

Chatham Twp.

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22-I Canterbury Road	OneFloor	1	1.0	48	\$385,000	\$385,000	\$385,000	100.00%	\$209,800	1.84
2	394 Fairmount Avenue	Custom	3	1.0	4	\$799,000	\$799,000	\$885,000	110.76%	\$595,200	1.49
3	14 Mitchell Avenue	Custom	5	3.0	170	\$1,428,888	\$1,188,000	\$1,140,000	95.96%	\$682,100	1.67
4	25 Buxton Road	Custom	4	3.0	12	\$1,150,000	\$1,150,000	\$1,275,000	110.87%	\$971,000	1.31
5	23 Lenape Trail	Colonial	4	2.1	31	\$1,349,000	\$1,349,000	\$1,640,000	121.57%	\$823,400	1.99
6	34 Rolling Hill Drive	Custom	7	7.2	25	\$4,199,000	\$4,199,000	\$4,050,000	96.45%	New	
AVERAGE					48	\$1,551,815	\$1,511,667	\$1,562,500	105.94%		1.66

"Active" Listings in Chatham Twp.

Number of Units: 17
Average List Price: \$2,182,598
Average Days on Market: 93

"Under Contract" Listings in Chatham Twp.

Number of Units: 13
Average List Price: \$1,552,692
Average Days on Market: 36

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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	24	48			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	\$1,016,628	\$1,511,667			\$1,536,916
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	\$1,047,428	\$1,562,500			\$1,624,748
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%	107.19%	105.23%	103.14%	105.94%			106.40%
SP to AV	1.68	1.76	1.72	1.83	1.71	1.75	1.87	1.65	1.75	1.66			1.74
# Units Sold	9	3	14	11	17	19	10	16	10	6			115
3 Mo Rate of Ab	0.75	1.68	1.40	2.56	1.50	1.31	0.96	0.91	1.50	1.74			1.43
Active Listings	8	15	22	22	21	17	16	14	16	17			17
Under Contracts	9	18	15	27	28	21	21	16	14	13			18

Flashback! YTD 2024 vs YTD 2025

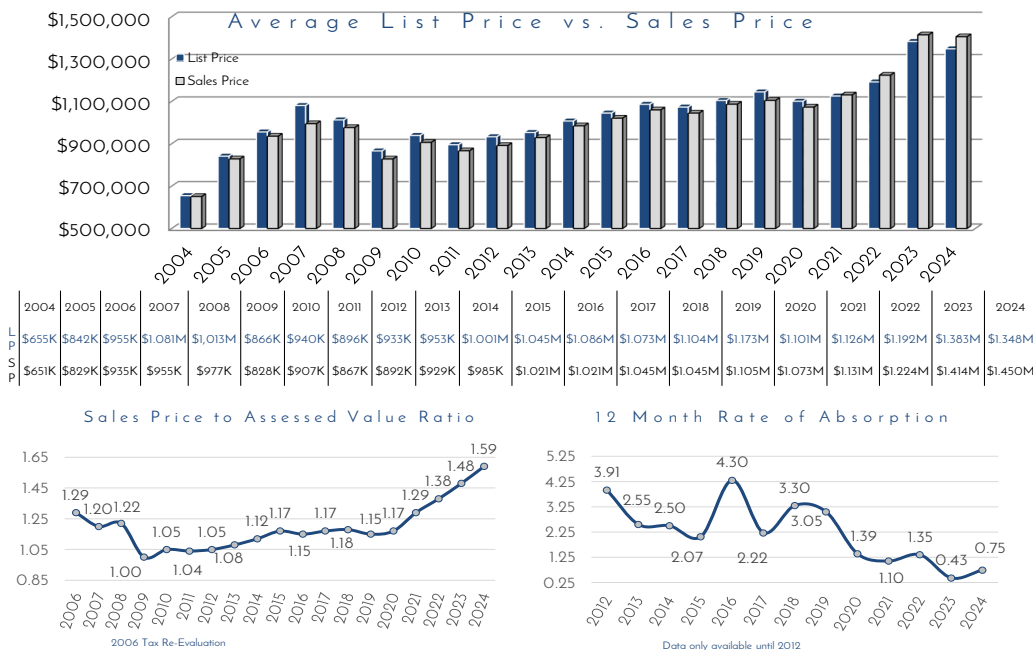
YTD	2024	2025	% Change
DOM	20	33	63.81%
Sales Price	\$1,405,869	\$1,624,748	15.57%
LP:SP	105.33%	106.40%	1.02%
SP:AV	1.61	1.74	7.70%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	135	115	-14.81%
Rate of Ab 3 Mo	1.78	1.43	-19.74%
Actives	18	17	-5.56%
Under Contracts	23	18	-19.47%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

