

Chatham Twp.

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	163 Terrace Drive	TwnIntUn	1	1.0	11	\$399,000	\$399,000	\$428,000	107.27%	\$300,000	1.43
2	198 Riveredge Drive	MultiFlr	2	2.0	12	\$649,000	\$649,000	\$660,000	101.69%	\$445,100	1.48
3	76 Canterbury Road	TwnIntUn	3	2.1	9	\$689,000	\$689,000	\$751,000	109.00%	\$572,000	1.31
4	5 Samuel Way	TwnEndUn	3	4.1	1	\$2,064,520	\$2,064,520	\$2,064,520	100.00%		
5	49 Rose Terrace	Colonial	5	4.2	8	\$2,150,000	\$2,150,000	\$2,274,949	105.81%	\$1,681,500	1.35
AVERAGE					8	\$1,190,304	\$1,190,304	\$1,235,694	104.75%		1.39

"Active" Listings in Chatham Twp.

Number of Units: 18
 Average List Price: \$2,174,120
 Average Days on Market: 43

"Under Contract" Listings in Chatham Twp.

Number of Units: 18
 Average List Price: \$2,174,120
 Average Days on Market: 43

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	8											15
List Price	\$837,125	\$1,190,304											\$972,963
Sales Price	\$867,000	\$1,235,694											\$1,008,805
SP:LP%	102.37%	104.75%											103.29%
SP to AV	1.56	1.39											1.50
# Units Sold	8	5											13
3 Mo Rate of Ab	1.43	3.32											2.38
Active Listings	12	18											15
Under Contracts	12	18											15

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	49	15	-69.02%
Sales Price	\$1,359,864	\$1,008,805	-25.82%
LP:SP	100.61%	103.29%	2.66%
SP:AV	1.44	1.50	4.24%



YTD	2023	2024	% Change
# Units Sold	22	13	-40.91%
Rate of Ab 3 Mo	1.29	2.38	84.11%
Actives	15	15	3.45%
Under Contracts	30	15	-49.15%

Chatham Twp. Yearly Market Trends



Year	LP	SP
2004	\$655,122	\$651,040
2005	\$841,583	\$828,597
2006	\$955,741	\$935,918
2007	\$1,080,590	\$955,000
2008	\$1,012,666	\$976,664
2009	\$866,267	\$828,318
2010	\$939,518	\$906,601
2011	\$895,719	\$866,988
2012	\$933,235	\$891,909
2013	\$953,162	\$929,478
2014	\$1,007,505	\$984,759
2015	\$1,045,004	\$1,020,952
2016	\$1,086,303	\$1,020,952
2017	\$1,075,998	\$1,044,964
2018	\$1,104,439	\$1,044,964
2019	\$1,172,851	\$1,104,968
2020	\$1,100,931	\$1,073,201
2021	\$1,125,536	\$1,130,684
2022	\$1,192,015	\$1,223,758
2023	\$1,385,004	\$1,414,341

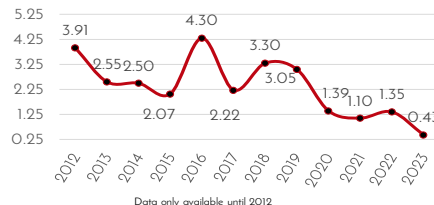
Chatham Twp. Yearly Market Trends



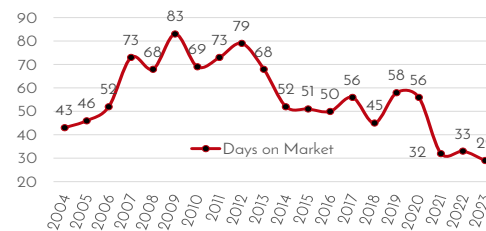
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

