

Chatham Twp.

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10F Heritage Drive	OneFloor	1	1.0	11	\$410,000	\$410,000	\$425,000	103.66%	\$245,500	1.73
2	98 Canterbury Road	TwnIntUn	2	1.1	24	\$589,000	\$589,000	\$560,000	95.08%	\$384,500	1.46
3	74 Canterbury Road	TwnEndUn	2	2.1	11	\$629,000	\$629,000	\$675,000	107.31%	\$405,100	1.67
4	868 River Road	Ranch	3	1.0	16	\$699,000	\$699,000	\$725,000	103.72%	\$353,200	2.05
5	22 Samuel Way	MultiFlr	2	2.0	14	\$899,995	\$899,995	\$910,000	101.11%	Renovated	
6	198 Lafayette Avenue	CapeCod	3	2.0	20	\$1,050,000	\$1,050,000	\$988,000	94.10%	\$738,000	1.34
7	149 Southern Boulevard	CapeCod	4	2.1	13	\$999,000	\$999,000	\$1,100,000	110.11%	\$630,400	1.74
8	20 Samuel Way	MultiFlr	3	2.0	12	\$1,400,000	\$1,400,000	\$1,397,000	99.79%	Renovated	
9	10 Pembroke Road	Colonial	4	2.1	13	\$1,299,000	\$1,299,000	\$1,600,000	123.17%	\$921,200	1.74
10	128 Candace Lane	Colonial	4	3.1	15	\$1,649,000	\$1,649,000	\$1,750,000	106.12%	Renovated	
11	40 Thornley Drive	Colonial	5	3.3	73	\$1,975,000	\$1,975,000	\$1,800,000	91.14%	\$1,282,200	1.40
12	15 Poplar Lane	TwnIntUn	3	4.1	15	\$1,999,000	\$1,999,000	\$1,999,999	100.05%	\$1,184,600	1.69
13	102 Huron Drive	Colonial	4	2.1	10	\$1,799,000	\$1,799,000	\$2,211,000	122.90%	\$1,193,800	1.85
14	286 Lafayette Avenue	Colonial	5	6.0	642	\$2,100,000	\$2,100,000	\$2,250,000	107.14%	Renovated	
15	27 Westminister Road	Colonial	5	3.1	12	\$1,998,000	\$1,998,000	\$2,325,000	116.37%	\$1,465,500	1.59
16	7 Sycamore Drive	Colonial	6	4.0	14	\$2,550,000	\$2,550,000	\$2,600,000	101.96%	\$1,700,000	1.53
AVERAGE					57	\$1,377,812	\$1,377,812	\$1,457,250	105.23%		1.65

"Active" Listings in Chatham Twp.

Number of Units: 14
Average List Price: \$2,228,947
Average Days on Market: 96

"Under Contract" Listings in Chatham Twp.

Number of Units: 16
Average List Price: \$1,208,993
Average Days on Market: 28

Chatham Twp. 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	59	30	16	39	19	24	57					33
List Price	\$1,094,222	\$2,755,000	\$2,072,786	\$1,262,247	\$1,860,206	\$1,433,211	\$1,559,280	\$1,377,812					\$1,591,000
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857	\$1,421,981	\$1,935,129	\$1,504,576	\$1,674,120	\$1,457,250					\$1,686,836
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%	107.19%	105.23%					106.76%
SP to AV	1.68	1.76	1.72	1.83	1.71	1.75	1.87	1.65					1.74
# Units Sold	9	3	14	11	17	19	10	16					99
3 Mo Rate of Ab	0.75	1.68	1.40	2.56	1.50	1.31	0.96	0.91					1.38
Active Listings	8	15	22	22	21	17	16	14					17
Under Contracts	9	18	15	27	28	21	21	16					19

Flashback! YTD 2024 vs YTD 2025

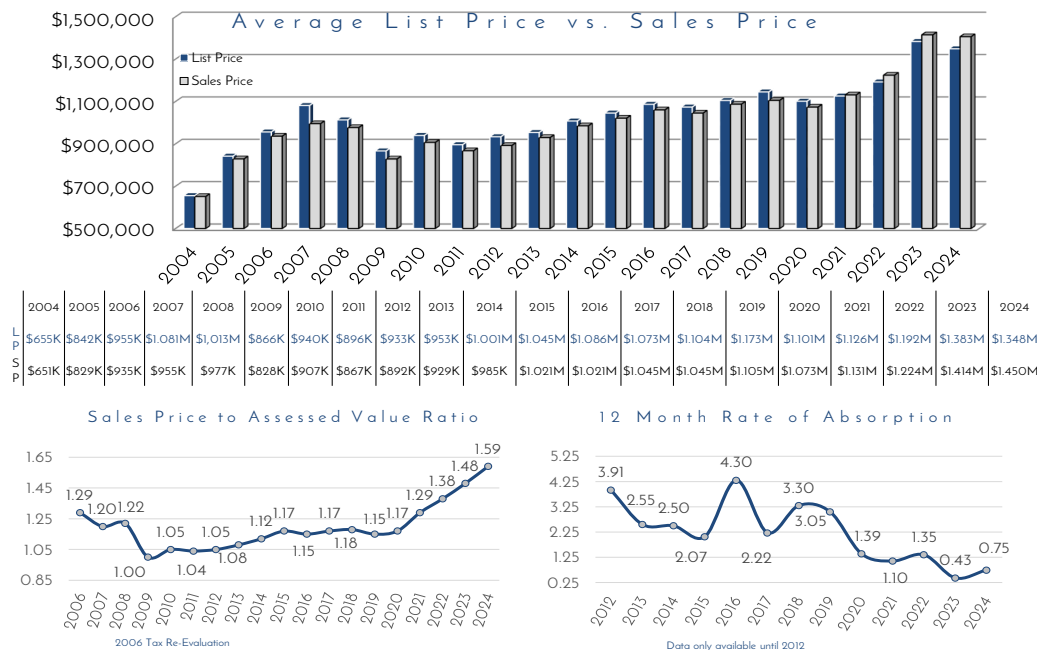
YTD	2024	2025	% Change
DOM	19	33	71.29%
Sales Price	\$1,454,897	\$1,686,836	15.94%
LP:SP	105.93%	106.76%	0.78%
SP:AV	1.63	1.74	6.92%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	118	99	-16.10%
Rate of Ab 3 Mo	1.77	1.38	-21.93%
Actives	17	17	0.00%
Under Contracts	24	19	-17.99%

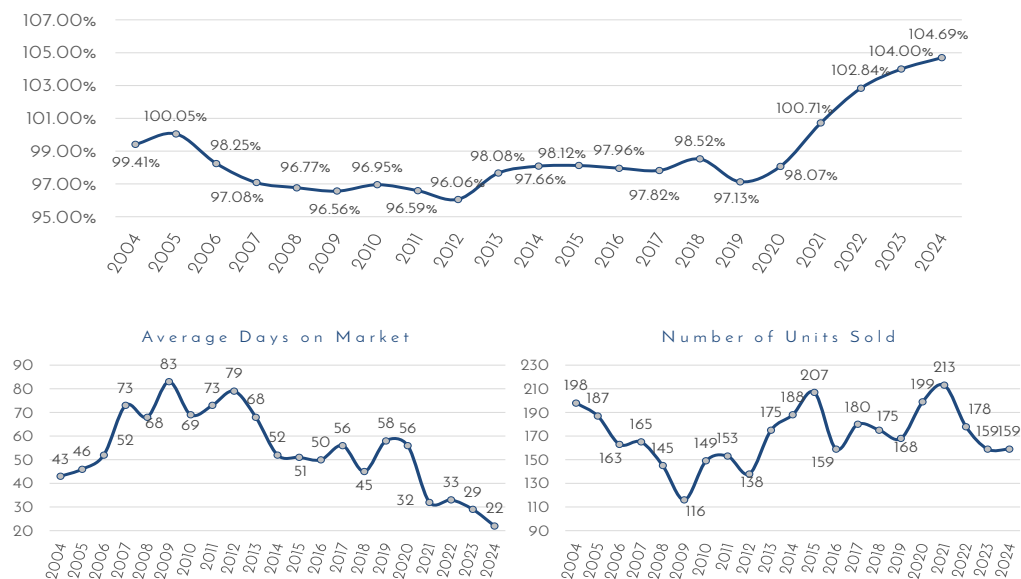
Chatham Twp. Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Not intended to solicit a property already listed.

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