

Chatham Twp.

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	245 Riveredge Drive	TwnEndUn	1	1.0	6	\$419,000	\$419,000	\$430,000	102.63%		
2	3 Lake Road	CapeCod	3	2.0	23	\$949,900	\$949,900	\$890,000	93.69%		
3	66 Candace Lane	Colonial	4	2.1	11	\$979,000	\$979,000	\$1,029,000	105.11%	\$853,300	1.21
4	208 Southern Boulevard	Colonial	5	3.1	12	\$1,000,000	\$1,000,000	\$1,151,000	115.10%	\$681,600	1.69
5	739 Fairmount Avenue	Colonial	4	2.1	13	\$1,150,000	\$1,150,000	\$1,250,000	108.70%		
6	3 Samuel Way	TwnIntUn	3	3.1	1	\$1,768,436	\$1,768,436	\$1,768,436	100.00%		
7	12 Sterling Drive	TwnEndUn	3	4.1	13	\$1,850,000	\$1,850,000	\$1,940,000	104.86%	\$1,304,500	1.49
8	79 Hall Road	Colonial	4	2.2	10	\$1,899,000	\$1,899,000	\$2,203,000	116.01%		
9	5 Rolling Hill Drive	Colonial	5	5.0	16	\$2,350,000	\$2,350,000	\$2,300,000	97.87%	\$1,968,400	1.17
10	58 Dale Drive	Custom	5	3.2	13	\$2,495,000	\$2,495,000	\$2,625,000	105.21%	\$1,215,200	2.16
AVERAGE					12	\$1,486,034	\$1,486,034	\$1,558,644	104.92%		1.54

“Active” Listings in Chatham Twp.

Number of Units:	13
Average List Price:	\$1,691,851
Average Days on Market:	34

“Under Contract” Listings in Chatham Twp.

Number of Units:	27
Average List Price:	\$1,516,667
Average Days on Market:	31

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										14
List Price	\$837,125	\$1,190,304	\$1,486,034										\$1,196,037
Sales Price	\$867,000	\$1,235,694	\$1,558,644										\$1,247,865
SP:LP%	102.37%	104.75%	104.92%										104.00%
SP to AV	1.56	1.39	1.54										1.51
# Units Sold	8	5	10										23
3 Mo Rate of Ab	1.43	3.32	2.05										2.27
Active Listings	12	18	13										14
Under Contracts	12	18	27										19

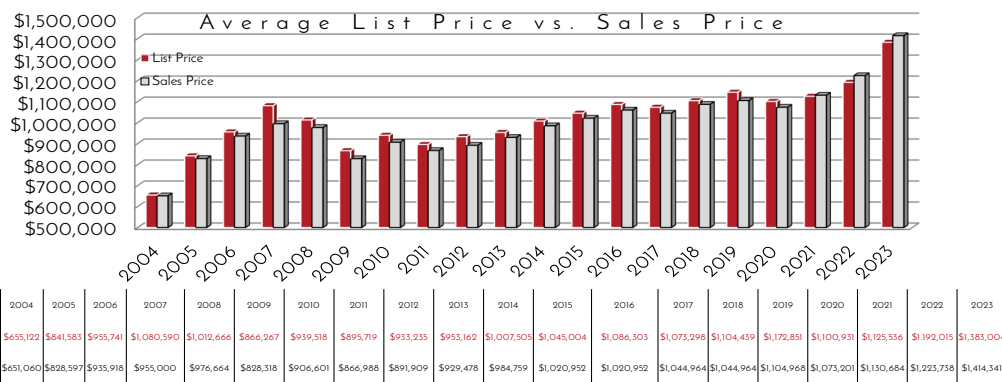
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	42	14	-66.92%
Sales Price	\$1,334,720	\$1,247,865	-6.51%
LP:SP	101.27%	104.00%	2.69%
SP:AV	1.42	1.51	6.38%



YTD	2023	2024	% Change
# Units Sold	33	23	-30.30%
Rate of Ab 3 Mo	1.47	2.27	54.55%
Actives	15	14	-6.52%
Under Contracts	31	19	-38.04%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

