

Chatham Twp.

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19C Heritage Drive	OneFloor	2	1.0	20	\$479,900	\$479,900	\$495,000	103.15%	\$248,300	1.99
2	30 Coachlight Drive	TwndUn	2	2.1	60	\$840,000	\$790,000	\$775,000	98.10%	\$389,900	1.99
3	622 River Road	CapeCod	5	2.0	64	\$1,099,000	\$849,000	\$860,000	101.30%	\$457,700	1.88
4	7 Sunset Terrace	RanchRas	6	3.1	34	\$1,125,000	\$1,125,000	\$1,150,000	102.22%	\$668,500	1.72
5	659 Fairmount Avenue	RanchRas	4	2.1	13	\$1,050,000	\$1,050,000	\$1,312,110	124.96%	\$644,700	2.04
6	16 Beech Court	Colonial	4	2.1	17	\$1,599,000	\$1,599,000	\$1,600,000	100.06%	\$954,300	1.68
7	29 Candace Lane	Colonial	5	3.1	30	\$1,995,000	\$1,995,000	\$1,850,000	92.73%	\$1,045,300	1.77
8	111 Westminster Road	Custom	5	3.1	9	\$1,699,000	\$1,699,000	\$2,175,000	128.02%	\$1,108,300	1.96
9	18 Sandy Hill Road	Colonial	5	3.1	15	\$2,825,000	\$2,825,000	\$2,825,000	100.00%	\$1,296,200	2.18
10	107 Huron Drive	Custom	5	4.1	9	\$2,949,000	\$2,949,000	\$3,100,000	105.12%	\$1,686,600	1.84
11	2 Whitman Drive	Colonial	7	6.1	9	\$3,495,000	\$3,495,000	\$3,450,000	98.71%	Renvoted	
12	51 Glenmere Drive	Colonial	6	6.2	1	\$3,495,000	\$3,495,000	\$3,495,000	100.00%	\$2,202,000	1.59
13	15 School Avenue	Custom	7	7.2	12	\$4,595,000	\$4,595,000	\$4,595,000	100.00%	\$2,722,000	1.69
14	5 Joanna Way	Colonial	7	6.1	13	\$4,795,000	\$4,795,000	\$4,795,000	100.00%	New	
AVERAGE					22	\$2,288,636	\$2,267,207	\$2,319,794	103.88%		1.86

"Active" Listings in Chatham Twp.

Number of Units: 11
Average List Price: \$1,244,327
Average Days on Market: 39

"Under Contract" Listings in Chatham Twp.

Number of Units: 21
Average List Price: \$1,515,587
Average Days on Market: 74

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	22						21
List Price	\$1,293,286	\$1,862,500	\$956,106	\$1,161,750	\$1,661,050	\$1,947,720	\$2,267,207						\$1,682,963
Sales Price	\$1,325,286	\$1,962,500	\$1,023,778	\$1,260,000	\$1,803,444	\$2,097,275	\$2,319,794						\$1,786,931
SP:LP%	102.56%	106.06%	105.75%	108.02%	108.18%	107.40%	103.88%						106.35%
SP to AV	1.58	1.82	1.77	1.66	1.75	1.98	1.86						1.80
# Units Sold	7	2	9	8	18	20	14						78
3 Mo Rate of Ab	1.32	2.69	3.63	3.48	1.59	1.70	0.62						2.15
Active Listings	11	15	19	21	16	23	11						17
Under Contracts	7	13	20	31	28	20	21						20

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	21	-25.55%
Sales Price	\$1,731,093	\$1,786,931	3.23%
LP:SP	107.05%	106.35%	-0.65%
SP:AV	1.76	1.80	2.83%

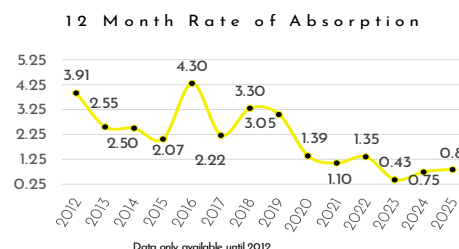
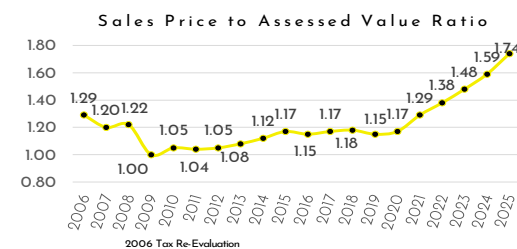
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YTD	2025	2026	% Change
# Units Sold	83	78	-6.02%
Rate of Ab 3 Mo	1.45	2.15	47.93%
Actives	17	17	0.00%
Under Contracts	20	20	0.00%

Chatham Twp. Yearly Market Trends

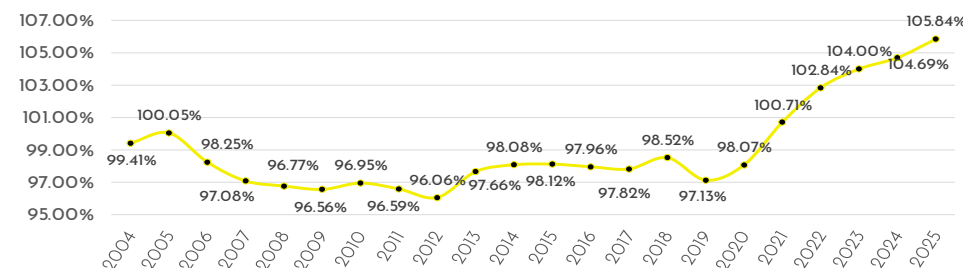


YTD	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP:SP	\$655K	\$842K	\$955K	\$1,081K	\$1,013M	\$866K	\$940K	\$896K	\$933K	\$953K	\$1,001M	\$1,045M	\$1,086M	\$1,073M	\$1,104M	\$1,173M	\$1,101M	\$1,126M	\$1,192M	\$1,383M	\$1,348M	\$1,550M
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	\$1,631M

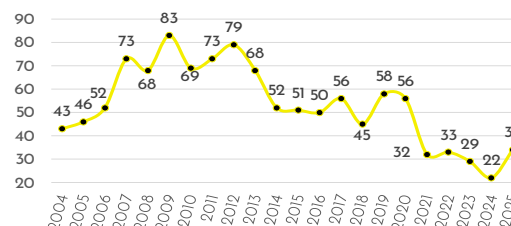


Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

