

# Chatham Twp.

## October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1F Heritage Drive	TwnEndUn	1	1.0	26	\$420,000	\$399,000	\$399,000	100.00%	\$245,500	1.63
2	221 Green Village Road	Colonial	4	2.0	31	\$499,999	\$499,999	\$400,000	80.00%	\$370,200	1.08
3	24F Heritage Drive	TwnEndUn	1	1.0	12	\$425,000	\$425,000	\$425,000	100.00%	\$245,500	1.73
4	87 Canterbury Road	TwnEndUn	2	2.1	17	\$575,000	\$575,000	\$524,550	91.23%	\$405,100	1.29
5	42 Canterbury Road	MultiFlr	2	2.1	12	\$550,000	\$550,000	\$550,000	100.00%	\$405,100	1.36
6	7F Heritage Drive	OneFloor	2	2.0	27	\$625,000	\$625,000	\$625,000	100.00%	\$336,700	1.86
7	185 Terrace Drive	TwnIntUn	3	2.1	15	\$699,000	\$699,000	\$715,000	102.29%	\$450,800	1.59
8	89 Southern Boulevard	Colonial	3	2.0	25	\$849,000	\$849,000	\$875,000	103.06%	\$524,300	1.67
9	356 Shunpike Road	Ranch	3	2.1	120	\$949,000	\$949,000	\$950,000	100.11%	\$500,700	1.90
10	27 Runnymede Road	SplitLev	4	3.1	30	\$1,250,000	\$1,125,000	\$1,160,000	103.11%	\$787,400	1.47
11	27 Melrose Lane	TwnEndUn	3	3.1	16	\$1,295,000	\$1,295,000	\$1,450,000	111.97%	\$992,300	1.46
12	29 Long Hill Lane	Custom	5	3.0	11	\$1,195,000	\$1,195,000	\$1,478,947	123.76%	Renovated	
AVERAGE					29	\$777,667	\$765,500	\$796,041	101.29%		1.55

### *"Active"* Listings in Chatham Twp.

Number of Units: 21  
Average List Price: \$2,291,467  
Average Days on Market: 77

### *"Under Contract"* Listings in Chatham Twp.

Number of Units: 18  
Average List Price: \$1,322,944  
Average Days on Market: 33

# 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	13	21	29			20
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636	\$1,465,409	\$1,315,733	\$1,523,878	\$1,244,650	\$1,731,600	\$765,500			\$1,340,945
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781	\$1,549,559	\$1,407,978	\$1,587,441	\$1,337,373	\$1,712,400	\$796,041			\$1,405,869
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%	106.60%	106.31%	106.87%	100.76%	101.29%			105.33%
SP to AV	1.56	1.39	1.54	1.47	1.67	1.64	1.71	1.63	1.48	1.55			1.61
# Units Sold	8	5	10	11	22	15	27	20	5	12			135
3 Mo Rate of Ab	1.43	3.32	2.05	2.50	1.35	1.40	1.00	1.13	1.62	2.03			1.78
Active Listings	12	18	13	18	15	15	21	23	25	21			18
Under Contracts	12	18	27	36	32	36	19	9	19	18			23

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	29	20	-31.30%
Sales Price	\$1,445,129	\$1,405,869	-2.72%
LP:SP	103.95%	105.33%	1.32%
SP:AV	1.48	1.61	8.84%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	145	135	-6.90%
Rate of Ab 3 Mo	1.33	1.78	33.76%
Actives	15	18	22.30%
Under Contracts	28	23	-19.86%

## Chatham Twp. Yearly Market Trends

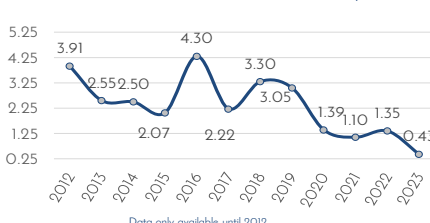


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP \$655,122	\$841,583	\$955,741	\$1,080,390	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536	\$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

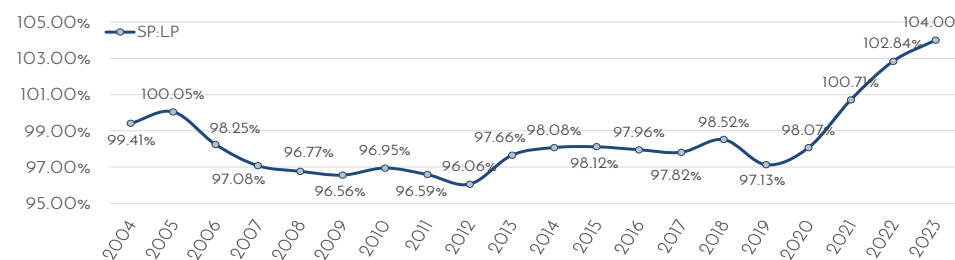


### 12 Month Rate of Absorption

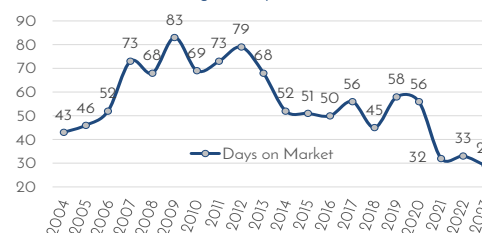


## Chatham Twp. Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

