

Chatham Twp.

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16A Heritage Drive	OneFloor	1	1.0	15	\$347,500	\$347,500	\$382,250	110.00%	\$245,800	1.56
2	26 Lexington Court	TwnEndUn	2	2.1	14	\$525,000	\$525,000	\$525,000	100.00%	\$389,900	1.35
3	196 Riveredge Drive	TwnIntUn	2	2.0	15	\$485,000	\$485,000	\$571,000	117.73%	\$399,900	1.43
4	230 Riveredge Drive	TwnEndUn	2	2.0	10	\$505,000	\$505,000	\$620,000	122.77%	\$395,000	1.57
5	4 Garden Street	Custom	4	2.1	56	\$1,200,000	\$1,125,000	\$1,040,000	92.44%	\$668,500	1.56
6	492 Fairmount Avenue	CapeCod	4	3.0	11	\$1,100,000	\$1,100,000	\$1,188,000	108.00%	\$620,000	1.92
7	13 Jay Road	Colonial	6	4.0	112	\$1,350,000	\$1,350,000	\$1,250,000	92.59%	\$785,600	1.59
8	70 Susan Drive	Colonial	6	5.1	22	\$2,275,000	\$2,275,000	\$2,175,000	95.60%		
9	52 Samuel Way	TwnEndUn	3	4.1	24	\$2,349,995	\$2,349,995	\$2,300,000	97.87%		
10	35 Rose Terrace	Colonial	7	5.1	8	\$2,499,000	\$2,499,000	\$2,499,000	100.00%	\$1,739,300	1.44
AVERAGE					29	\$1,263,650	\$1,256,150	\$1,255,025	103.70%		1.55

"Active" Listings in Chatham Twp.

Number of Units: 18
 Average List Price: \$1,918,500
 Average Days on Market: 31

"Under Contract" Listings in Chatham Twp.

Number of Units: 36
 Average List Price: \$1,647,897
 Average Days on Market: 38

Chatham Twp. 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	64	34	26	29									39
List Price	\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150									\$1,305,427
Sales Price	\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025									\$1,316,186
SP:LP%	100.88%	100.35%	102.60%	103.70%									101.84%
SP to AV	1.55	1.33	1.40	1.55									1.46
# Units Sold	11	11	11	10									43
3 Mo Rate of Ab	1.69	0.89	1.82	1.46									1.47
Active Listings	17	12	17	18									16
Under Contracts	28	31	33	36									32

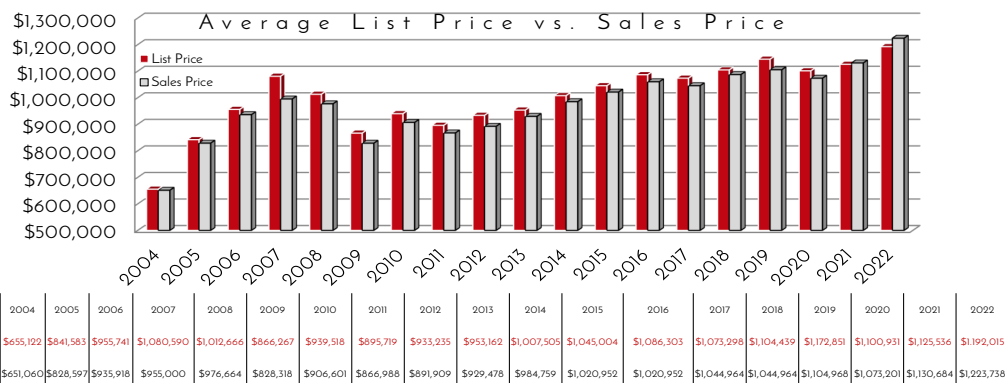
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	46	39	-15.19%
Sales Price	\$1,191,971	\$1,316,186	10.42%
LP:SP	101.75%	101.84%	0.09%
SP:AV	1.32	1.46	10.57%

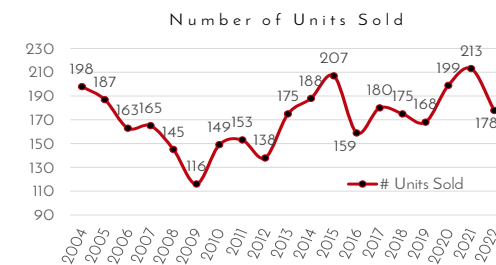
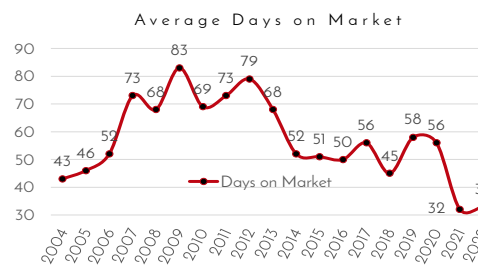
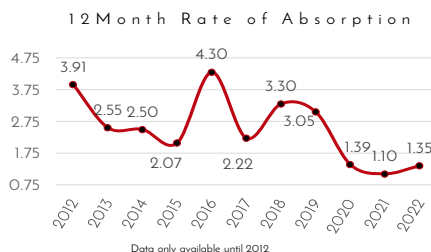
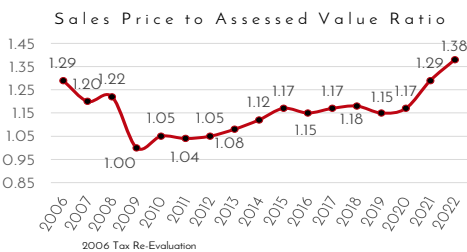


YTD	2022	2023	% Change
# Units Sold	54	43	-20.37%
Rate of Ab 3 Mo	1.86	1.47	-21.13%
Actives	26	16	-39.05%
Under Contracts	32	32	0.00%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.