

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	TwndEndUn	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

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									\$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									1.60
Active Listings	8	15	22	22									17
Under Contracts	9	18	15	27									17

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

Sales Price to List Price Ratios

