

Chatham Twp.

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17-F Canterbury Road	OneFloor	1	1.0	15	\$335,000	\$335,000	\$336,675	100.50%	\$209,800	1.60
2	13H Kensington Road	OneFloor	1	1.0	14	\$340,000	\$340,000	\$350,000	102.94%	\$215,700	1.62
3	18-G Manchester Court	TwndEndUn	2	1.1	21	\$450,000	\$450,000	\$465,000	103.33%	\$290,200	1.60
4	7B Heritage Drive	OneFloor	2	2.0	72	\$625,000	\$575,000	\$552,500	96.09%	\$319,900	1.73
5	29 Canterbury Road	TwndIntUn	2	1.1	13	\$539,000	\$539,000	\$565,000	104.82%	\$400,200	1.41
6	104 Terrace Drive	TwndEndUn	1	2.0	16	\$588,000	\$588,000	\$610,000	103.74%	\$410,200	1.49
7	175 Terrace Drive	MultiFlr	3	2.1	29	\$749,000	\$749,000	\$740,000	98.80%	\$490,000	1.51
8	144 Riveredge Drive	MultiFlr	2	2.0	11	\$729,000	\$729,000	\$770,000	105.62%	Renovated	
9	40 Robin Hood Lane	Colonial	4	2.1	14	\$1,200,000	\$1,200,000	\$1,270,000	105.83%	\$733,500	1.73
10	36 Woodlawn Drive	Colonial	4	5.0	21	\$1,375,000	\$1,375,000	\$1,450,000	105.45%	New	
11	115 Candace Lane	Colonial	4	2.1	16	\$1,595,000	\$1,595,000	\$1,700,000	106.58%	\$989,300	1.72
12	3 Forest Street	Colonial	4	2.1	9	\$1,699,000	\$1,699,000	\$1,750,000	103.00%	\$917,400	1.91
13	17 Glenmere Drive	Custom	6	3.0	9	\$1,599,000	\$1,599,000	\$1,800,000	112.57%	\$825,000	2.18
14	27 Ormont Road	Colonial	5	4.0	9	\$1,699,000	\$1,699,000	\$1,850,000	108.89%	\$938,400	1.97
15	43 Ormont Road	Colonial	5	5.1	13	\$1,999,000	\$1,999,000	\$2,275,000	113.81%	\$1,401,900	1.62
16	9 Magnolia Place	TwndEndUn	4	5.1	16	\$2,295,000	\$2,295,000	\$2,300,000	100.22%	\$1,251,500	1.84
17	50 Rolling Hill Drive	Custom	5	4.1	12	\$2,475,000	\$2,475,000	\$2,637,777	106.58%	\$1,139,900	2.31
18	66 Linden Lane	Colonial	7	7.2	26	\$3,625,000	\$3,625,000	\$3,500,000	96.55%	\$2,379,300	1.47
19	9 Birch Hill Drive	Custom	6	7.1	27	\$3,365,000	\$3,365,000	\$3,665,000	108.92%	\$1,871,800	1.96
AVERAGE					19	\$1,435,842	\$1,433,211	\$1,504,576	104.43%		1.75

"Active" Listings in Chatham Twp.

Number of Units: 17
Average List Price: \$1,747,185
Average Days on Market: 93

"Under Contract" Listings in Chatham Twp.

Number of Units: 21
Average List Price: \$1,468,099
Average Days on Market: 27

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							28
List Price	\$1,094,222	\$2,755,000	\$2,072,786	\$1,262,247	\$1,860,206	\$1,433,211							\$1,642,071
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857	\$1,421,981	\$1,935,129	\$1,504,576							\$1,738,898
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%							107.03%
SP to AV	1.68	1.76	1.72	1.83	1.71	1.75							1.74
# Units Sold	9	3	14	11	17	19							73
3 Mo Rate of Ab	0.75	1.68	1.40	2.56	1.50	1.31							1.53
Active Listings	8	15	22	22	21	17							18
Under Contracts	9	18	15	27	28	21							20

Flashback! YTD 2024 vs YTD 2025

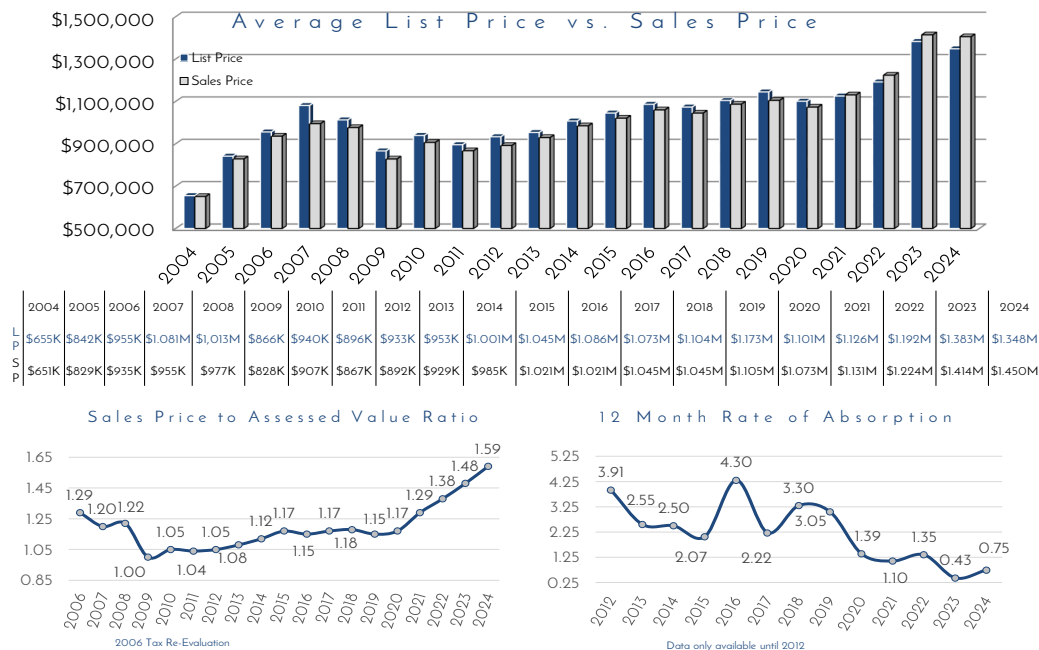
YTD	2024	2025	% Change
DOM	21	28	34.17%
Sales Price	\$1,437,598	\$1,738,898	20.96%
LP:SP	105.52%	107.03%	1.43%
SP:AV	1.59	1.74	9.35%

Prominent
Properties

Sotheby's
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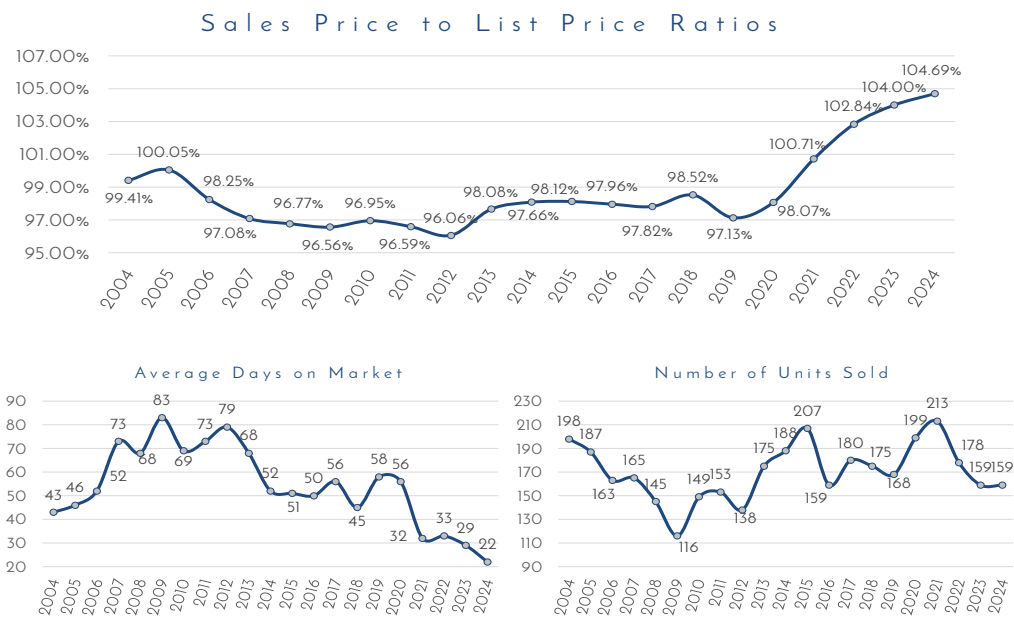
YTD	2024	2025	% Change
# Units Sold	71	73	2.82%
Rate of Ab 3 Mo	2.01	1.53	-23.65%
Actives	15	18	15.38%
Under Contracts	27	20	-26.71%

Chatham Twp. Yearly Market Trends



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

Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.