

Chatham Twp.

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Mountainview Road	Colonial	5	5.0	7	\$1,995,000	\$1,995,000	\$2,260,000	113.28%	\$1,284,500	1.76
2	54 Floral Street	Colonial	6	5.1	76	\$2,895,000	\$2,695,000	\$2,600,000	96.47%	Renovated	
3	177 Noe Avenue	Colonial	8	8.1	93	\$3,575,000	\$3,575,000	\$3,350,000	93.71%	New	
AVERAGE					59	\$2,821,667	\$2,755,000	\$2,736,667	101.15%		1.76

"Active" Listings in Chatham Twp.

Number of Units: 15
Average List Price: \$1,730,800
Average Days on Market: 59

"Under Contract" Listings in Chatham Twp.

Number of Units: 18
Average List Price: \$1,659,759
Average Days on Market: 29



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											37
List Price	\$1,094,222	\$2,755,000											\$1,509,417
Sales Price	\$1,158,622	\$2,736,667											\$1,553,133
SP:LP%	106.74%	101.15%											105.34%
SP to AV	1.68	1.76											1.69
# Units Sold	9	3											12
3 Mo Rate of Ab	0.75	1.68											1.22
Active Listings	8	15											12
Under Contracts	9	18											14

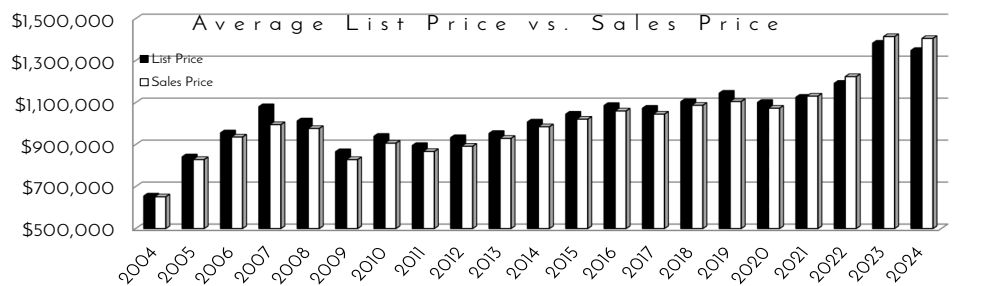
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	15	37	141.16%
Sales Price	\$1,008,805	\$1,553,133	53.96%
LP:SP	103.29%	105.34%	1.99%
SP:AV	1.50	1.69	12.18%



YTD	2024	2025	% Change
# Units Sold	13	12	-7.69%
Rate of Ab 3 Mo	2.38	1.22	-48.84%
Actives	15	12	-23.33%
Under Contracts	15	14	-10.00%

Chatham Twp. Yearly Market Trends



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
L P S P	\$655K	\$842K	\$955K	\$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	\$1,553M
S P	\$651K	\$829K	\$935K	\$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	\$1,553M

