1,415,000	109.27%	\$835,000	1.69
7	463 River Road	Colonial	4	4.1	42	\$1,675,000	\$1,675,000	\$1,630,000	97.31%	\$1,195,400	1.36
8	8 Lisa Drive	Colonial	4	2.1	11	\$1,399,000	\$1,399,000	\$1,712,000	122.37%	Renovated	
9	51 Runnymede Road	Custom,	7	6.2	29	\$2,350,000	\$2,350,000	\$2,350,000	100.00%	Renovated	
10	66 Rolling Hill Drive	Colonial	7	8.1	14	\$3,195,000	\$3,195,000	\$3,355,495	105.02%	\$2,200,000	1.53
11	39 Rolling Hill Drive	Custom	7	6.2	330	\$3,950,000	\$3,950,000	\$3,875,000	98.10%	New	
AVERAGE					46	\$1,605,636	\$1,605,636	\$1,650,781	103.21%		1.47

"Active" Listings in Chatham Twp.

Number of Units: 18
 Average List Price: \$1,810,550
 Average Days on Market: 19

"Under Contract" Listings in Chatham Twp.

Number of Units: 36
 Average List Price: \$1,505,722
 Average Days on Market: 20

Chatham Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	8	12	46									24
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636									\$1,328,555
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781									\$1,378,221
SP:LP%	102.37%	104.75%	104.92%	103.21%									103.74%
SP to AV	1.56	1.39	1.54	1.47									1.50
# Units Sold	8	5	10	11									34
3 Mo Rate of Ab	1.43	3.32	2.05	2.50									2.33
Active Listings	12	18	13	18									15
Under Contracts	12	18	27	36									23

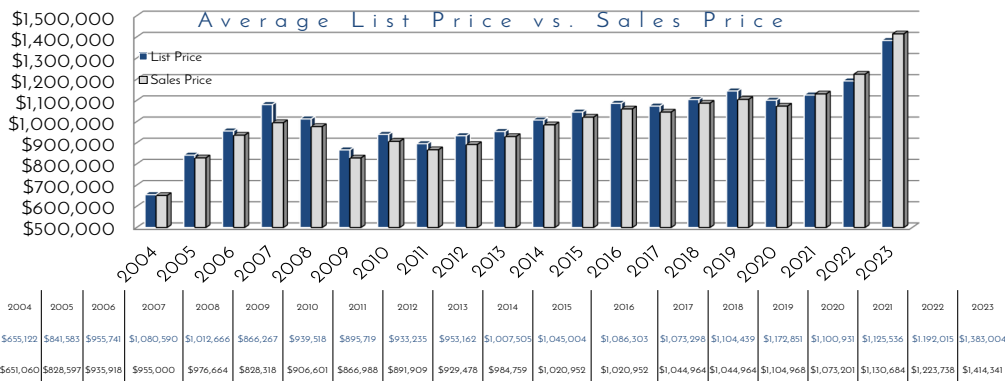
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	39	24	-37.37%
Sales Price	\$1,316,186	\$1,378,221	4.71%
LP:SP	101.84%	103.74%	1.87%
SP:AV	1.46	1.50	2.81%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	43	34	-20.93%
Rate of Ab 3 Mo	1.47	2.33	58.70%
Actives	16	15	-4.69%
Under Contracts	32	23	-27.34%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

