

Chatham Twp.

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Runnymede Road	Custom	4	3.2	11	\$1,650,000	\$1,650,000	\$1,850,000	112.12%	\$884,100	2.09
2	21 Samuel Way	TwnIntUn	3	2.2	169	\$2,075,000	\$2,075,000	\$2,075,000	100.00%	\$1,339,000	1.55
AVERAGE					90	\$1,862,500	\$1,862,500	\$1,962,500	106.06%		1.82

"Active" Listings in Chatham Twp.

Number of Units: 15
 Average List Price: \$2,235,196
 Average Days on Market: 98

"Under Contract" Listings in Chatham Twp.

Number of Units: 13
 Average List Price: \$953,535
 Average Days on Market: 17

Chatham Twp. 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	90											47
List Price	\$1,293,286	\$1,862,500											\$1,419,778
Sales Price	\$1,325,286	\$1,962,500											\$1,466,889
SP:LP%	102.56%	106.06%											103.34%
SP to AV	1.58	1.82											1.63
# Units Sold	7	2											9
3 Mo Rate of Ab	1.32	2.69											2.01
Active Listings	11	15											13
Under Contracts	7	13											10

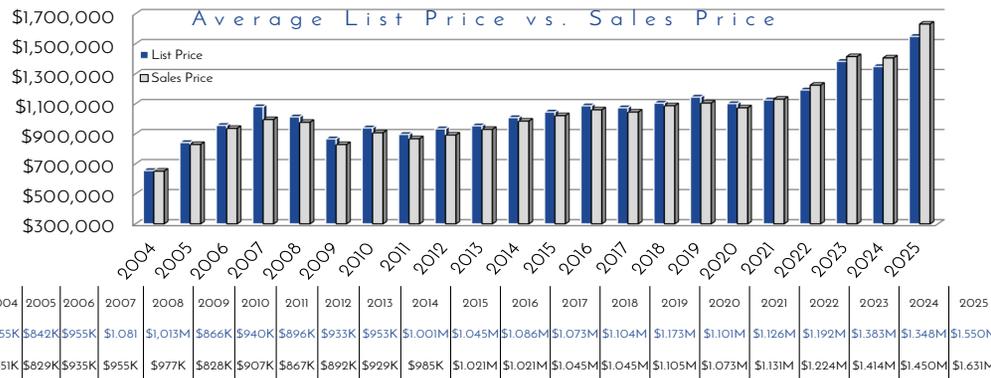
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	37	47	27.01%
Sales Price	\$1,553,133	\$1,466,889	-5.55%
LP:SP	105.34%	103.34%	-1.91%
SP:AV	1.69	1.63	-3.27%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	12	9	-25.00%
Rate of Ab 3 Mo	1.22	2.01	65.02%
Actives	12	13	13.04%
Under Contracts	14	10	-25.93%

Chatham Twp. Yearly Market Trends

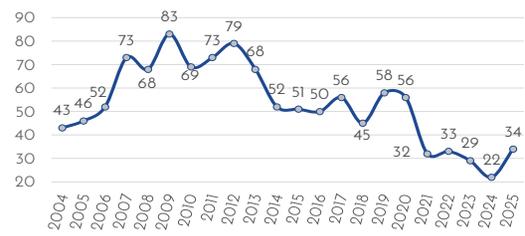


Chatham Twp. Yearly Market Trends

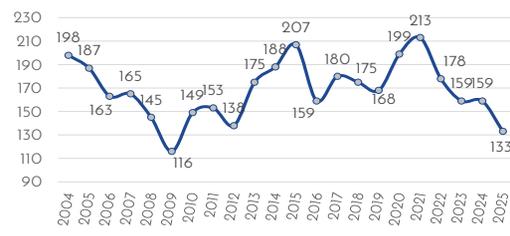


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
L.P.	\$655K	\$842K	\$955K	\$1.081M	\$1.013M	\$866K	\$940K	\$896K	\$933K	\$953K	\$1.001M	\$1.045M	\$1.086M	\$1.073M	\$1.104M	\$1.173M	\$1.101M	\$1.126M	\$1.192M	\$1.383M	\$1.348M	\$1.550M
S.P.	\$651K	\$829K	\$935K	\$955K	\$977K	\$828K	\$907K	\$867K	\$892K	\$929K	\$985K	\$1.021M	\$1.021M	\$1.045M	\$1.045M	\$1.105M	\$1.073M	\$1.131M	\$1.224M	\$1.414M	\$1.450M	\$1.631M

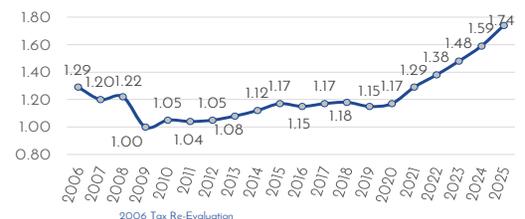
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

