

Chatham Twp.

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5A Heritage Drive	OneFloor	1	1.1	17	\$419,000	\$419,000	\$429,000	102.39%	\$300,000	1.43
2	297 Riveredge Drive	TwnEndUn	1	1.0	13	\$409,999	\$409,999	\$431,600	105.27%	\$230,100	1.88
3	25E Canterbury Road	OneFloor	2	1.1	8	\$440,000	\$440,000	\$445,000	101.14%	\$275,000	1.62
4	25B Canterbury Road	TwnEndUn	2	1.1	8	\$459,000	\$459,000	\$465,000	101.31%	\$294,400	1.58
5	232 Riveredge Drive	MultiFlr	2	3.0	12	\$649,000	\$649,000	\$675,000	104.01%	\$391,200	1.73
6	230 Riveredge Drive	TwnEndUn	2	2.0	13	\$650,000	\$650,000	\$745,000	114.62%	\$395,000	1.89
7	203 Riveredge Drive	TwnEndUn	3	2.1	7	\$739,000	\$739,000	\$750,000	101.49%	\$505,800	1.48
8	287 Riveredge Drive	TwnEndUn	3	2.1	22	\$729,000	\$759,000	\$759,000	100.00%	\$506,700	1.50
9	527 Fairmount Avenue	Colonial	3	2.0	12	\$749,000	\$749,000	\$777,777	103.84%	\$530,600	1.47
10	33 Hampton Road	Colonial	4	2.1	13	\$999,000	\$999,000	\$1,150,000	115.12%	\$902,200	1.27
11	15 Runnymede Road	SplitLev	3	2.1	19	\$1,200,000	\$1,200,000	\$1,350,000	112.50%	\$739,100	1.83
12	6 Runnymede Road	CapeCod	4	2.2	9	\$1,399,000	\$1,399,000	\$1,415,000	101.14%	\$792,900	1.78
13	511 Shunpike Road	Colonial	5	4.2	8	\$1,595,000	\$1,595,000	\$1,850,000	115.99%	\$976,700	1.89
14	20 Lenape Trail	Colonial	4	3.1	19	\$1,599,000	\$1,599,000	\$1,850,000	115.70%	Renovated	
15	54 Ormont Road	Colonial	5	3.1	14	\$1,749,000	\$1,749,000	\$1,875,000	107.20%	\$1,099,900	1.70
16	20 Glenmere Drive	Colonial	4	2.2	19	\$1,799,000	\$1,799,000	\$2,100,000	116.73%	\$1,145,600	1.83
17	11 Yarmouth Road	Custom	5	4.1	7	\$1,925,000	\$1,925,000	\$2,150,000	111.69%	\$1,391,600	1.54
18	53 Rolling Hill Drive	Colonial	6	4.2	9	\$2,280,000	\$2,280,000	\$2,330,088	102.20%	\$1,717,400	1.36
19	32 Lenape Trail	Colonial	5	5.1	9	\$2,375,000	\$2,375,000	\$2,450,000	103.16%	\$1,548,600	1.58
20	8 Jensen Court	Colonial	6	6.1	16	\$2,699,000	\$2,699,000	\$2,750,000	101.89%	New	
AVERAGE					13	\$1,243,150	\$1,244,650	\$1,337,373	106.87%		1.63

"Active" Listings in Chatham Twp.

Number of Units: 23
 Average List Price: \$1,848,730
 Average Days on Market: 57

"Under Contract" Listings in Chatham Twp.

Number of Units: 9
 Average List Price: \$1,697,333
 Average Days on Market: 19

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					19
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					\$1,382,911
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					\$1,454,897
SP:LP%	102.37%	104.75%	104.92%	103.21%	107.54%	106.60%	106.31%	106.87%					105.93%
SP to AV	1.56	1.39	1.54	1.47	1.67	1.64	1.71	1.63					1.63
# Units Sold	8	5	10	11	22	15	27	20					118
3 Mo Rate of Ab	1.43	3.32	2.05	2.50	1.35	1.40	1.00	1.13					1.77
Active Listings	12	18	13	18	15	15	21	23					17
Under Contracts	12	18	27	36	32	36	19	9					24

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	30	19	-36.50%
Sales Price	\$1,496,580	\$1,454,897	-2.79%
LP:SP	103.83%	105.93%	2.03%
SP:AV	1.48	1.63	10.08%



YTD	2023	2024	% Change
# Units Sold	117	118	0.85%
Rate of Ab 3 Mo	1.45	1.77	22.45%
Actives	15	17	11.57%
Under Contracts	32	24	-25.30%

Chatham Twp. Yearly Market Trends



Year	LP	SP
2004	\$655,192	\$651,060
2005	\$841,583	\$828,597
2006	\$959,741	\$935,918
2007	\$1,080,590	\$955,000
2008	\$1,012,666	\$976,644
2009	\$866,267	\$828,318
2010	\$959,518	\$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	\$1,073,298	\$1,044,964
2018	\$1,104,439	\$1,044,964
2019	\$1,172,851	\$1,104,968
2020	\$1,100,931	\$1,075,201
2021	\$1,125,536	\$1,130,684
2022	\$1,192,015	\$1,223,758
2023	\$1,383,004	\$1,414,341

Chatham Twp. Yearly Market Trends

