

Chatham Twp.

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	29 Ridge Road	Ranch	2	1.1	117	\$679,000	\$629,000	\$530,000	84.26%	\$539,500	0.98
2	105 Terrace Drive	TwnIntUn	2	2.0	7	\$679,000	\$679,000	\$673,000	99.12%	\$417,300	1.61
3	16 Roosevelt Road	Colonial	5	2.0	18	\$905,000	\$905,000	\$940,000	103.87%	\$604,600	1.55
4	24 Cedar Lane	Colonial	4	3.0	40	\$1,025,000	\$1,025,000	\$975,000	95.12%	\$591,700	1.65
5	77 Sunset Drive	Custom	5	4.0	21	\$1,198,000	\$1,198,000	\$1,130,000	94.32%	\$849,500	1.33
6	19 Beech Court	Colonial	4	2.1	16	\$1,400,000	\$1,400,000	\$1,450,000	103.57%	\$1,049,300	1.38
7	59 Susan Drive	Colonial	4	2.2	16	\$1,599,000	\$1,599,000	\$1,500,000	93.81%	\$886,900	1.69
8	820 Fairmount Avenue	Colonial	5	4.2	16	\$1,899,000	\$1,899,000	\$1,850,000	97.42%	\$1,443,700	1.28
9	100 Westminster Road	Colonial	6	5.1	98	\$2,695,000	\$2,595,000	\$2,650,000	102.12%	\$2,246,200	1.18
10	51 Glenmere Drive	Colonial	7	6.2	11	\$2,999,000	\$2,999,000	\$2,999,000	100.00%	New	
AVERAGE					36	\$1,507,800	\$1,492,800	\$1,469,700	97.36%		1.41

"Active" Listings in Chatham Twp.

Number of Units: 15
 Average List Price: \$2,286,600
 Average Days on Market: 95

"Under Contract" Listings in Chatham Twp.

Number of Units: 17
 Average List Price: \$1,312,865
 Average Days on Market: 36

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		21
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		\$1,351,418
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		\$1,410,271
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%	106.60%	106.31%	106.87%	100.76%	101.29%	97.36%		104.78%
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		1.60
# Units Sold	8	5	10	11	22	15	27	20	5	12	10		145
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		1.78
Active Listings	12	18	13	18	15	15	21	23	25	21	15		18
Under Contracts	12	18	27	36	32	36	19	9	19	18	17		22

Flashback! YTD 2023 vs YTD 2024

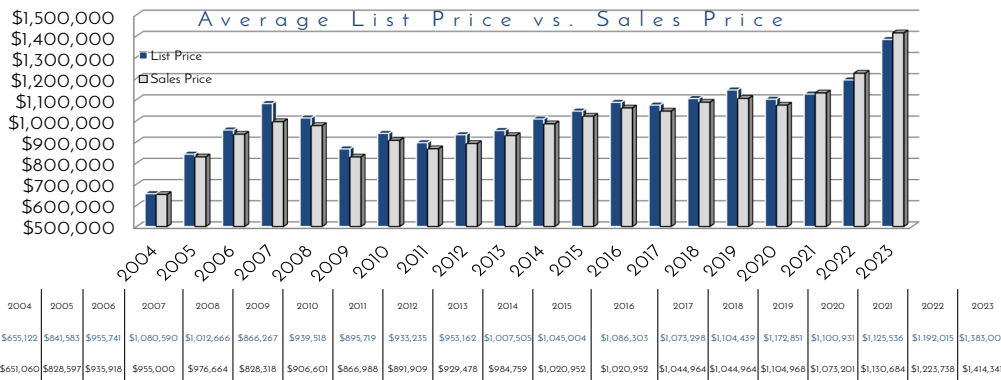
YTD	2023	2024	% Change
DOM	29	21	-26.48%
Sales Price	\$1,420,367	\$1,410,271	-0.71%
LP:SP	103.96%	104.78%	0.79%
SP:AV	1.49	1.60	7.38%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	153	145	-5.23%
Rate of Ab 3 Mo	1.30	1.78	37.12%
Actives	14	18	24.05%
Under Contracts	27	22	-17.35%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

