

# Chatham Twp.

## January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	165 Riveredge Drive	OneFloor	1	1.0	25	\$399,000	\$399,000	\$450,000	112.78%	\$240,400	1.87
2	21-D Kensington Road	OneFloor	2	1.0	27	\$459,000	\$459,000	\$459,000	100.00%	\$290,200	1.58
3	55 Britten Road	Ranch	3	2.0	12	\$899,000	\$899,000	\$950,000	105.67%	\$494,000	1.92
4	223 Longwood Avenue	Ranch	3	2.0	21	\$1,075,000	\$1,075,000	\$1,150,000	106.98%	\$691,800	1.66
5	48 Sunset Drive	SplitLev	4	3.0	34	\$1,399,000	\$1,299,000	\$1,300,000	100.08%	\$689,100	1.89
6	630 Fairmount Avenue	Colonial	4	3.1	13	\$1,099,000	\$1,099,000	\$1,373,600	124.99%	\$803,600	1.71
7	84 Pine Street	RanchExp	4	4.0	8	\$1,298,000	\$1,298,000	\$1,450,000	111.71%	\$1,067,300	1.36
8	18 Gates Avenue	Colonial	5	3.1	54	\$1,625,000	\$1,625,000	\$1,600,000	98.46%	\$919,900	1.74
9	5 Wynwood Road	Colonial	5	3.1	73	\$1,799,000	\$1,695,000	\$1,695,000	100.00%	\$1,247,000	1.36
AVERAGE					30	\$1,116,889	\$1,094,222	\$1,158,622	106.74%		1.68

### "Active" Listings in Chatham Twp.

Number of Units: 8  
Average List Price: \$2,364,089  
Average Days on Market: 105

### "Under Contract" Listings in Chatham Twp.

Number of Units: 9  
Average List Price: \$2,394,778  
Average Days on Market: 50



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												30
List Price	\$1,094,222												\$1,094,222
Sales Price	\$1,158,622												\$1,158,622
SP:LP%	106.74%												106.74%
SP to AV	1.68												1.68
# Units Sold	9												9
3 Mo Rate of Ab	0.75												0.75
Active Listings	8												8
Under Contracts	9												9

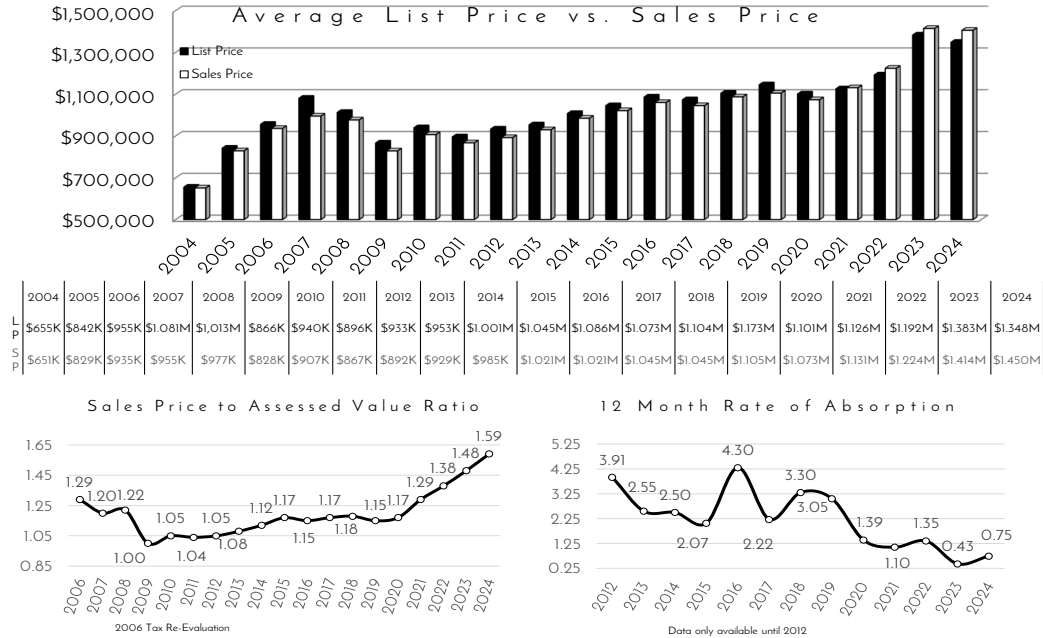
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	20	30	50.21%
Sales Price	\$867,000	\$1,158,622	33.64%
LP:SP	102.37%	106.74%	4.26%
SP:AV	1.56	1.68	7.21%



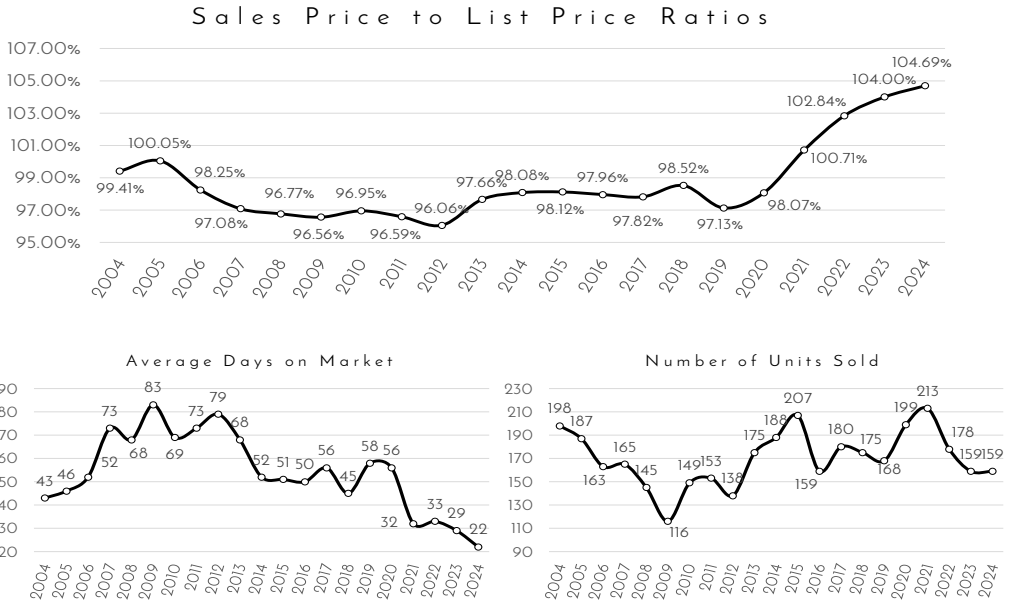
YTD	2024	2025	% Change
# Units Sold	8	9	12.50%
Rate of Ab 3 Mo	1.43	0.75	-47.55%
Actives	12	8	-33.33%
Under Contracts	12	9	-25.00%

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.