

Chatham Twp.

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6E Terrace Drive	OneFloor	1	1.0	105	\$126,281	\$126,281	\$126,281	100.00%	\$64,600	1.95
2	16E Kensington Road	OneFloor	1	1.1	40	\$448,000	\$422,000	\$414,000	98.10%	\$293,000	1.41
3	14B Heritage Drive	OneFloor	1	1.0	10	\$420,000	\$420,000	\$425,000	101.19%	\$245,500	1.73
4	212 Riveredge Drive	MultiFlr	2	1.0	6	\$525,000	\$525,000	\$535,000	101.90%	\$314,900	1.70
5	28 Coachlight Drive	TwEndUn	2	2.1	6	\$679,000	\$679,000	\$780,000	114.87%	\$398,500	1.96
6	43 Stonewyck Drive	Ranch	4	3.0	12	\$1,049,000	\$1,049,000	\$1,075,000	102.48%	\$670,600	1.60
7	174 Meyersville Road	Colonial	4	4.0	14	\$1,250,000	\$1,250,000	\$1,359,000	108.72%	\$773,600	1.76
8	211 Southern Boulevard	Colonial	5	3.1	36	\$1,747,000	\$1,695,000	\$1,660,000	97.94%	\$1,084,500	1.53
9	177 Lafayette Avenue	Colonial	4	2.1	11	\$1,625,000	\$1,625,000	\$1,725,000	106.15%	\$746,100	2.31
10	5 Wickham Way	Colonial	5	4.1	3	\$2,375,000	\$2,375,000	\$2,375,000	100.00%	\$1,548,800	1.53
AVERAGE					24	\$1,024,428	\$1,016,628	\$1,047,428	103.14%		1.75

"Active" Listings in Chatham Twp.

Number of Units: 16
Average List Price: \$1,750,641
Average Days on Market: 79

"Under Contract" Listings in Chatham Twp.

Number of Units: 14
Average List Price: \$1,483,493
Average Days on Market: 31

Chatham Twp. 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	59	30	16	39	19	24	57	24				32
List Price	\$1,094,222	\$2,755,000	\$2,072,786	\$1,262,247	\$1,860,206	\$1,433,211	\$1,559,280	\$1,377,812	\$1,016,628				\$1,538,305
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857	\$1,421,981	\$1,935,129	\$1,504,576	\$1,674,120	\$1,457,250	\$1,047,428				\$1,628,174
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%	107.19%	105.23%	103.14%				106.43%
SP to AV	1.68	1.76	1.72	1.83	1.71	1.75	1.87	1.65	1.75				1.74
# Units Sold	9	3	14	11	17	19	10	16	10				109
3 Mo Rate of Ab	0.75	1.68	1.40	2.56	1.50	1.31	0.96	0.91	1.50				1.40
Active Listings	8	15	22	22	21	17	16	14	16				17
Under Contracts	9	18	15	27	28	21	21	16	14				19

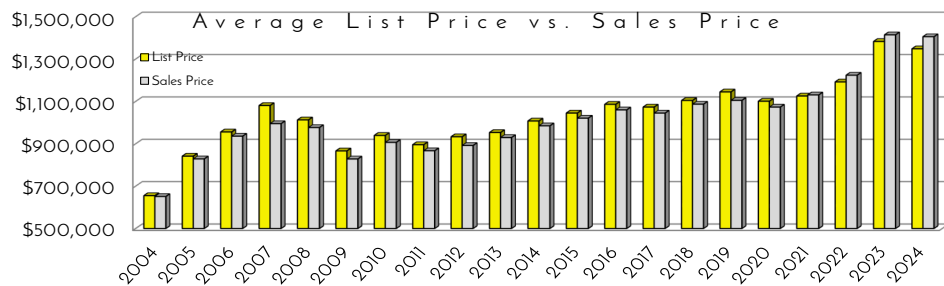
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	19	32	66.46%
Sales Price	\$1,465,364	\$1,628,174	11.11%
LP:SP	105.72%	106.43%	0.67%
SP:AV	1.62	1.74	7.47%

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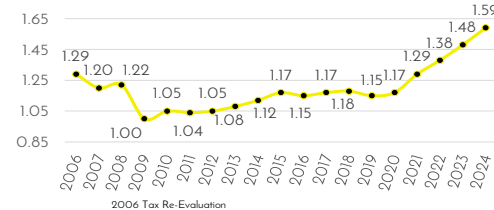
YTD	2024	2025	% Change
# Units Sold	123	109	-11.38%
Rate of Ab 3 Mo	1.76	1.40	-20.44%
Actives	18	17	-5.63%
Under Contracts	23	19	-18.75%

Chatham Twp. Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$655K	\$842K	\$955K	\$1.08M	\$1.013M	\$866K	\$940K	\$896K	\$933K	\$953K	\$1.001M	\$1.045M	\$1.086M	\$1.073M	\$1.104M	\$1.173M	\$1.101M	\$1.126M	\$1.192M	\$1.383M	\$1.348M
SP	\$651K	\$829K	\$935K	\$955K	\$977K	\$828K	\$907K	\$867K	\$892K	\$929K	\$985K	\$1.021M	\$1.021M	\$1.045M	\$1.045M	\$1.105M	\$1.073M	\$1.131M	\$1.224M	\$1.414M	\$1.450M

Sales Price to Assessed Value Ratio



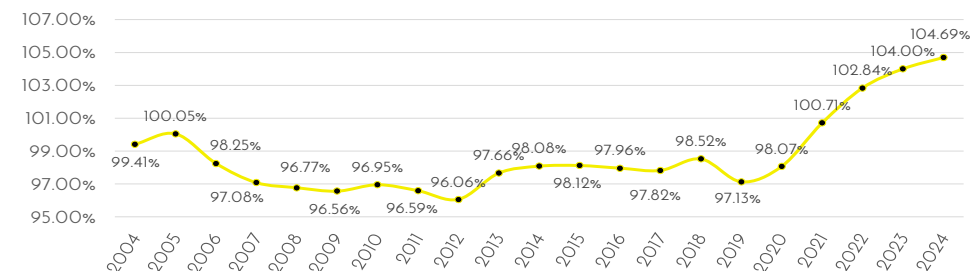
12 Month Rate of Absorption



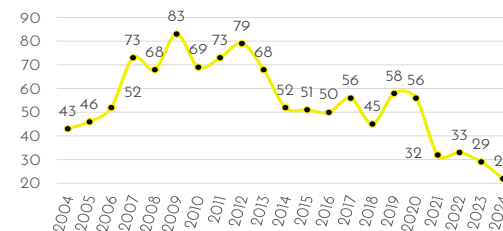
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Chatham Twp. Yearly Market Trends

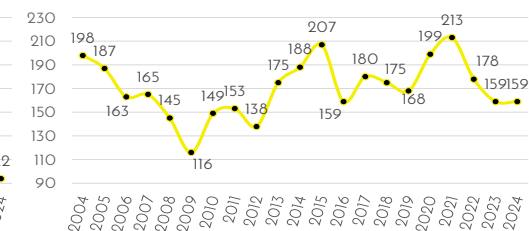
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.