

Chatham Twp.

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19I Heritage Drive	OneFloor	2	2.0	9	\$489,000	\$489,000	\$485,000	99.18%	\$320,800	1.51
2	20C Heritage Drive	OneFloor	2	2.0	14	\$595,000	\$595,000	\$595,000	100.00%	\$355,500	1.67
3	17 Coachlight Drive	TwnIntUn	2	1.1	16	\$597,000	\$597,000	\$600,000	100.50%	\$320,000	1.88
4	299 Riveredge Drive	TwnEndUn	3	2.1	11	\$749,000	\$749,000	\$865,000	115.49%	\$489,800	1.77
5	3 Long Hill Lane	CapeCod	4	3.0	9	\$1,075,000	\$1,075,000	\$1,430,000	133.02%	Renovated	
6	81 Huron Drive	Colonial	4	2.2	19	\$1,595,000	\$1,595,000	\$1,710,000	107.21%	\$1,070,800	1.60
7	80 Spring Valley Road	Colonial	6	4.2	1	\$1,895,000	\$1,895,000	\$1,895,000	100.00%	\$1,213,800	1.56
8	28 Falmouth Road	Custom	6	4.1	15	\$2,299,000	\$2,299,000	\$2,500,000	108.74%	Renovated	
AVERAGE					12	\$1,161,750	\$1,161,750	\$1,260,000	108.02%		1.66

"Active" Listings in Chatham Twp.

Number of Units: 21
 Average List Price: \$2,234,717
 Average Days on Market: 68

"Under Contract" Listings in Chatham Twp.

Number of Units: 31
 Average List Price: \$1,687,822
 Average Days on Market: 22

Chatham Twp. 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	90	12	12									24
List Price	\$1,293,286	\$1,862,500	\$956,106	\$1,161,750									\$1,179,883
Sales Price	\$1,325,286	\$1,962,500	\$1,023,778	\$1,260,000									\$1,249,846
SP:LP%	102.56%	106.06%	105.75%	108.02%									105.61%
SP to AV	1.58	1.82	1.77	1.66									1.69
# Units Sold	7	2	9	8									26
3 Mo Rate of Ab	1.32	2.69	3.63	3.48									2.78
Active Listings	11	15	19	21									17
Under Contracts	7	13	20	31									18

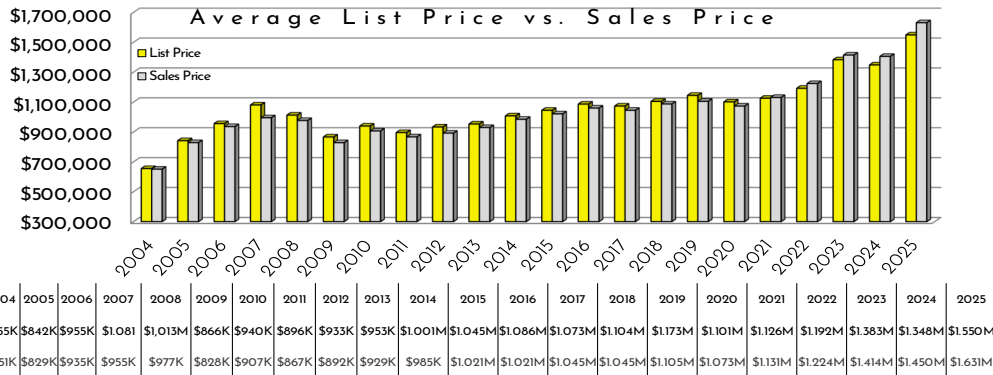
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	24	-14.48%
Sales Price	\$1,769,065	\$1,249,846	-29.35%
LP:SP	108.99%	105.61%	-3.10%
SP:AV	1.74	1.69	-2.94%

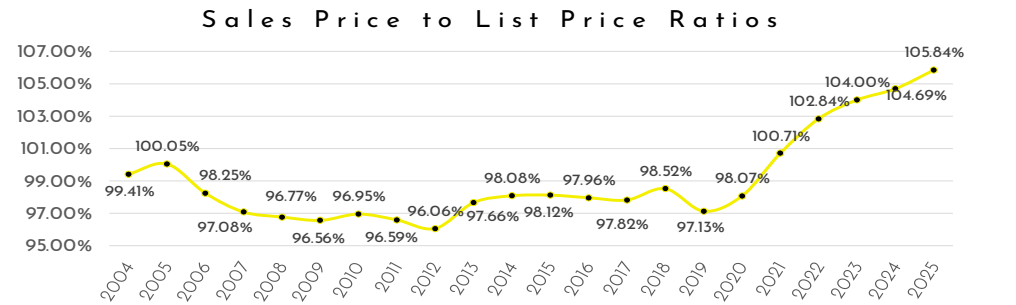


YTD	2025	2026	% Change
# Units Sold	37	26	-29.73%
Rate of Ab 3 Mo	1.60	2.78	74.02%
Actives	17	17	-1.49%
Under Contracts	17	18	2.90%

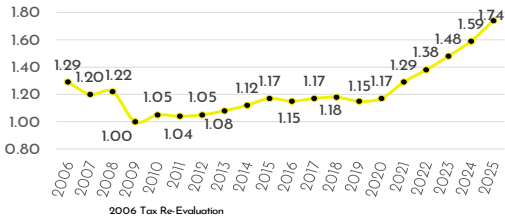
Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends



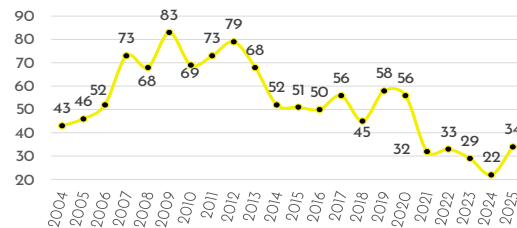
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

