## Chatham Twp. April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	81 Vernon Lane	OneFloor	1	1.0	54	\$81,714	\$81,714	\$81,714	100.00%	\$46,000	1.78
2	21E Kensington Road	OneFloor	1	1.0	14	\$365,000	\$365,000	\$402,000	110.14%	\$209,800	1.92
3	119 Terrace Drive	TwnEndUn	2	2.0	10	\$590,000	\$590,000	\$675,000	114.41%	\$375,100	1.80
4	647 Fairmount Avenue	Ranch	3	2.0	31	\$869,000	\$869,000	\$955,000	109.90%	\$540,400	1.77
5	10 Cypress Road	CapeCod	4	2.0	8	\$965,000	\$965,000	\$1,156,888	119.88%	\$482,800	2.40
6	60 Meyersville Road	Custom	4	2.0	13	\$999,000	\$999,000	\$1,213,785	121.50%	Renovated	
7	27 Stonewyck Drive	Custom	5	4.1	9	\$1,695,000	\$1,695,000	\$1,750,000	103.24%	\$922,600	1.90
8	39 School Avenue	Colonial	5	3.1	12	\$1,595,000	\$1,595,000	\$2,005,400	125.73%	\$1,156,100	1.73
9	16 Glenmere Drive	Colonial	5	4.1	1	\$2,100,000	\$2,100,000	\$2,150,000	102.38%	\$1,165,300	1.85
10	22 Wynwood Road	Colonial	5	4.1	15	\$2,150,000	\$2,150,000	\$2,500,000	116.28%	\$1,393,300	1.79
11	7 Dale Drive	Custom	5	5.1	8	\$2,475,000	\$2,475,000	\$2,752,000	111.19%	\$2,003,000	1.37
	AVERAGE				16	\$1,262,247	\$1,262,247	\$1,421,981	112.24%		1.83

"Active" Listings in Chatham Twp.

Number of Units: 22

Average List Price: \$1,410,662

Average Days on Market: 47

"Under Contract" Listings in Chatham Twp.

Number of Units: 27

Average List Price: \$1,832,148

Average Days on Market: 35



Chatham Twp. 2025 Year to Date Market Trends

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YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	59	30	16			'		,				28
List Price	\$1,094,222	\$2,755,000	\$2,072,786	\$1,262,247									\$1,649,100
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857	\$1,421,981			<u> </u>		<u> </u>	1			\$1,769,065
SP:LP%	106.74%	101.15%	109.55%	112.24%					'				108.99%
SP to AV	1.68	1.76	1.72	1.83									1.74
# Units Sold	9	3	14	11									37
3 Mo Rate of Ab	0.75	1.68	1.40	2.56					<u> </u>				1.60
Active Listings	8	15	22	22									17
Under Contracts	9	18	15	27									17
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## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	28	16.12%
Sales Price	\$1,378,221	\$1,769,065	28.36%
LP:SP	103.74%	108.99%	5.05%
SP:AV	1.50	1.74	16.28%

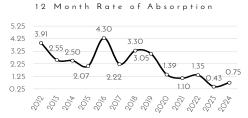


®	YTD	2024	2025	% Change
	# Units Sold	34	37	8.82%
	Rate of Ab 3 Mo	2.33	1.60	-31.29%
	Actives	15	17	9.84%
	Under Contracts	23	17	-25.81%

## Chatham Twp. Yearly Market Trends







## Chatham Twp. Yearly Market Trends

