

# Chatham Twp.

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16G Heritage Drive	MultiFlr	2	2.0	18	\$450,000	\$450,000	\$410,000	91.11%	\$319,900	1.28
2	195 Terrace Drive	OneFloor	1	1.0	11	\$419,000	\$419,000	\$420,000	100.24%	\$235,400	1.78
3	269 Riveredge Drive	TwnIntUn	1	1.0	25	\$425,000	\$425,000	\$465,000	109.41%	\$300,700	1.55
4	17 Cedar Lane	CapeCod	4	2.0	17	\$685,000	\$685,000	\$680,000	99.27%	\$426,000	1.60
5	9 Bridge Avenue	Colonial	4	2.1	14	\$775,000	\$775,000	\$785,000	101.29%	\$509,600	1.54
6	11 Joseph Street	CapeCod	4	2.0	8	\$849,000	\$849,000	\$901,000	106.12%	\$509,700	1.77
7	88 Meyersville Road	Custom	5	4.0	56	\$1,499,000	\$1,499,000	\$1,550,000	103.40%		
8	39 Sterling Drive	TwnEndUn	4	3.1	9	\$1,595,000	\$1,595,000	\$1,725,000	108.15%	\$1,204,600	1.43
<b>AVERAGE</b>					<b>20</b>	<b>\$837,125</b>	<b>\$837,125</b>	<b>\$867,000</b>	<b>102.37%</b>		<b>1.56</b>

### *"Active"* Listings in Chatham Twp.

Number of Units: 12  
 Average List Price: \$2,220,097  
 Average Days on Market: 85

### *"Under Contract"* Listings in Chatham Twp.

Number of Units: 12  
 Average List Price: \$1,235,325  
 Average Days on Market: 14

# 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												20
List Price	\$837,125												\$837,125
Sales Price	\$867,000												\$867,000
SP:LP%	102.37%												102.37%
SP to AV	1.56												1.56
# Units Sold	8												8
3 Mo Rate of Ab	1.43												1.43
Active Listings	12												12
Under Contracts	12												12

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	64	20	-69.36%
Sales Price	\$1,376,727	\$867,000	-37.02%
LP:SP	100.88%	102.37%	1.49%
SP:AV	1.55	1.56	0.60%



YTD	2023	2024	% Change
# Units Sold	11	8	-27.27%
Rate of Ab 3 Mo	1.69	1.43	-15.38%
Actives	17	12	-29.41%
Under Contracts	28	12	-57.14%

## Chatham Twp. Yearly Market Trends



Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,305	\$1,075,998	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536	\$1,192,015	\$1,385,004
SP	\$651,040	\$828,597	\$935,918	\$955,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,020,952	\$1,044,964	\$1,044,964	\$1,104,968	\$1,073,201	\$1,130,684	\$1,223,758	\$1,414,341

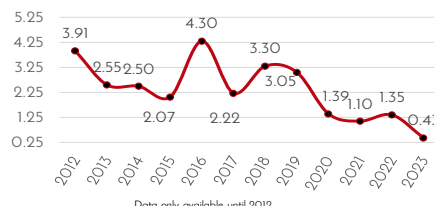
## Chatham Twp. Yearly Market Trends



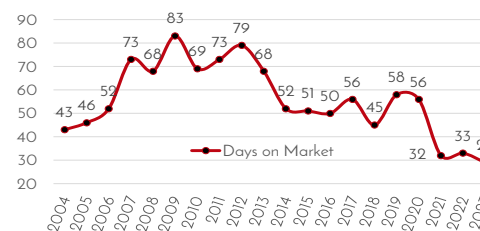
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

