

Chatham Twp.

October 2025 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|-----------------------|----------|--------|-------|-----|------------------|-------------|-------------|-------------|------------------|-------|
| 1 | 22-I Canterbury Road | OneFloor | 1 | 1.0 | 48 | \$385,000 | \$385,000 | \$385,000 | 100.00% | \$209,800 | 1.84 |
| 2 | 394 Fairmount Avenue | Custom | 3 | 1.0 | 4 | \$799,000 | \$799,000 | \$885,000 | 110.76% | \$595,200 | 1.49 |
| 3 | 14 Mitchell Avenue | Custom | 5 | 3.0 | 170 | \$1,428,888 | \$1,188,000 | \$1,140,000 | 95.96% | \$682,100 | 1.67 |
| 4 | 25 Buxton Road | Custom | 4 | 3.0 | 12 | \$1,150,000 | \$1,150,000 | \$1,275,000 | 110.87% | \$971,000 | 1.31 |
| 5 | 23 Lenape Trail | Colonial | 4 | 2.1 | 31 | \$1,349,000 | \$1,349,000 | \$1,640,000 | 121.57% | \$823,400 | 1.99 |
| 6 | 34 Rolling Hill Drive | Custom | 7 | 7.2 | 25 | \$4,199,000 | \$4,199,000 | \$4,050,000 | 96.45% | New | |
| AVERAGE | | | | | | 48 | \$1,551,815 | \$1,511,667 | \$1,562,500 | 105.94% | 1.66 |

"Active" Listings in Chatham Twp.

Number of Units: 17
 Average List Price: \$2,182,598
 Average Days on Market: 93

"Under Contract" Listings in Chatham Twp.

Number of Units: 13
 Average List Price: \$1,552,692
 Average Days on Market: 36



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 | 19 | 24 | 57 | 24 | 48 | | | 33 |
| List Price | \$1,094,222 | \$2,755,000 | \$2,072,786 | \$1,262,247 | \$1,860,206 | \$1,433,211 | \$1,559,280 | \$1,377,812 | \$1,016,628 | \$1,511,667 | | | \$1,536,916 |
| Sales Price | \$1,158,622 | \$2,736,667 | \$2,226,857 | \$1,421,981 | \$1,935,129 | \$1,504,576 | \$1,674,120 | \$1,457,250 | \$1,047,428 | \$1,562,500 | | | \$1,624,748 |
| SP:LP% | 106.74% | 101.15% | 109.55% | 112.24% | 105.68% | 104.43% | 107.19% | 105.23% | 103.14% | 105.94% | | | 106.40% |
| SP to AV | 1.68 | 1.76 | 1.72 | 1.83 | 1.71 | 1.75 | 1.87 | 1.65 | 1.75 | 1.66 | | | 1.74 |
| # Units Sold | 9 | 3 | 14 | 11 | 17 | 19 | 10 | 16 | 10 | 6 | | | 115 |
| 3 Mo Rate of Ab | 0.75 | 1.68 | 1.40 | 2.56 | 1.50 | 1.31 | 0.96 | 0.91 | 1.50 | 1.74 | | | 1.43 |
| Active Listings | 8 | 15 | 22 | 22 | 21 | 17 | 16 | 14 | 16 | 17 | | | 17 |
| Under Contracts | 9 | 18 | 15 | 27 | 28 | 21 | 21 | 16 | 14 | 13 | | | 18 |

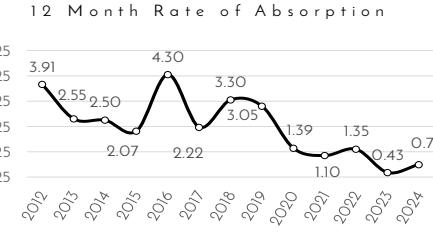
Flashback! YTD 2024 vs YTD 2025

| YTD | 2024 | 2025 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 20 | 33 | 63.81% |
| Sales Price | \$1,405,869 | \$1,624,748 | 15.57% |
| LP:SP | 105.33% | 106.40% | 1.02% |
| SP:AV | 1.61 | 1.74 | 7.70% |



| YTD | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 135 | 115 | -14.81% |
| Rate of Ab 3 Mo | 1.78 | 1.43 | -19.74% |
| Actives | 18 | 17 | -5.56% |
| Under Contracts | 23 | 18 | -19.47% |

Chatham Twp. Yearly Market Trends



Chatham Twp. Yearly Market Trends

