

Chatham Twp.

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	87 Longview Avenue	Colonial	6	6.1	127	\$2,424,900	\$2,424,900	\$2,424,900	100.00%		
2	15 Lake Road	Ranch	2	1.0	29	\$750,000	\$750,000	\$710,000	94.67%	\$507,200	1.40
3	55 Nicholson Drive	Bi-Level	4	2.1	7	\$849,000	\$849,000	\$895,000	105.42%	\$683,300	1.31
4	31 Oak Hill Road	Colonial	6	5.0	23	\$2,299,999	\$2,299,999	\$2,299,999	100.00%	\$1,485,800	1.55
5	24B Heritage Drive	OneFloor	1	1.0	13	\$315,000	\$315,000	\$377,000	119.68%	\$245,500	1.54
6	131 Sunset Drive	Colonial	4	3.1	41	\$1,739,000	\$1,739,000	\$1,680,000	96.61%	\$1,001,500	1.68
7	3B Avon Court	OneFloor	2	1.1	15	\$459,000	\$459,000	\$459,000	100.00%	\$290,200	1.58
8	12D Heritage Drive	OneFloor	1	1.0	18	\$399,000	\$399,000	\$425,000	106.52%		
9	2H Heritage Drive	TwnIntUn	2	1.0	21	\$419,000	\$419,000	\$449,000	107.16%	\$295,800	1.52
10	711 River Road	Colonial	4	2.1	12	\$699,000	\$699,000	\$756,000	108.15%	\$483,500	1.56
11	125 Sunset Drive	Colonial	5	2.1	13	\$1,175,000	\$1,175,000	\$1,425,000	121.28%	\$918,400	1.55
12	51 Glenmere Drive	Split Level	4	3.0	4	\$1,100,000	\$1,100,000	\$1,250,000	113.64%	\$1,003,800	1.25
13	25 Samuel Way U49	TwnEndUn	3	3.1	1	\$1,861,870	\$1,861,870	\$1,861,870	100.00%		
AVERAGE					25	\$1,114,675	\$1,114,675	\$1,154,828	105.62%		1.49

"Active" Listings in Chatham Twp.

Number of Units: 13
 Average List Price: \$2,423,320
 Average Days on Market: 83

"Under Contract" Listings in Chatham Twp.

Number of Units: 15
 Average List Price: \$1,033,000
 Average Days on Market: 31

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	34	30	15	19	25	25			29
List Price	\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150	\$1,553,078	\$1,608,702	\$1,473,000	\$1,606,697	\$1,268,972	\$1,114,675			\$1,413,984
Sales Price	\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025	\$1,614,038	\$1,630,818	\$1,540,591	\$1,631,697	\$1,295,402	\$1,154,828			\$1,445,129
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%	102.88%	103.49%	105.62%			103.95%
SP to AV	1.55	1.33	1.40	1.55	1.55	1.48	1.46	1.51	1.50	1.49			1.48
# Units Sold	11	11	11	10	12	29	22	11	15	13			145
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63	0.92	0.61	0.56	0.83	0.92			1.33
Active Listings	17	12	17	18	18	14	13	12	14	13			15
Under Contracts	28	31	33	36	52	36	18	19	14	15			28

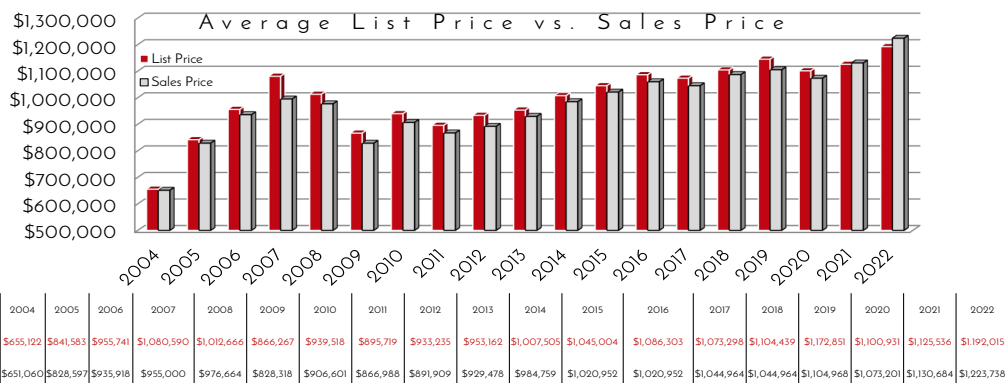
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30.2	29.0	-3.84%
Sales Price	\$1,261,552	\$1,445,129	14.55%
LP:SP	103.42%	103.95%	0.51%
SP:AV	1.39	1.48	6.40%



YTD	2022	2023	% Change
# Units Sold	157	145	-7.64%
Rate of Ab 3 Mo	2.09	1.33	-36.28%
Actives	31	15	-52.87%
Under Contracts	35	28	-19.43%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

