

# Chatham Twp.

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15H Kensington Road	OneFloor	1	1.0	28	\$359,000	\$359,000	\$349,000	97.21%	\$209,800	1.66
2	10G Sentinel Court	OneFloor	2	1.1	57	\$425,000	\$425,000	\$440,000	103.53%	\$290,200	1.52
3	6 Meyersville Road	SeeRem	4	2.0	63	\$799,000	\$774,000	\$774,000	100.00%	\$454,700	1.70
4	30 Maple Road	Colonial	3	2.1	109	\$975,000	\$885,000	\$850,000	96.05%	\$645,000	1.32
5	42 Woodlawn Drive	Colonial	3	1.1	10	\$799,000	\$799,000	\$900,000	112.64%	\$456,800	1.97
6	115 Ormont Road	Colonial	4	2.1	21	\$989,000	\$989,000	\$999,000	101.01%	\$670,900	1.49
7	2 Whitman Drive	Colonial	3	1.1	11	\$925,000	\$925,000	\$1,121,111	121.20%	\$728,300	1.54
8	109 Ormont Road	Colonial	4	2.1	13	\$1,099,000	\$1,099,000	\$1,220,000	111.01%	\$713,400	1.71
9	70 Hampton Road	Colonial	5	3.1	15	\$1,249,900	\$1,249,900	\$1,320,000	105.61%	\$1,134,400	1.16
10	192 Meyersville Road	Colonial	4	4.1	63	\$1,850,000	\$1,750,000	\$1,675,000	95.71%	\$1,179,700	1.42
11	74 Westminster Road	Colonial	4	2.1	9	\$1,795,000	\$1,795,000	\$1,895,000	105.57%	\$1,077,600	1.76
12	64 Meyersville Road	Colonial	7	5.1	101	\$2,288,800	\$2,188,800	\$2,000,000	91.37%	New	
13	4 Molino Drive	Colonial	4	4.1	17	\$1,799,000	\$1,799,000	\$2,025,000	112.56%	\$1,322,100	1.53
14	24 Country Club Drive	Colonial	6	4.1	1	\$3,395,000	\$3,395,000	\$3,400,000	100.15%	\$2,226,500	1.53
<b>AVERAGE</b>					37	\$1,339,121	\$1,316,621	\$1,354,865	103.83%		1.56

### "Active" Listings in Chatham Twp.

Number of Units: 10  
 Average List Price: \$2,683,171  
 Average Days on Market: 132

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

Number of Units: 11  
 Average List Price: \$1,563,091  
 Average Days on Market: 45

# 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	12	46	17	20	18	13	21	29	36	37	22
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636	\$1,465,409	\$1,315,733	\$1,523,878	\$1,244,650	\$1,731,600	\$765,500	\$1,492,800	\$1,316,621	\$1,348,354
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781	\$1,549,559	\$1,407,978	\$1,587,441	\$1,337,373	\$1,712,400	\$796,041	\$1,469,700	\$1,354,865	\$1,405,393
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%	106.60%	106.31%	106.87%	100.76%	101.29%	97.36%	103.83%	104.69%
SP to AV	1.56	1.39	1.54	1.47	1.67	1.64	1.71	1.63	1.48	1.55	1.41	1.56	1.59
# Units Sold	8	5	10	11	22	15	27	20	5	12	10	14	159
3 Mo Rate of Ab	1.43	3.32	2.05	2.50	1.35	1.40	1.00	1.13	1.62	2.03	1.71	0.86	1.70
Active Listings	12	18	13	18	15	15	21	23	25	21	15	10	17
Under Contracts	12	18	27	36	32	36	19	9	19	18	17	11	21

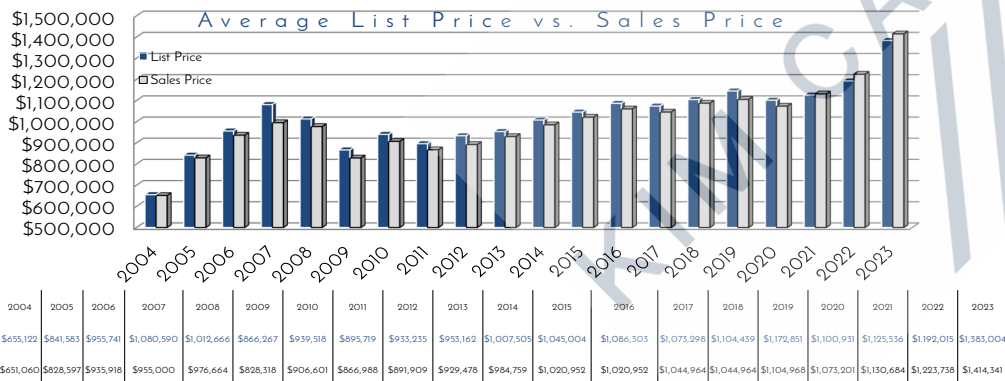
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	29	22	-22.77%
Sales Price	\$1,414,341	\$1,405,393	-0.63%
LP:SP	104.00%	104.69%	0.67%
SP:AV	1.48	1.59	7.41%

Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	159	159	0.00%
Rate of Ab 3 Mo	1.27	1.70	34.39%
Actives	14	17	25.61%
Under Contracts	25	21	-16.72%

## Chatham Twp. Yearly Market Trends



## Chatham Twp. Yearly Market Trends

