

# Chatham Twp.

## May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19A Heritage Drive	OneFloor	1	1.0	21	\$413,500	\$413,500	\$413,000	99.88%	\$245,700	1.68
2	2E Avon Court	TwndEndUn	1	1.0	27	\$427,000	\$427,000	\$424,200	99.34%	\$245,200	1.73
3	110 Riveredge Drive	TwndIntUn	1	1.0	10	\$425,000	\$425,000	\$435,000	102.35%	\$304,400	1.43
4	23D Heritage Drive	OneFloor	1	1.0	11	\$420,000	\$420,000	\$435,000	103.57%	\$245,800	1.77
5	176 Riveredge Drive	TwndIntUn	2	1.0	13	\$529,000	\$529,000	\$529,000	100.00%	\$314,900	1.68
6	199 Riveredge Drive	TwndIntUn	3	2.1	47	\$750,000	\$750,000	\$770,000	102.67%	\$465,600	1.65
7	26 Gates Avenue	RanchRas	4	2.1	8	\$1,129,000	\$1,129,000	\$1,350,000	119.57%	\$624,200	2.16
8	63 Susan Drive	Colonial	4	2.2	9	\$1,250,000	\$1,250,000	\$1,610,000	128.80%	\$779,800	2.06
9	23 Falmouth Road	Colonial	4	4.1	10	\$1,925,000	\$1,925,000	\$2,300,000	119.48%	\$978,300	2.35
10	41 Linden Lane	Colonial	4	3.1	8	\$1,895,000	\$1,895,000	\$2,300,000	121.37%	\$1,287,400	1.79
11	157 Noe Avenue	Colonial	6	5.1	14	\$2,385,000	\$2,385,000	\$2,475,000	103.77%	\$1,569,600	1.58
12	6 Warwick Road	SeeRem	4	2.1	1	\$2,600,000	\$2,600,000	\$2,625,000	100.96%	\$1,585,200	1.66
13	18 Maple Street	Custom	5	5.1	14	\$2,750,000	\$2,750,000	\$2,806,000	102.04%	\$2,264,500	1.24
14	17 Crestwood Drive	Colonial	5	3.3	1	\$2,825,000	\$2,825,000	\$2,825,000	100.00%	\$1,995,600	1.42
15	11 Lincoln Circle	Colonial	5	5.2	1	\$3,650,000	\$3,650,000	\$3,650,000	100.00%	\$2,436,300	1.50
16	21 Ferndale Road	Colonial	7	7.2	55	\$3,999,999	\$3,999,999	\$3,900,000	97.50%	New	
17	79 May Drive	Colonial	7	7.1	419	\$4,250,000	\$4,250,000	\$4,050,000	95.29%	New	
AVERAGE					39	\$1,860,206	\$1,860,206	\$1,935,129	105.68%		1.71

### "Active" Listings in Chatham Twp.

Number of Units: 21  
Average List Price: \$1,846,964  
Average Days on Market: 83

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

Number of Units: 28  
Average List Price: \$1,492,210  
Average Days on Market: 22



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	39								32
List Price	\$1,094,222	\$2,755,000	\$2,072,786	\$1,262,247	\$1,860,206								\$1,715,560
Sales Price	\$1,158,622	\$2,736,667	\$2,226,857	\$1,421,981	\$1,935,129								\$1,821,344
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%								107.95%
SP to AV	1.68	1.76	1.72	1.83	1.71								1.73
# Units Sold	9	3	14	11	17								54
3 Mo Rate of Ab	0.75	1.68	1.40	2.56	1.50								1.58
Active Listings	8	15	22	22	21								18
Under Contracts	9	18	15	27	28								19

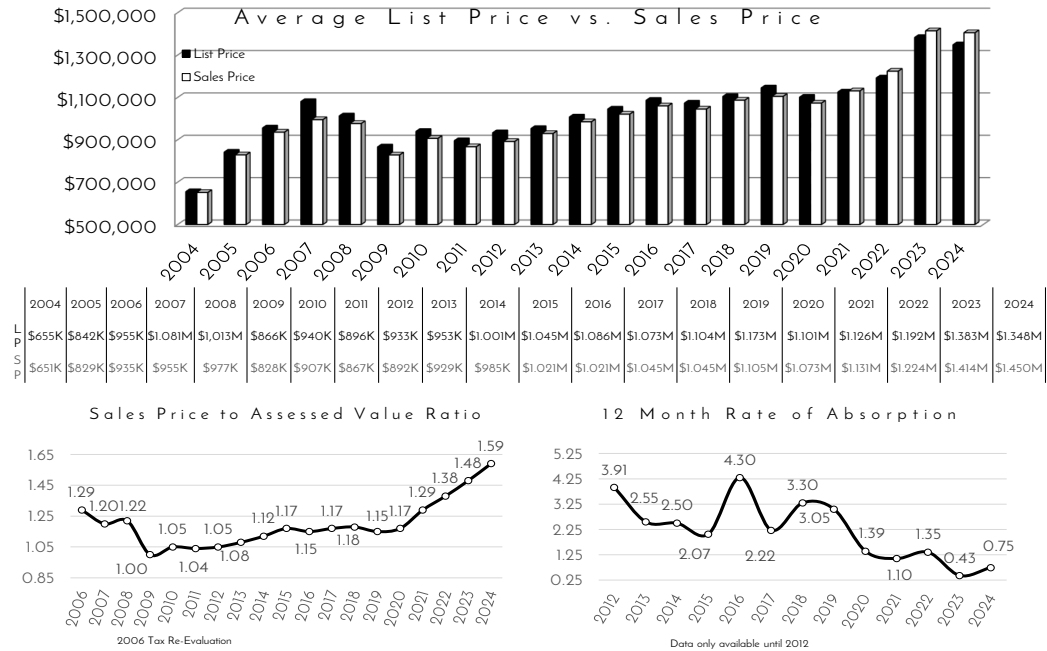
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	32	46.83%
Sales Price	\$1,445,532	\$1,821,344	26.00%
LP:SP	105.23%	107.95%	2.58%
SP:AV	1.57	1.73	10.30%



YTD	2024	2025	% Change
# Units Sold	56	54	-3.57%
Rate of Ab 3 Mo	2.13	1.58	-25.92%
Actives	15	18	15.79%
Under Contracts	25	19	-22.40%

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

