Chatham Twp.
December 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1 | 257 Riveredge Drive | TwnEndUn | 1 | 1.0 | 48 | \$439,900 | \$399,900 | \$415,000 | 103.78\% | \$230,100 | 1.80 |
| 2 | 4E Heritage Drive | OneFloor | 1 | 1.0 | 15 | \$349,000 | \$349,000 | \$429,000 | 122.92\% | \$254,900 | 1.68 |
| 3 | 80 Canterbury Road | MultiFlr | 2 | 1.1 | 138 | \$475,000 | \$475,000 | \$435,000 | 91.58\% | \$390,000 | 1.12 |
| 4 | 2 Van Houton Avenue | Colonial | 4 | 4.1 | 1 | \$1,450,000 | \$1,450,000 | \$1,585,000 | 109.31\% | \$1,104,300 | 1.44 |
| 5 | 243 Southern Boulevard | Colonial | 7 | 5.0 | 1 | \$1,650,000 | \$1,650,000 | \$1,700,000 | 103.03\% | \$1,334,800 | 1.27 |
| 6 | 15 Scenery Hill Drive | Colonial | 6 | 5.2 | 39 | \$2,995,000 | \$2,995,000 | \$3,000,000 | 100.17\% | \$2,553,900 | 1.17 |
|  | AVERAGE |  |  |  | 40 | \$1,226,483 | \$1,219,817 | \$1,260,667 | 105.13\% |  | 1.41 |


| "Active"Listings in Chatham Twp. |  |
| :--- | :--- |
|  |  |
| Number of Units: | 6 |
| Average List Price: | $\$ 2,418,360$ |
| Average Days on Market: | 156 |

"Under Contract"Listings in Chatham Twp.
Number of Units:
Average List Price:
11
Average List Price:
\$1,017,818
Average Days on Market:
21

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 | 15 | 19 | 25 | 25 | 22 | 40 | 29 |
| List Price | \$1,380,081 | \$1,356,463 | \$1,224,536 | \$1,256,150 | \$1,553,078 | \$1,608,702 | \$1,473,000 | \$1,606,697 | \$1,268,972 | \$1,114,675 | \$943,875 | \$1,219,817 | \$1,383,004 |
| Sales Price | \$1,376,727 | \$1,343,001 | \$1,284,432 | \$1,255,025 | \$1,614,038 | \$1,630,818 | \$1,540,591 | \$1,631,697 | \$1,295,402 | \$1,154,828 | \$971,563 | \$1,260,667 | \$1,414,341 |
| SP:LP\% | 100.88\% | 100.35\% | 102.60\% | 103.70\% | 107.30\% | 103.73\% | 106.42\% | 102.88\% | 103.49\% | 105.62\% | 104.07\% | 105.13\% | 104.00\% |
| SP to AV | 1.55 | 1.33 | 1.40 | 1.55 | 1.55 | 1.48 | 1.46 | 1.51 | 1.50 | 1.49 | 1.58 | 1.41 | 1.48 |
| \# Units Sold | 11 | 11 | 11 | 10 | 12 | 29 | 22 | 11 | 15 | 13 | 8 | 6 | 159 |
| 3 Mo Rate of Ab | 1.69 | 0.89 | 1.82 | 1.46 | 3.63 | 0.92 | 0.61 | 0.56 | 0.83 | 0.92 | 0.92 | 0.93 | 1.27 |
| Active Listings | 17 | 12 | 17 | 18 | 18 | 14 | 13 | 12 | 14 | 13 | 10 | 6 | 14 |
| Under Contracts | 28 | 31 | 33 | 36 | 52 | 36 | 18 | 19 | 14 | 15 | 12 | 11 | 25 |

## Flashback! YTD 2022 vs YTD 2023

| YTD | 2022 | 2023 | \% Change | 2022 | 2023 | \% Change |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| DOM | 32.7 | 29.1 | -11.17\% | 178 | 159 | -10.67\% |
| Sales Price | \$1,223,738 | \$1,414,341 | 15.58\% | 2.10 | 1.27 | -39.81\% |
| LP:SP | 102.84\% | 104.00\% | 1.13\% | 30 | 14 | -54.44\% |
| SP:AV | 1.38 | 1.48 | 7.40\% | 34 | 25 | -24.88\% |




