

Chatham Twp.

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Dogwood Drive	Split Level	3	2.1	8	\$799,000	\$799,000	\$944,000	118.15%	\$610,800	1.55
2	17 Melrose Lane	TwnIntUn	3	3.2	60	\$1,350,000	\$1,275,000	\$1,225,000	96.08%	\$902,300	1.36
3	575 Shunpike Road	Colonial	4	3.1	36	\$1,499,000	\$1,325,000	\$1,300,000	98.11%	\$832,200	1.56
4	128 Ormont Road	Colonial	4	2.1	12	\$1,100,000	\$1,100,000	\$1,300,000	118.18%	\$698,400	1.86
5	6 Driftway Street	CapeCod	5	3.2	28	\$1,550,000	\$1,450,000	\$1,400,000	96.55%	\$1,018,700	1.37
6	15 Melrose Lane	TwnEndUn	4	3.1	12	\$1,395,000	\$1,395,000	\$1,457,000	104.44%	\$953,000	1.53
7	37 Thornley Drive	Colonial	4	3.1	35	\$1,749,000	\$1,749,000	\$1,725,000	98.63%	\$1,233,000	1.40
8	12 Samuel Way	TwnIntUn	3	3.1	0	\$1,792,666	\$1,792,666	\$1,792,666	100.00%		
9	25 Spring Street	Colonial	5	3.1	8	\$1,699,000	\$1,699,000	\$1,800,000	105.94%	\$1,083,900	1.66
10	23 Runnymede Road	Colonial	5	6.0	11	\$1,889,000	\$1,889,000	\$1,805,000	95.55%	\$1,151,500	1.57
11	13 Crestwood Drive	Colonial	6	6.1	3	\$3,200,000	\$3,200,000	\$3,200,000	100.00%	\$2,585,800	1.24
	AVERAGE				19	\$1,638,424	\$1,606,697	\$1,631,697	102.88%		1.51

"Active" Listings in Chatham Twp.

Number of Units: 12

Average List Price: \$1,777,333

Average Days on Market: 68

"Under Contract" Listings in Chatham Twp.

Number of Units: 19

Average List Price: \$1,267,942

Average Days on Market: 34

Chatham Twp. 2023 Year to Date Market Trends

					I E G I							
January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
64	34	26	29	34	30	15	19				<u> </u>	30
\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150	\$1,553,078	\$1,608,702	\$1,473,000	\$1,606,697					\$1,465,832
\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025	\$1,614,038	\$1,630,818	\$1,540,591	\$1,631,697		<u> </u>	<u> </u>		\$1,496,580
100.88%	100.35%	102.60%	103.70%	107.30%	103.73%	106.42%	102.88%					103.83%
1.55	1.33	1.40	1.55	1.55	1.48	1.46	1.51					1.48
11	11	11	10	12	29	22	11					117
1.69	0.89	1.82	1.46	3.63	0.92	0.61	0.56					1.45
17	12	17	18	18	14	13	12					15
28	31	33	36	52	36	18	19					32
	64 \$1,380,081 \$1,376,727 100.88% 1.55 11 1.69	64 34 \$1,380,081 \$1,356,463 \$1,376,727 \$1,343,001 100.88% 100.35% 1.55 1.33 11 11 1.69 0.89 17 12	64 34 26 \$1,380,081 \$1,356,463 \$1,224,536 \$1,376,727 \$1,343,001 \$1,284,432 100.88% 100.35% 102.60% 1.55 1.33 1.40 11 11 11 1.69 0.89 1.82 17 12 17	64 34 26 29 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 100.88% 100.35% 102.60% 103.70% 1.55 1.33 1.40 1.55 11 11 11 10 1.69 0.89 1.82 1.46 17 12 17 18	64 34 26 29 34 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 100.88% 100.35% 102.60% 103.70% 107.30% 1.55 1.33 1.40 1.55 1.55 11 11 11 10 12 1.69 0.89 1.82 1.46 3.63 17 12 17 18 18	64 34 26 29 34 30 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,608,702 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 \$1,630,818 100.88% 100.35% 102.60% 103.70% 107.30% 103.73% 1.55 1.33 1.40 1.55 1.55 1.48 11 11 11 10 12 29 1.69 0.89 1.82 1.46 3.63 0.92 17 12 17 18 18 14	64 34 26 29 34 30 15 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,608,702 \$1,473,000 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 \$1,630,818 \$1,540,591 100.88% 100.35% 102.60% 103.70% 107.30% 103.73% 106.42% 1.55 1.33 1.40 1.55 1.55 1.48 1.46 11 11 11 10 12 29 22 1.69 0.89 1.82 1.46 3.63 0.92 0.61 17 12 17 18 18 14 13	64 34 26 29 34 30 15 19 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,608,702 \$1,473,000 \$1,606,697 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 \$1,630,818 \$1,540,591 \$1,631,697 100.88% 100.35% 102.60% 103.70% 107.30% 103.73% 106.42% 102.88% 1.55 1.33 1.40 1.55 1.55 1.48 1.46 1.51 11 11 11 10 12 29 22 11 1.69 0.89 1.82 1.46 3.63 0.92 0.61 0.56 17 12 17 18 18 14 13 12	64 34 26 29 34 30 15 19 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,608,702 \$1,473,000 \$1,606,697 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 \$1,630,818 \$1,540,591 \$1,631,697 100.88% 100.35% 102.60% 103.70% 107.30% 103.73% 106.42% 102.88% 1.55 1.33 1.40 1.55 1.55 1.48 1.46 1.51 11 11 11 10 12 29 22 11 1.69 0.89 1.82 1.46 3.63 0.92 0.61 0.56 17 12 17 18 18 14 13 12	64 34 26 29 34 30 15 19 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,608,702 \$1,473,000 \$1,606,697 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 \$1,630,818 \$1,540,591 \$1,631,697 100.88% 100.35% 102.60% 103.70% 107.30% 103.73% 106.42% 102.88% 1.55 1.33 1.40 1.55 1.55 1.48 1.46 1.51 11 11 11 10 12 29 22 11 1.69 0.89 1.82 1.46 3.63 0.92 0.61 0.56 17 12 17 18 18 14 13 12	64 34 26 29 34 30 15 19 \$1,380,081 \$1,356,463 \$1,224,536 \$1,256,150 \$1,553,078 \$1,608,702 \$1,473,000 \$1,606,697 \$1,376,727 \$1,343,001 \$1,284,432 \$1,255,025 \$1,614,038 \$1,630,818 \$1,540,591 \$1,631,697 100.88% 100.35% 102.60% 103.70% 107.30% 103.73% 106.42% 102.88% 1.55 1.33 1.40 1.55 1.55 1.48 1.46 1.51 11 11 11 10 12 29 22 11 1.69 0.89 1.82 1.46 3.63 0.92 0.61 0.56 17 12 17 18 18 14 13 12	64 34 26 29 34 30 15 19 (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (19) (10)

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	29.6	29.9	1.16%
Sales Price	\$1,313,015	\$1,496,580	13.98%
LP:SP	103.61%	103.83%	0.21%
SD.AV	1.40	1.48	5 570/



	YTD	2022	2023	% Change		
	# Units Sold	131	117	-10.69%		
	Rate of Ab 3 Mo	2.15	1.45	-32.75%		
	Actives	31	15	-51.21%		
R	Under Contracts	37	32	-13.65%		

Chatham Twp. Yearly Market Trends







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