

Chatham Twp.

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3C Avon Court	OneFloor	1	1.0	47	\$375,000	\$350,000	\$332,500	95.00%	\$209,800	1.58
2	24B Canterbury Road	OneFloor	1	1.0	42	\$399,000	\$350,000	\$350,000	100.00%	\$209,800	1.67
3	13-A Kensington Road	OneFloor	2	1.1	16	\$425,000	\$425,000	\$440,000	103.53%	\$290,200	1.52
4	3E Avon Court	OneFloor	2	1.1	17	\$449,900	\$449,900	\$464,900	103.33%	\$290,200	1.60
5	212 Riveredge Drive	TwnIntUn	2	1.0	30	\$525,000	\$525,000	\$530,000	100.95%	\$314,900	1.68
6	23 Cedar Lane	CapeCod	4	1.1	66	\$649,900	\$649,900	\$700,500	107.79%	\$472,900	1.48
7	548 River Road	Colonial	3	2.0	10	\$640,000	\$660,000	\$701,000	106.21%	\$362,700	1.93
8	755 River Road	Colonial	5	2.1	51	\$799,000	\$799,000	\$750,000	93.87%	\$470,900	1.59
9	123 Riveredge Drive	TwnEndUn	3	2.1	6	\$699,900	\$699,900	\$750,000	107.16%	\$489,800	1.53
10	17 Cypress Road	CapeCod	4	2.1	16	\$800,000	\$800,000	\$892,000	111.50%	\$541,300	1.65
11	336 Fairmount Avenue	Colonial	3	1.1	10	\$825,000	\$825,000	\$1,201,000	145.58%	\$636,000	1.89
12	11 Susan Drive	Custom	5	3.1	11	\$1,290,000	\$1,290,000	\$1,300,000	100.78%	\$725,700	1.79
13	36 Rose Terrace	RanchExp	4	3.1	1	\$1,495,000	\$1,495,000	\$1,495,000	100.00%	Renovated	
14	60 Loantaka Lane North	RanchExp	4	2.0	14	\$1,700,000	\$1,700,000	\$1,500,000	88.24%	\$1,110,700	1.35
15	37 Lisa Drive	Colonial	4	3.1	25	\$1,250,000	\$1,250,000	\$1,500,000	120.00%	\$758,200	1.98
16	106 Sunset Drive	Bi-Level	4	3.0	9	\$1,195,000	\$1,195,000	\$1,520,000	127.20%	\$748,300	2.03
17	25 Falmouth Road	SeeRem	4	3.1	1	\$1,600,000	\$1,600,000	\$1,600,000	100.00%	\$774,900	2.06
18	22 Floral Street	Colonial	4	3.1	13	\$1,300,000	\$1,300,000	\$1,659,999	127.69%	\$873,700	1.90
19	36 Mitchell Avenue	Colonial	5	3.1	23	\$1,729,000	\$1,729,000	\$1,690,000	97.74%	\$921,900	1.83
20	12 Park View Road	Colonial	4	2.1	10	\$1,699,999	\$1,699,999	\$1,900,000	111.76%	\$891,800	2.13

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21	28 Runnymede Road	Colonial	5	4.1	23	\$1,899,000	\$1,899,000	\$2,120,000	111.64%	\$955,600	2.22
22	5 Jay Road	Colonial	5	5.1	7	\$1,995,000	\$1,995,000	\$2,400,000	120.30%	\$1,507,400	1.59
23	7 Jay Road	Custom	6	4.1	1	\$2,680,000	\$2,680,000	\$2,660,000	99.25%	\$1,936,100	1.37
24	4 Joanna Way	Colonial	6	6.1	27	\$2,785,000	\$2,785,000	\$2,740,000	98.38%	\$2,001,700	1.37
25	90 May Drive	Colonial	6	6.2	8	\$3,499,000	\$3,499,000	\$3,564,000	101.86%	\$2,612,900	1.36
26	14 Maple Street	Colonial	7	6.2	1	\$4,199,000	\$4,199,000	\$4,050,000	96.45%	New	
27	15 Rolling Hill Drive	Custom	7	8.1	1	\$4,295,000	\$4,295,000	\$4,050,000	94.30%	New	
AVERAGE					18	\$1,525,878	\$1,523,878	\$1,587,441	106.31%		1.71

"Active" Listings in Chatham Twp.

Number of Units: 21
Average List Price: \$1,963,667
Average Days on Market: 51

"Under Contract" Listings in Chatham Twp.

Number of Units: 19
Average List Price: \$1,442,210
Average Days on Market: 13

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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	17	20	18						20
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636	\$1,465,409	\$1,315,733	\$1,523,878						\$1,411,128
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781	\$1,549,559	\$1,407,978	\$1,587,441						\$1,478,881
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%	106.60%	106.31%						105.74%
SP to AV	1.56	1.39	1.54	1.47	1.67	1.64	1.71						1.63
# Units Sold	8	5	10	11	22	15	27						98
3 Mo Rate of Ab	1.43	3.32	2.05	2.50	1.35	1.40	1.00						1.86
Active Listings	12	18	13	18	15	15	21						16
Under Contracts	12	18	27	36	32	36	19						26

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	31	20	-34.60%
Sales Price	\$1,482,558	\$1,478,881	-0.25%
LP:SP	103.92%	105.74%	1.75%
SP:AV	1.47	1.63	10.33%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

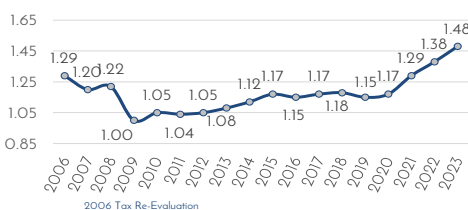
YTD	2023	2024	% Change
# Units Sold	106	98	-7.55%
Rate of Ab 3 Mo	1.57	1.86	18.42%
Actives	16	16	0.00%
Under Contracts	33	26	-23.08%

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	2023
LP	\$655,122	\$841,583	\$955,741	\$1,080,390	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536	\$1,192,015	\$1,385,004
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	\$1,223,758	\$1,414,341

Sales Price to Assessed Value Ratio

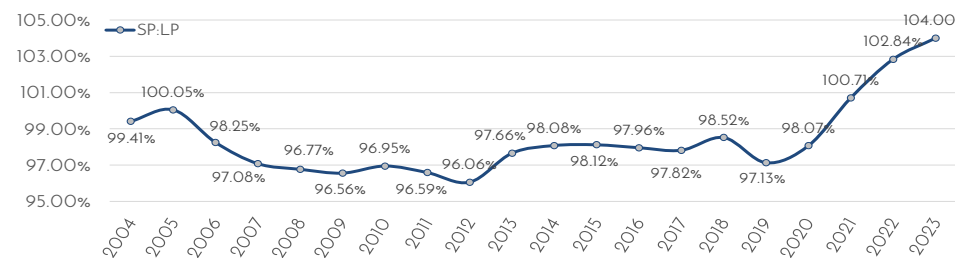


12 Month Rate of Absorption

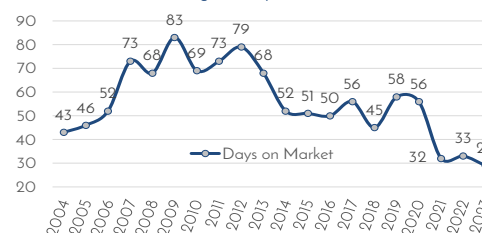


Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

