



Chatham Twp.

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20A Kensington Road	OneFloor	1	1.0	16	\$340,000	\$340,000	\$350,500	103.09%	\$209,800	1.67
2	8G Sentinel Court	OneFloor	1	1.0	3	\$375,000	\$375,000	\$380,000	101.33%	\$265,100	1.43
3	9A Heritage Drive	OneFloor	1	1.1	7	\$399,900	\$399,900	\$410,000	102.53%	\$300,000	1.37
4	36 Woodlawn Drive	Custom	2	1.0	16	\$400,000	\$400,000	\$415,000	103.75%	\$378,000	1.10
5	20I Kensington Road	OneFloor	2	1.1	9	\$425,000	\$425,000	\$520,000	122.35%	\$305,500	1.70
6	40 Coachlight Drive	TwnEndUn	2	2.1	7	\$465,000	\$465,000	\$565,000	121.51%	\$389,900	1.45
7	11 Cedar Lane	CapeCod	3	1.1	22	\$639,000	\$639,000	\$625,000	97.81%	\$443,600	1.41
8	108 Meyersville Road	Colonial	4	4.0	10	\$620,000	\$620,000	\$650,000	104.84%	\$479,300	1.36
9	10 Coachlight Drive	TwnIntUn	3	2.1	14	\$625,000	\$625,000	\$706,000	112.96%	\$549,800	1.28
10	8 Rockledge Trail	Custom	3	2.1	11	\$879,000	\$879,000	\$985,000	112.06%	\$551,700	1.79
11	2 Cedar Lane	Custom	5	4.0	22	\$1,050,000	\$1,050,000	\$999,000	95.14%	New	
12	7 Robert Drive	Split Level	4	3.1	14	\$1,499,000	\$1,499,000	\$1,670,000	111.41%	\$907,700	1.84
13	52 Johnson Drive	Colonial	5	2.1	8	\$1,520,000	\$1,520,000	\$1,705,000	112.17%	\$909,700	1.87
14	34 Samuel Way U24	TwnIntUn	3	3.1	1	\$1,777,222	\$1,777,222	\$1,777,222	100.00%	New	
15	45 Pine Street	Colonial	5	3.1	10	\$1,695,000	\$1,695,000	\$1,810,000	106.78%	\$1,104,600	1.64
16	36 Samuel Way U23	TwnEndUn	3	3.1	1	\$1,889,784	\$1,889,784	\$1,889,784	100.00%	New	
17	26 Samuel Way U28	TwnEndUn	3	3.1	32	\$1,815,465	\$1,815,465	\$1,948,607	107.33%	New	
18	411 Fairmount Avenue	Colonial	5	5.1	19	\$1,695,000	\$1,695,000	\$1,950,000	115.04%	\$1,173,900	1.66
19	62 Samuel Way U10	TwnEndUn	3	3.1	96	\$1,956,995	\$1,996,995	\$1,983,607	99.33%	New	
20	32 Mountainview Road	Colonial	5	5.1	27	\$2,100,000	\$2,100,000	\$2,050,000	97.62%	New	

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21	331 Lafayette Avenue	Colonial	6	4.2	12	\$2,125,000	\$2,125,000	\$2,140,000	100.71%	\$1,411,500	1.52
22	35 Gates Avenue	Custom	8	7.1	1	\$2,275,000	\$2,275,000	\$2,315,000	101.76%	New	
23	10 Wickham Way	Colonial	6	3.1	25	\$2,495,000	\$2,495,000	\$2,400,000	96.19%	\$2,035,900	1.18
24	4 Robert Drive	Colonial	6	6.1	106	\$2,650,000	\$2,650,000	\$2,550,000	96.23%	New	
25	3 Joanna Way	Colonial	6	5.1	21	\$2,899,000	\$2,799,000	\$2,650,000	94.68%	\$2,334,100	1.14
26	7 Maple Street	Colonial	6	5.2	30	\$2,899,000	\$2,899,000	\$2,750,000	94.86%	New	
27	78 May Drive	Colonial	5	5.1	20	\$2,879,000	\$2,879,000	\$2,900,000	100.73%	\$2,452,700	1.18
28	5 Woodmont Drive	Colonial	7	6.2	13	\$3,125,000	\$3,125,000	\$3,000,000	96.00%	New	
29	101 Highland Avenue	Colonial	6	6.1	307	\$3,199,000	\$3,199,000	\$3,199,000	100.00%	New	
AVERAGE					30	\$1,610,771	\$1,608,702	\$1,630,818	103.73%		1.48

"Active" Listings in Chatham Twp.

Number of Units: 14
 Average List Price: \$2,261,786
 Average Days on Market: 40

"Under Contract" Listings in Chatham Twp.

Number of Units: 36
 Average List Price: \$1,500,522
 Average Days on Market: 26

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							35
List Price	\$1,380,081	\$1,356,463	\$1,224,536	\$1,256,150	\$1,553,078	\$1,608,702							\$1,445,508
Sales Price	\$1,376,727	\$1,343,001	\$1,284,432	\$1,255,025	\$1,614,038	\$1,630,818							\$1,467,359
SP:LP%	100.88%	100.35%	102.60%	103.70%	107.30%	103.73%							103.27%
SP to AV	1.55	1.33	1.40	1.55	1.55	1.48							1.48
# Units Sold	11	11	11	10	12	29							84
3 Mo Rate of Ab	1.69	0.89	1.82	1.46	3.63	0.92							1.74
Active Listings	17	12	17	18	18	14							16
Under Contracts	28	31	33	36	52	36							36

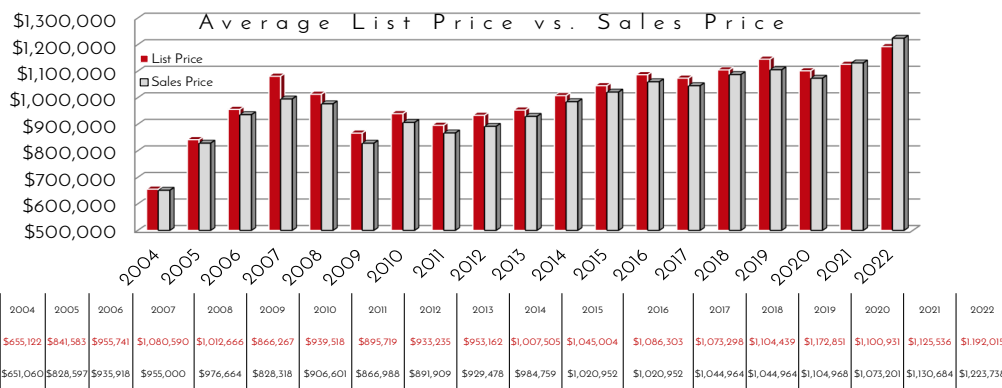
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	36	35	-3.70%
Sales Price	\$1,338,314	\$1,467,359	9.64%
LP:SP	102.96%	103.27%	0.30%
SP:AV	1.39	1.48	6.23%

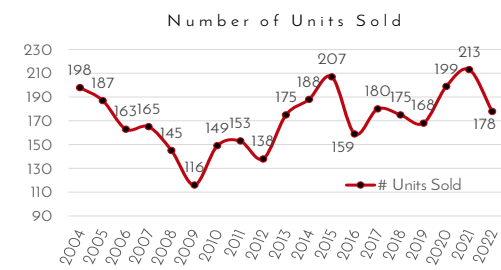
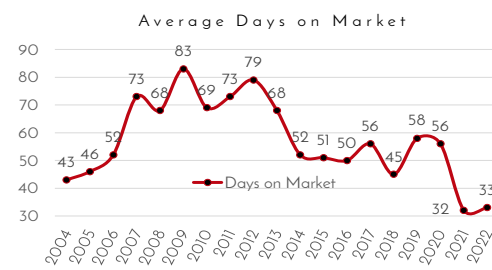
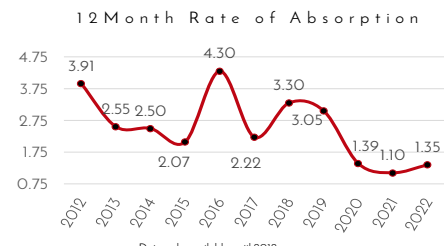
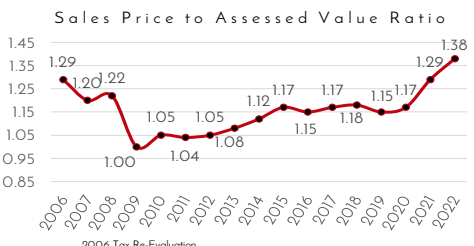
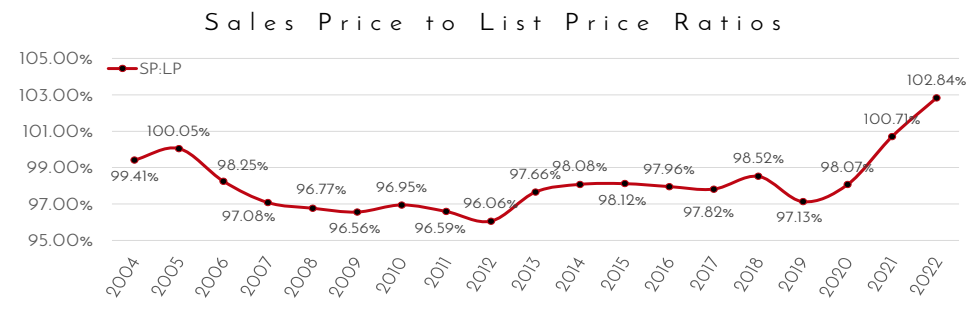


YTD	2022	2023	% Change
# Units Sold	83	84	1.20%
Rate of Ab 3 Mo	2.32	1.74	-25.16%
Actives	31	16	-48.39%
Under Contracts	37	36	-1.82%

Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.