

# Chatham Twp.

## May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22C Heritage Drive	OneFloor	1	1.0	69	\$475,000	\$455,000	\$445,000	97.80%	\$245,500	1.81
2	18H Heritage Drive	OneFloor	1	1.0	15	\$442,000	\$442,000	\$455,000	102.94%	\$282,700	1.61
3	2H Heritage Drive	TwnIntUn	2	1.0	58	\$518,000	\$498,000	\$485,000	97.39%	\$295,800	1.64
4	10C Heritage Drive	OneFloor	2	2.0	35	\$549,999	\$549,999	\$545,000	99.09%	\$319,900	1.70
5	418 River Road	Ranch	3	1.0	9	\$600,000	\$600,000	\$680,000	113.33%	\$430,500	1.58
6	217 Terrace Drive	TwnEndUn	3	2.1	8	\$799,000	\$799,000	\$920,000	115.14%	\$510,700	1.80
7	634 Fairmount Avenue	Colonial	3	4.0	39	\$1,015,900	\$999,900	\$930,000	93.01%	\$747,000	1.24
8	535 Fairmount Avenue	Colonial	4	2.1	10	\$1,050,000	\$1,050,000	\$1,326,000	126.29%	\$699,200	1.90
9	16 Nicholson Drive	Colonial	4	2.1	15	\$1,699,000	\$1,699,000	\$1,925,000	113.30%	\$957,600	2.01
10	31 Mountainview Road	Colonial	4	4.0	17	\$1,699,000	\$1,699,000	\$2,000,000	117.72%	\$1,287,500	1.55
11	24 Westminster Road	Colonial	4	3.1	16	\$1,995,000	\$1,995,000	\$2,060,000	103.26%	\$1,167,200	1.76
12	1 Emmett Street	Colonial	6	5.1	7	\$2,298,000	\$2,298,000	\$2,298,000	100.00%	New	
13	72 Huron Drive	Colonial	4	3.1	10	\$1,975,000	\$1,975,000	\$2,300,000	116.46%	\$1,103,400	2.08
14	58 Rolling Hill Drive	Custom	6	5.0	9	\$2,100,000	\$2,100,000	\$2,499,000	119.00%	\$1,249,900	2.00
15	9 Buttonwood Lane	Colonial	5	3.1	11	\$2,395,000	\$2,395,000	\$2,644,000	110.40%	Renovated	
16	13 Loantaka Lane	Colonial	5	5.2	1	\$2,699,000	\$2,699,000	\$3,275,000	121.34%	\$1,960,900	1.67
17	82 May Drive	Colonial	6	5.1	1	\$3,795,000	\$3,795,000	\$3,825,000	100.79%	\$2,117,300	1.81
18	206 Longwood Avenue	Colonial	7	7.1	9	\$3,850,000	\$3,850,000	\$3,850,000	100.00%	New	
AVERAGE					19	\$1,664,161	\$1,661,050	\$1,803,444	108.18%		1.75

### "Active" Listings in Chatham Twp.

Number of Units: 16  
 Average List Price: \$2,080,972  
 Average Days on Market: 92

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

Number of Units: 28  
 Average List Price: \$1,916,128  
 Average Days on Market: 20



# Chatham Twp. 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	90	12	12	19								22
List Price	\$1,293,286	\$1,862,500	\$956,106	\$1,161,750	\$1,661,050								\$1,376,724
Sales Price	\$1,325,286	\$1,962,500	\$1,023,778	\$1,260,000	\$1,803,444								\$1,476,318
SP:LP%	102.56%	106.06%	105.75%	108.02%	108.18%								106.66%
SP to AV	1.58	1.82	1.77	1.66	1.75								1.71
# Units Sold	7	2	9	8	18								44
3 Mo Rate of Ab	1.32	2.69	3.63	3.48	1.59								2.54
Active Listings	11	15	19	21	16								16
Under Contracts	7	13	20	31	28								20

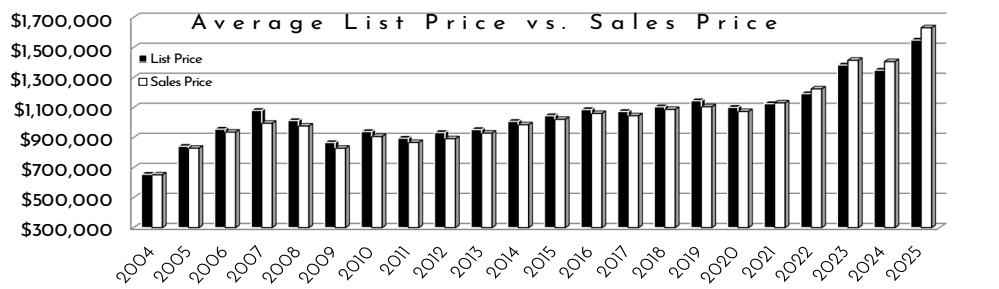
## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	32	22	-30.77%
Sales Price	\$1,821,344	\$1,476,318	-18.94%
LP:SP	107.95%	106.66%	-1.19%
SP:AV	1.73	1.71	-1.24%



YTD	2025	2026	% Change
# Units Sold	54	44	-18.52%
Rate of Ab 3 Mo	1.58	2.54	61.09%
Actives	18	16	-6.82%
Under Contracts	19	20	2.06%

### Chatham Twp. Yearly Market Trends

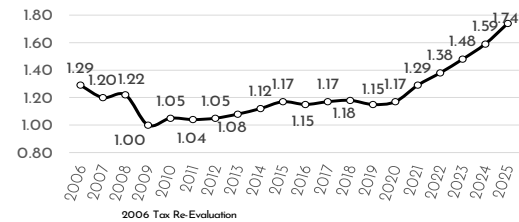


### Chatham Twp. Yearly Market Trends

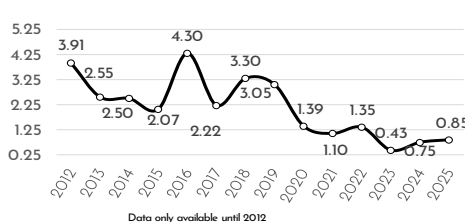


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$655K	\$842K	\$955K	\$1.081	\$1.013M	\$866K	\$940K	\$896K	\$933K	\$953K	\$1.001M	\$1.045M	\$1.086M	\$1.073M	\$1.104M	\$1.173M	\$1.101M	\$1.126M	\$1.192M	\$1.383M	\$1.348M	\$1.550M
SP	\$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	\$1.631M

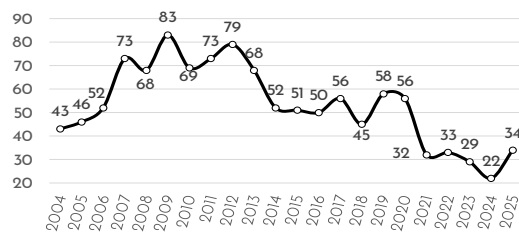
#### Sales Price to Assessed Value Ratio



#### 12 Month Rate of Absorption



#### Average Days on Market



#### Number of Units Sold

