

Chatham Twp.

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12D Heritage Drive	OneFloor	1	1.0	10	\$425,000	\$425,000	\$441,000	103.76%	\$260,500	1.69
2	18F Manchester Court	OneFloor	1	1.1	27	\$469,000	\$469,000	\$469,000	100.00%	\$280,000	1.68
3	9C Sentinel Court	OneFloor	1	1.0	9	\$459,000	\$459,000	\$470,000	102.40%	\$265,500	1.77
4	240 Riveredge Drive	TwndEndUn	2	1.0	30	\$563,900	\$563,900	\$575,000	101.97%	\$314,900	1.83
5	717 Fairmount Avenue	Custom	5	3.1	63	\$1,390,000	\$1,390,000	\$1,350,000	97.12%	\$691,700	1.95
6	43 Lake Road	Colonial	6	5.1	10	\$1,499,000	\$1,499,000	\$1,578,000	105.27%	\$738,300	2.14
7	26 Melrose Lane	TwndEndUn	3	3.1	17	\$1,595,000	\$1,595,000	\$1,905,000	119.44%	\$947,900	2.01
8	21 Spring Street	Colonial	4	3.1	33	\$1,995,000	\$1,995,000	\$1,920,000	96.24%	\$1,159,000	1.66
9	12 Hilltop Terrace	Custom	4	2.1	9	\$1,595,000	\$1,595,000	\$1,995,000	125.08%	\$970,000	2.06
10	11 Huron Drive	Colonial	5	2.2	7	\$1,899,999	\$1,899,999	\$2,300,000	121.05%	\$1,063,200	2.16
11	88 Westminster Road	Colonial	5	4.0	23	\$2,249,000	\$2,249,000	\$2,400,000	106.71%	\$1,233,200	1.95
12	4 Crestwood Drive	Colonial	4	2.1	1	\$2,150,000	\$2,150,000	\$2,400,000	111.63%	\$1,014,500	2.37
13	3 Glenmere Drive	Custom	5	3.1	14	\$2,295,000	\$2,295,000	\$2,495,000	108.71%	\$1,083,800	2.30
14	2 Oak Hill Road	Colonial	5	4.1	1	\$2,750,000	\$2,750,000	\$2,750,000	100.00%	\$1,565,200	1.76
15	33 Hampton Road	Colonial	6	5.0	9	\$2,599,000	\$2,599,000	\$2,750,000	105.81%	New	
16	223 Longwood Avenue	Custom	6	5.1	23	\$2,750,000	\$2,750,000	\$2,875,000	104.55%	Renovated	
17	32 Westminster Road	Colonial	4	3.1	13	\$2,525,000	\$2,525,000	\$3,100,000	122.77%	\$1,331,100	2.33
18	22 Floral Street	Custom	6	6.1	33	\$3,399,999	\$3,299,000	\$3,250,000	98.51%	Renovated	
19	7 Westminster Road	Colonial	5	3.1	11	\$2,799,000	\$2,799,000	\$3,275,000	117.01%	\$1,397,600	2.34
20	71 Dale Drive	Colonial	6	7.1	1	\$3,647,500	\$3,647,500	\$3,647,500	100.00%	\$2,250,000	1.62
AVERAGE					17	\$1,952,770	\$1,947,720	\$2,097,275	107.40%		1.98

"Active" Listings in Chatham Twp.

Number of Units: 23
Average List Price: \$1,565,002
Average Days on Market: 74

"Under Contract" Listings in Chatham Twp.

Number of Units: 20
Average List Price: \$2,012,484
Average Days on Market: 24

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	19	17							20
List Price	\$1,293,286	\$1,862,500	\$956,106	\$1,161,750	\$1,661,050	\$1,947,720							\$1,555,160
Sales Price	\$1,325,286	\$1,962,500	\$1,023,778	\$1,260,000	\$1,803,444	\$2,097,275							\$1,670,367
SP:LP%	102.56%	106.06%	105.75%	108.02%	108.18%	107.40%							106.89%
SP to AV	1.58	1.82	1.77	1.66	1.75	1.98							1.79
# Units Sold	7	2	9	8	18	20							64
3 Mo Rate of Ab	1.32	2.69	3.63	3.48	1.59	1.70							2.40
Active Listings	11	15	19	21	16	23							18
Under Contracts	7	13	20	31	28	20							20

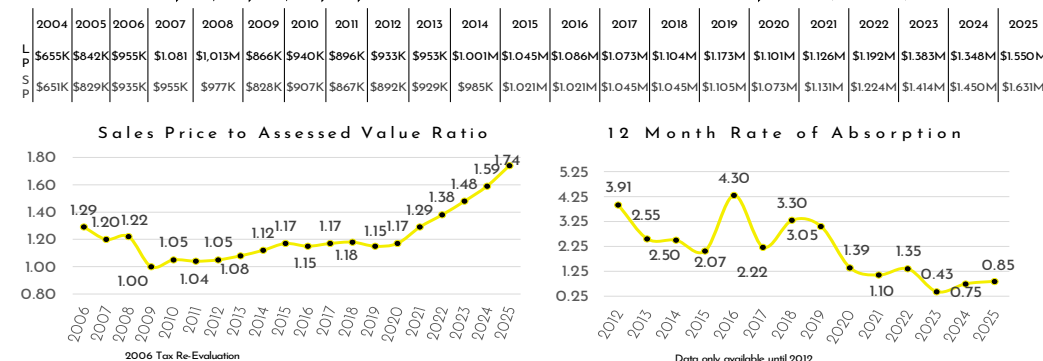
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	20	-28.00%
Sales Price	\$1,738,898	\$1,670,367	-3.94%
LP:SP	107.03%	106.89%	-0.13%
SP:AV	1.74	1.79	3.20%

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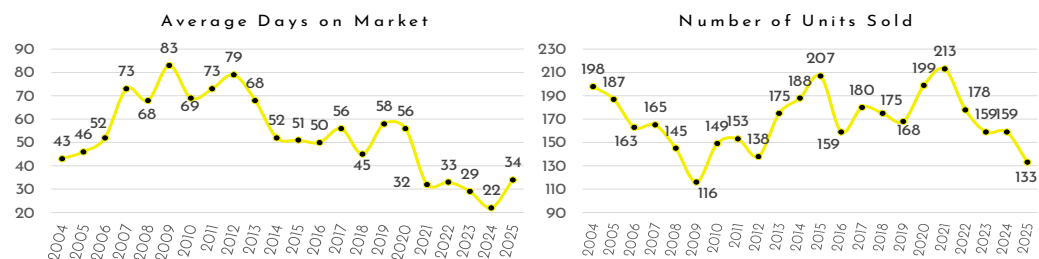
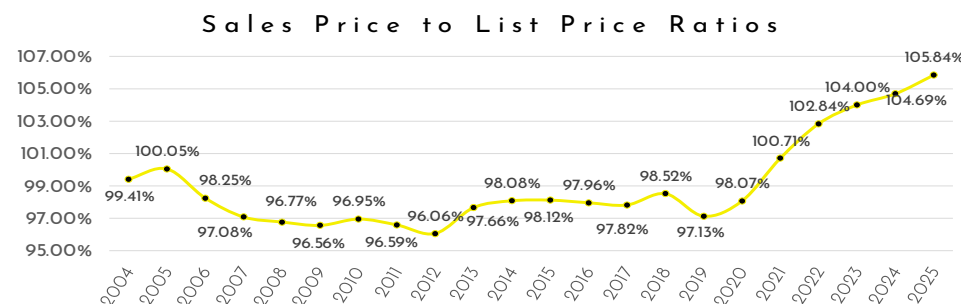
YTD	2025	2026	% Change
# Units Sold	73	64	-12.33%
Rate of Ab 3 Mo	1.53	2.40	56.63%
Actives	18	18	0.00%
Under Contracts	20	20	0.85%

Chatham Twp. Yearly Market Trends



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

Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.