

Chatham Twp.

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	105 Riveredge Drive	TwnIntUn	1	1.0	11	\$419,000	\$419,000	\$461,000	110.02%	\$300,000	1.54
2	229 Riveredge Drive	TwnEndUn	1	1.0	13	\$425,000	\$425,000	\$486,000	114.35%	\$250,300	1.94
3	6C Heritage Drive	OneFloor	2	2.0	10	\$495,000	\$495,000	\$530,000	107.07%	\$319,900	1.66
4	131 Heritage Drive	OneFloor	2	2.0	17	\$505,000	\$505,000	\$545,000	107.92%	\$320,800	1.70
5	5 Heritage Drive	OneFloor	2	2.0	14	\$525,000	\$525,000	\$597,500	113.81%	\$350,000	1.71
6	421 River Road	CapeCod	4	2.0	49	\$625,000	\$625,000	\$600,000	96.00%	\$465,000	1.29
7	21 Mountainview Road	CapeCod	3	2.0	23	\$799,000	\$799,000	\$900,000	112.64%	\$442,300	2.03
8	734 River Road	Colonial	5	3.1	11	\$1,089,000	\$1,089,000	\$1,110,800	102.00%	\$684,400	1.62
9	2 Birch Hill Drive	RanchExp	4	3.1	12	\$1,099,000	\$1,099,000	\$1,300,000	118.29%	\$923,000	1.41
10	3 Huron Drive	Colonial	4	2.2	37	\$1,349,999	\$1,349,999	\$1,340,000	99.26%	\$969,900	1.38
11	5 Joanna Way	Ranch	3	2.0	1	\$1,225,000	\$1,225,000	\$1,527,000	124.65%	\$677,700	2.25
12	87 Candace Lane	Colonial	4	3.1	9	\$1,450,000	\$1,450,000	\$1,626,000	112.14%	\$920,200	1.77
13	18 Stafford Road	Colonial	4	2.1	12	\$1,587,000	\$1,587,000	\$1,850,000	116.57%	\$1,041,500	1.78
14	44 Buxton Road	Colonial	5	3.1	7	\$1,850,000	\$1,850,000	\$1,905,000	102.97%	\$1,357,200	1.40
15	316 Hillside Avenue	Colonial	7	6.1	8	\$2,099,000	\$2,099,000	\$2,050,000	97.67%	New	
16	320 Hillside Avenue	Colonial	7	6.1	6	\$2,099,000	\$2,099,000	\$2,109,000	100.48%	New	
17	23 Samuel Way	TwnEndUn	3	3.2	9	\$2,199,000	\$2,199,000	\$2,199,000	100.00%	New	
18	9 Gates Avenue	Colonial	4	4.1	6	\$1,850,000	\$1,850,000	\$2,200,000	118.92%	\$1,233,500	1.78
19	17 Wynwood Road	Colonial	6	4.0	8	\$2,175,000	\$2,175,000	\$2,530,000	116.32%	\$1,223,800	2.07
20	212 Southern Boulevard	Colonial	7	6.0	46	\$2,625,000	\$2,625,000	\$2,550,000	97.14%	New	
21	6 Sherwood Circle	Colonial	7	6.1	1	\$2,699,000	\$2,699,000	\$2,699,000	100.00%	New	
22	40 Linden Lane	Colonial	7	7.2	74	\$3,395,000	\$3,050,000	\$2,975,000	97.54%	\$2,600,000	1.14
AVERAGE					17	\$1,481,091	\$1,465,409	\$1,549,559	107.54%		1.67

"Active" Listings in Chatham Twp.

Number of Units:	15
Average List Price:	\$2,095,787
Average Days on Market:	39

"Under Contract" Listings in Chatham Twp.

Number of Units:	32
Average List Price:	\$1,488,719
Average Days on Market:	16

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								22
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636	\$1,465,409								\$1,382,319
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781	\$1,549,559								\$1,445,532
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%								105.23%
SP to AV	1.56	1.39	1.54	1.47	1.67								1.57
# Units Sold	8	5	10	11	22								56
3 Mo Rate of Ab	1.43	3.32	2.05	2.50	1.35								2.13
Active Listings	12	18	13	18	15								15
Under Contracts	12	18	27	36	32								25

Flashback! YTD 2023 vs YTD 2024

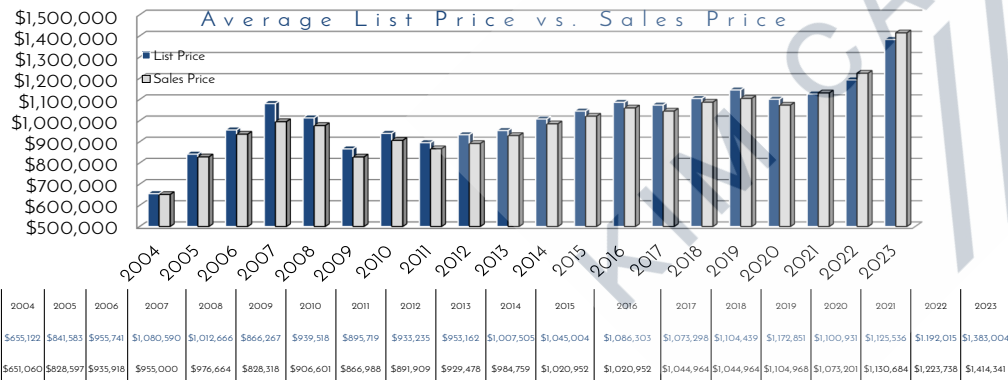
YTD	2023	2024	% Change
DOM	38	22	-42.70%
Sales Price	\$1,381,172	\$1,445,532	4.66%
LP:SP	103.03%	105.23%	2.14%
SP:AV	1.48	1.57	6.11%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	55	56	1.82%
Rate of Ab 3 Mo	1.90	2.13	12.22%
Actives	16	15	-7.32%
Under Contracts	36	25	-30.56%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

