

Chatham Twp.

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21B Heritage Drive	TwnIntUn	1	1.0	14	\$399,900	\$399,900	\$399,900	100.00%	\$245,500	1.63
2	14E Heritage Drive	OneFloor	2	1.0	64	\$449,900	\$449,900	\$435,000	96.69%	\$282,700	1.54
3	5E Avon Court	TwnIntUn	2	1.1	13	\$485,000	\$485,000	\$501,300	103.36%	\$290,200	1.73
4	18 Cedar Lane	CapeCod	4	2.0	12	\$765,000	\$765,000	\$840,000	109.80%	\$424,000	1.98
5	23 Parkview Road	Colonial	4	2.1	14	\$1,699,000	\$1,699,000	\$1,810,000	106.53%	\$910,000	1.99
6	45 Nicholson Drive	Colonial	6	4.1	16	\$1,699,000	\$1,699,000	\$2,015,000	118.60%	\$878,300	2.29
7	21 Yarmouth Road	Colonial	5	4.2	10	\$1,795,000	\$1,795,000	\$2,175,000	121.17%	\$1,142,400	1.90
8	9 Warwick Road	Colonial	5	4.0	8	\$1,950,000	\$1,950,000	\$2,315,000	118.72%	\$976,200	2.37
9	6 Jay Road	Colonial	8	7.1	7	\$3,000,000	\$3,000,000	\$3,000,000	100.00%	\$1,728,000	1.74
10	65 Dellwood Avenue	Custom	6	6.3	77	\$3,488,000	\$3,350,000	\$3,250,000	97.01%	\$2,098,100	1.55
AVERAGE					24	\$1,573,080	\$1,559,280	\$1,674,120	107.19%		1.87

"Active" Listings in Chatham Twp.

Number of Units: 16
Average List Price: \$1,548,885
Average Days on Market: 70

"Under Contract" Listings in Chatham Twp.

Number of Units: 21
Average List Price: \$1,446,680
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						28
List Price	\$1,094,222	\$2,755,000	\$2,072,786	\$1,262,247	\$1,860,206	\$1,433,211	\$1,559,280						\$1,632,097
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857	\$1,421,981	\$1,935,129	\$1,504,576	\$1,674,120						\$1,731,093
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%	107.19%						107.05%
SP to AV	1.68	1.76	1.72	1.83	1.71	1.75	1.87						1.76
# Units Sold	9	3	14	11	17	19	10						83
3 Mo Rate of Ab	0.75	1.68	1.40	2.56	1.50	1.31	0.96						1.45
Active Listings	8	15	22	22	21	17	16						17
Under Contracts	9	18	15	27	28	21	21						20

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	20	28	37.02%
Sales Price	\$1,478,881	\$1,731,093	17.05%
LP:SP	105.74%	107.05%	1.24%
SP:AV	1.63	1.76	7.86%

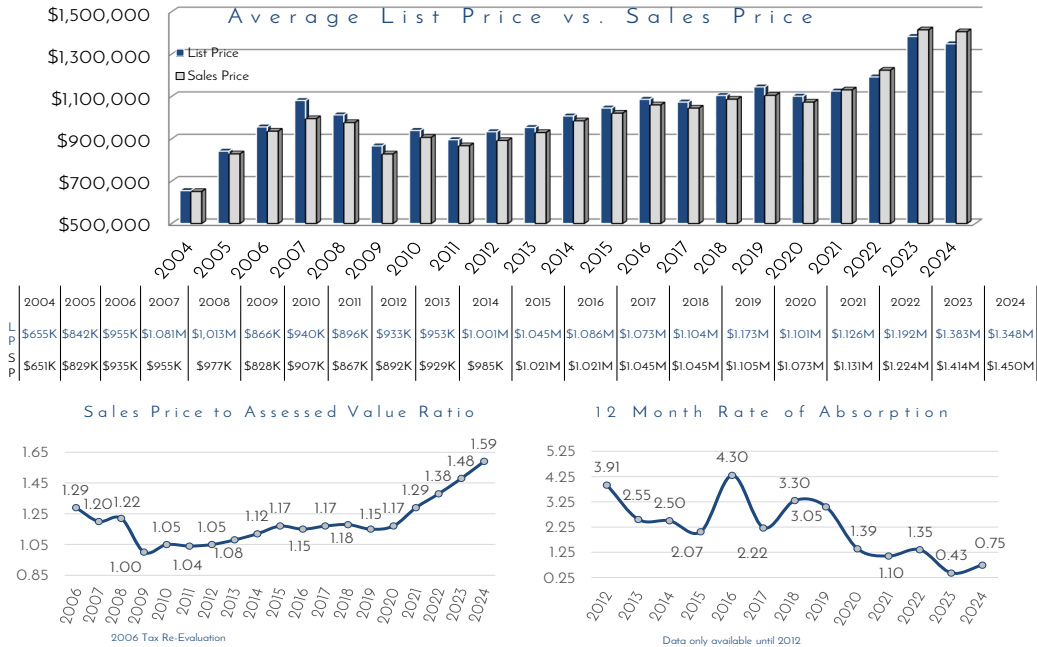
Prominent
Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	98	83	-15.31%
Rate of Ab 3 Mo	1.86	1.45	-22.15%
Actives	16	17	8.04%
Under Contracts	26	20	-22.78%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

