

# Chatham Twp.

## March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6C Avon Court	OneFloor	2	2.0	59	\$489,000	\$489,000	\$485,000	99.18%	\$290,200	1.67
2	293 Riveredge Drive	TwnIntUn	1	1.0	14	\$449,000	\$449,000	\$500,000	111.36%	\$300,000	1.67
3	16 Mountainside Drive	Custom	3	2.1	9	\$969,000	\$969,000	\$1,220,000	125.90%	\$594,400	2.05
4	52 Dellwood Avenue	SplitLev	6	3.1	13	\$1,299,000	\$1,299,000	\$1,625,000	125.10%	\$839,600	1.94
5	62 Candace Lane	Colonial	4	3.1	9	\$1,549,000	\$1,549,000	\$1,940,000	125.24%	\$1,062,100	1.83
6	35 Runnymede Road	Colonial	6	6.1	16	\$1,900,000	\$1,900,000	\$1,975,000	103.95%	\$1,182,300	1.67
7	24 Sterling Drive	TwnIntUn	3	4.1	16	\$1,875,000	\$1,875,000	\$2,015,000	107.47%	\$1,139,700	1.77
8	28 Wickham Way	Colonial	5	6.1	58	\$2,100,000	\$2,100,000	\$2,025,000	96.43%	\$1,400,000	1.45
9	316 Lafayette Avenue	Colonial	6	4.1	18	\$2,250,000	\$2,250,000	\$2,701,000	120.04%	\$1,375,300	1.96
10	6 Kincaid Lane	Custom	6	5.2	135	\$2,895,000	\$2,795,000	\$2,705,000	96.78%	\$1,693,600	1.60
11	17 Robin Hood Lane	Colonial	5	5.1	14	\$2,495,000	\$2,495,000	\$2,850,000	114.23%	\$1,652,500	1.72
12	20 Candace Lane	Colonial	6	6.2	42	\$3,649,000	\$3,649,000	\$3,495,000	95.78%	\$1,900,000	1.84
13	6 Maple Street	Custom	8	8.1	1	\$3,650,000	\$3,650,000	\$3,800,000	104.11%	\$2,429,100	1.56
14	11 Sandy Hill Road	Colonial	7	8.1	18	\$3,550,000	\$3,550,000	\$3,840,000	108.17%	\$2,726,800	1.41
AVERAGE					30	\$2,079,929	\$2,072,786	\$2,226,857	109.55%		1.72

### "Active" Listings in Chatham Twp.

Number of Units: 22  
Average List Price: \$1,991,869  
Average Days on Market: 55

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

Number of Units: 15  
Average List Price: \$1,333,114  
Average Days on Market: 18



# 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	30										33
List Price	\$1,094,222	\$2,755,000	\$2,072,786										\$1,812,769
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857										\$1,915,908
SP:LP%	106.74%	101.15%	109.55%										107.61%
SP to AV	1.68	1.76	1.72										1.71
# Units Sold	9	3	14										26
3 Mo Rate of Ab	0.75	1.68	1.40										1.28
Active Listings	8	15	22										15
Under Contracts	9	18	15										14

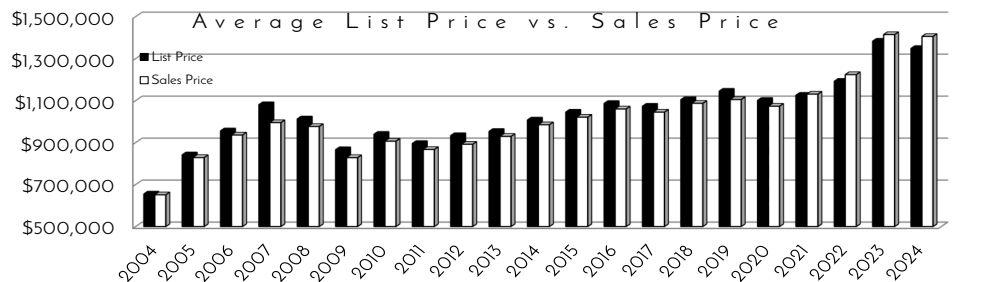
## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	14	33	141.39%
Sales Price	\$1,247,865	\$1,915,908	53.53%
LP:SP	104.00%	107.61%	3.47%
SP:AV	1.51	1.71	12.75%

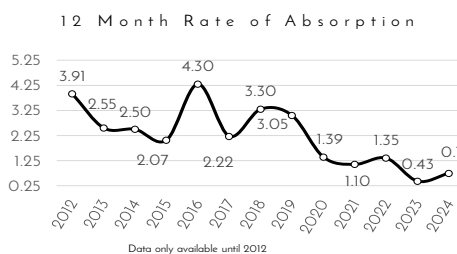
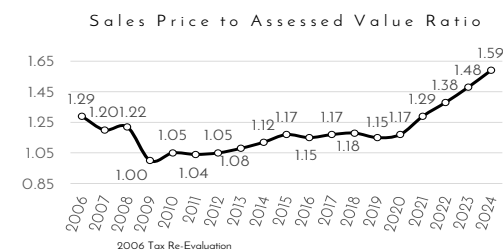


YTD	2024	2025	% Change
# Units Sold	23	26	13.04%
Rate of Ab 3 Mo	2.27	1.28	-43.68%
Actives	14	15	4.65%
Under Contracts	19	14	-26.32%

## 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	\$655K	\$842K	\$955K	\$1,081M	\$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
S P	\$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



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