



# Chatham Twp.

## May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31 Canterbury Road	MultiFlr	2	1.1	16	\$410,000	\$410,000	\$395,000	96.34%	\$377,700	1.05
2	3B Heritage Drive	OneFloor	1	1.0	7	\$350,000	\$350,000	\$400,100	114.31%	\$255,200	1.57
3	28 Coachlight Drive	TwnEndUn	2	2.1	10	\$525,000	\$525,000	\$560,000	106.67%	\$398,500	1.41
4	706 Fairmount Avenue	Ranch	3	3.0	29	\$750,000	\$750,000	\$801,500	106.87%	\$623,700	1.29
5	316 Southern Boulevard	Split Level	4	3.0	17	\$899,000	\$899,000	\$999,900	111.22%	\$605,100	1.65
6	15 Oak Hill Road	RanchExp	4	2.1	13	\$1,075,000	\$1,075,000	\$1,400,000	130.23%	\$699,000	2.00
7	33 Hall Road	Colonial	4	2.2	8	\$1,425,000	\$1,425,000	\$1,665,000	116.84%	\$1,151,100	1.45
8	19 Samuel Way U46	TwnEndUn	3	3.1	35	\$1,705,040	\$1,705,040	\$1,822,058	106.86%		
9	17 Peppermill Road	Colonial	5	3.1	8	\$1,749,000	\$1,749,000	\$1,850,000	105.77%	\$1,115,600	1.66
10	51 Runnymede Road	Custom	7	6.2	26	\$2,249,900	\$2,249,900	\$2,249,900	100.00%	\$1,002,400	2.24
11	34 Linden Lane	Colonial	7	6.2	28	\$3,499,999	\$3,499,999	\$3,300,000	94.29%	\$2,789,500	1.18
12	70 Linden Lane	Custom	7	7.1	210	\$4,299,000	\$3,999,000	\$3,925,000	98.15%		
<b>AVERAGE</b>					34	\$1,578,078	\$1,553,078	\$1,614,038	107.30%		1.55

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

Number of Units: 18  
 Average List Price: \$2,219,778  
 Average Days on Market: 25

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

Number of Units: 52  
 Average List Price: \$1,517,772  
 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								38
List Price	\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150	\$1,553,078								\$1,359,460
Sales Price	\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025	\$1,614,038								\$1,381,172
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%								103.03%
SP to AV	1.55	1.33	1.40	1.55	1.55								1.48
# Units Sold	11	11	11	10	12								55
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63								1.90
Active Listings	17	12	17	18	18								16
Under Contracts	28	31	33	36	52								36

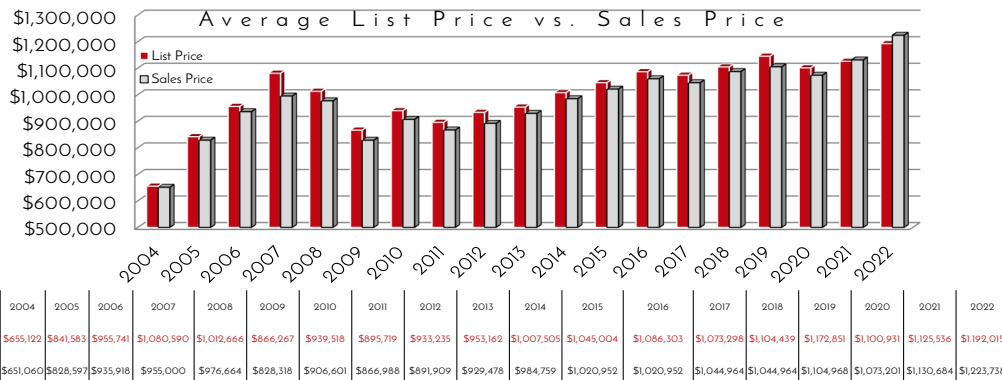
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	41	38	-8.48%
Sales Price	\$1,269,005	\$1,381,172	8.84%
LP:SP	102.12%	103.03%	0.89%
SP:AV	1.37	1.48	8.10%

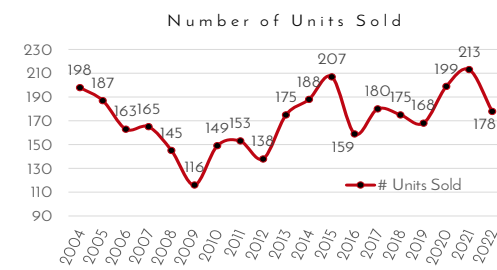
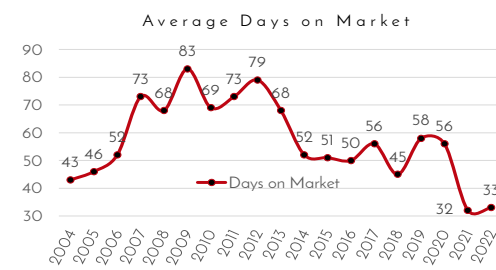
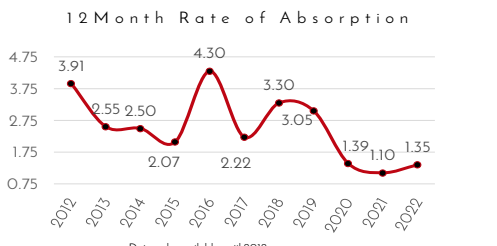
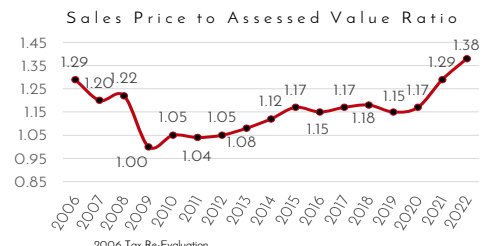
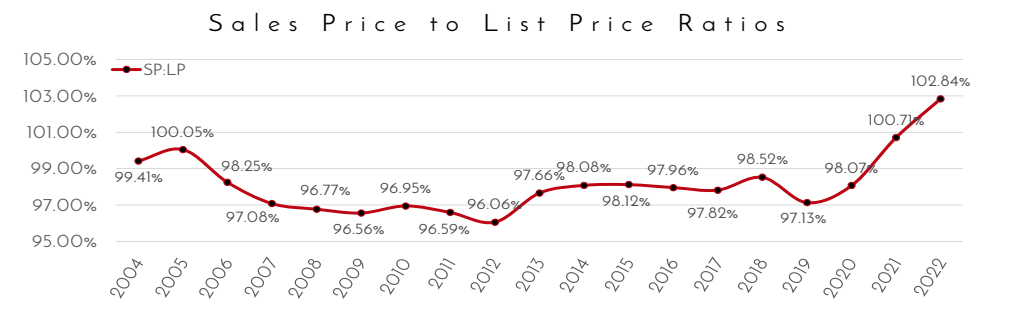


YTD	2022	2023	% Change
# Units Sold	68	55	-19.12%
Rate of Ab 3 Mo	2.21	1.90	-14.20%
Actives	30	16	-44.97%
Under Contracts	34	36	5.88%

## Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.