

Chatham Twp.

June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12D Heritage Drive	OneFloor	1	1.0	11	\$420,000	\$420,000	\$420,000	100.00%	\$245,800	1.71
2	261 Riveredge Drive	OneFloor	1	1.0	14	\$399,000	\$399,000	\$435,000	109.02%	\$230,100	1.89
3	22B Heritage Drive	OneFloor	3	2.0	14	\$625,000	\$625,000	\$610,000	97.60%	\$349,500	1.75
4	22 Long Hill Lane	CapeCod	4	2.0	29	\$589,000	\$589,000	\$620,000	105.26%	\$413,900	1.50
5	73 Canterbury Road	TwndEndUn	2	2.2	35	\$698,000	\$698,000	\$750,000	107.45%	\$405,100	1.85
6	502 Fairmount Avenue	CapeCod	5	2.1	14	\$899,000	\$899,000	\$878,168	97.68%	\$509,800	1.72
7	27 Dogwood Drive	SplitLev	4	2.1	12	\$1,069,000	\$1,069,000	\$1,220,000	114.13%	\$715,800	1.70
8	38 Parkview Road	Colonial	4	2.1	45	\$2,088,000	\$1,550,000	\$1,525,000	98.39%	\$968,700	1.57
9	58 Candace Lane	Colonial	4	2.1	8	\$1,395,000	\$1,395,000	\$1,720,000	123.30%	\$1,044,100	1.65
10	25 Fairfax Terrace	Colonial	5	4.1	53	\$1,895,000	\$1,795,000	\$1,795,000	100.00%	\$1,495,500	1.20
11	32 Huron Drive	Custom	4	3.1	11	\$1,699,000	\$1,699,000	\$1,926,000	113.36%	\$1,123,700	1.71
12	15 Wynwood Road	Colonial	4	2.1	8	\$1,750,000	\$1,750,000	\$2,005,000	114.57%	\$1,136,100	1.76
13	332 Fairmount Avenue	Colonial	6	5.1	15	\$2,150,000	\$2,150,000	\$2,150,000	100.00%	\$1,651,000	1.30
14	5 Scenery Hill Drive	CapeCod	4	3.1	12	\$1,899,000	\$1,899,000	\$2,200,500	115.88%	Renovated	
15	28 Lenape Trail	Custom	6	5.1	14	\$2,799,000	\$2,799,000	\$2,865,000	102.36%	Renovated	
AVERAGE					20	\$1,358,267	\$1,315,733	\$1,407,978	106.60%		1.64

"Active" Listings in Chatham Twp.

Number of Units: 15
Average List Price: \$2,096,667
Average Days on Market: 52

"Under Contract" Listings in Chatham Twp.

Number of Units: 36
Average List Price: \$1,400,936
Average Days on Market: 18

Chatham Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	8	12	46	17	20							21
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636	\$1,465,409	\$1,315,733							\$1,368,251
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781	\$1,549,559	\$1,407,978							\$1,437,598
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%	106.60%							105.52%
SP to AV	1.56	1.39	1.54	1.47	1.67	1.64							1.59
# Units Sold	8	5	10	11	22	15							71
3 Mo Rate of Ab	1.43	3.32	2.05	2.50	1.35	1.40							2.01
Active Listings	12	18	13	18	15	15							15
Under Contracts	12	18	27	36	32	36							27

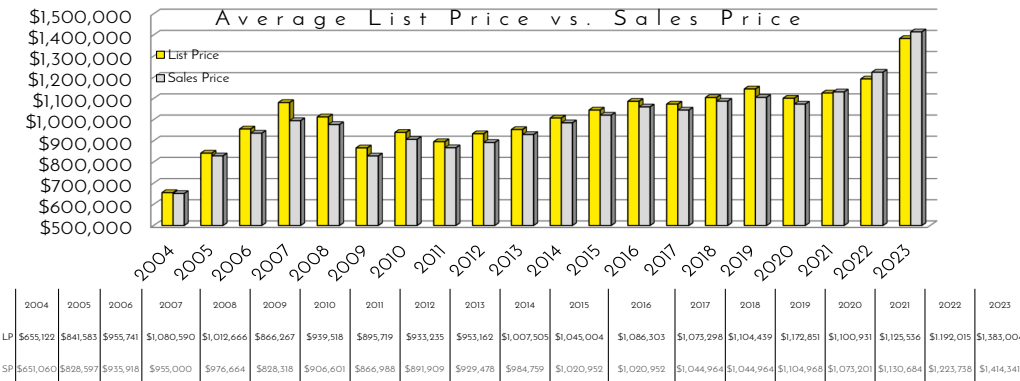
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	35	21	-39.74%
Sales Price	\$1,467,359	\$1,437,598	-2.03%
LP:SP	103.27%	105.52%	2.18%
SP:AV	1.48	1.59	7.33%

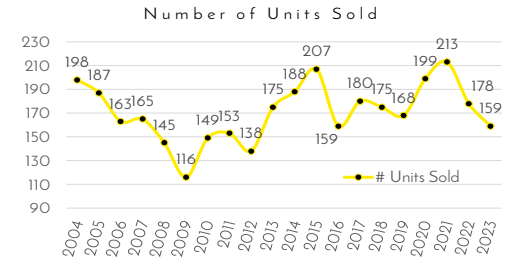
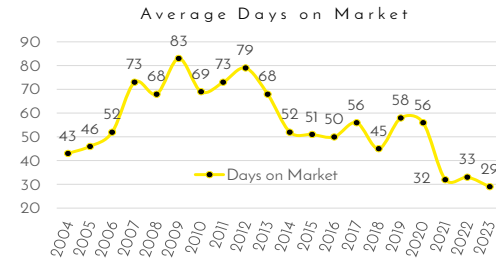
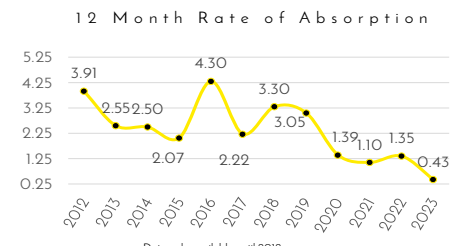
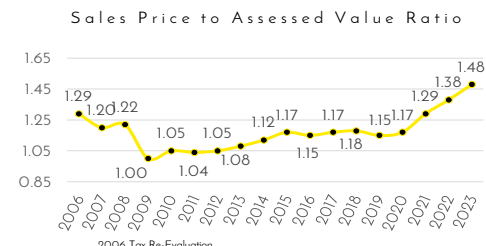
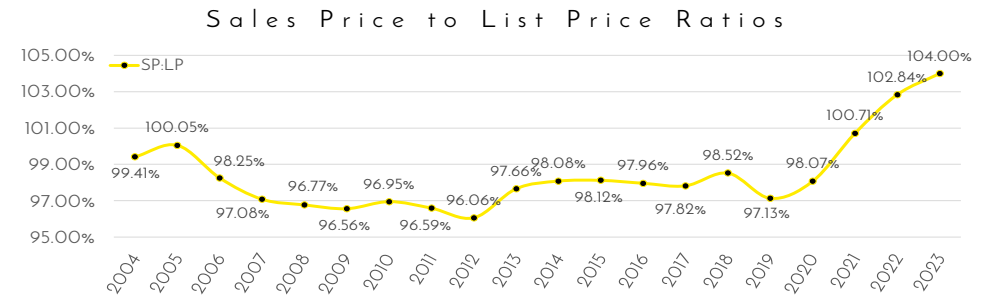


YTD	2023	2024	% Change
# Units Sold	84	71	-15.48%
Rate of Ab 3 Mo	1.74	2.01	15.75%
Actives	16	15	-5.21%
Under Contracts	36	27	-25.46%

Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.