

# Chatham Twp.

## April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Heritage Drive	OneFloor	1	1.0	21	\$350,000	\$350,000	\$370,000	105.71%	\$245,800	1.51
2	677 River Road	RanchExp	4	3.0	4	\$600,000	\$600,000	\$500,000	83.33%	\$539,200	0.93
3	60 Meyersville Road	CapeCod,	3	2.0	1	\$600,000	\$600,000	\$625,000	104.17%	\$448,300	1.39
4	543 Fairmount Avenue	Split Level	3	3.0	15	\$849,000	\$849,000	\$945,101	111.32%	\$524,500	1.80
5	522A Green Village Road	Colonial	4	3.1	24	\$1,399,000	\$1,399,000	\$1,381,000	98.71%	\$894,200	1.54
6	326 Lafayette Avenue	Split Level	4	3.0	15	\$1,295,000	\$1,295,000	\$1,415,000	109.27%	\$835,000	1.69
7	463 River Road	Colonial	4	4.1	42	\$1,675,000	\$1,675,000	\$1,630,000	97.31%	\$1,195,400	1.36
8	8 Lisa Drive	Colonial	4	2.1	11	\$1,399,000	\$1,399,000	\$1,712,000	122.37%	Renovated	
9	51 Runnymede Road	Custom,	7	6.2	29	\$2,350,000	\$2,350,000	\$2,350,000	100.00%	Renovated	
10	66 Rolling Hill Drive	Colonial	7	8.1	14	\$3,195,000	\$3,195,000	\$3,355,495	105.02%	\$2,200,000	1.53
11	39 Rolling Hill Drive	Custom	7	6.2	330	\$3,950,000	\$3,950,000	\$3,875,000	98.10%	New	
<b>AVERAGE</b>					46	\$1,605,636	\$1,605,636	\$1,650,781	103.21%		1.47

***"Active"*** Listings in Chatham Twp.

Number of Units: 18  
 Average List Price: \$1,810,550  
 Average Days on Market: 19

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

Number of Units: 36  
 Average List Price: \$1,505,722  
 Average Days on Market: 20

# Chatham Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	20	8	12	46									24
List Price	\$837,125	\$1,190,304	\$1,486,034	\$1,605,636									\$1,328,555
Sales Price	\$867,000	\$1,235,694	\$1,558,644	\$1,650,781									\$1,378,221
SP:LP%	102.37%	104.75%	104.92%	103.21%									103.74%
SP to AV	1.56	1.39	1.54	1.47									1.50
# Units Sold	8	5	10	11									34
3 Mo Rate of Ab	1.43	3.32	2.05	2.50									2.33
Active Listings	12	18	13	18									15
Under Contracts	12	18	27	36									23

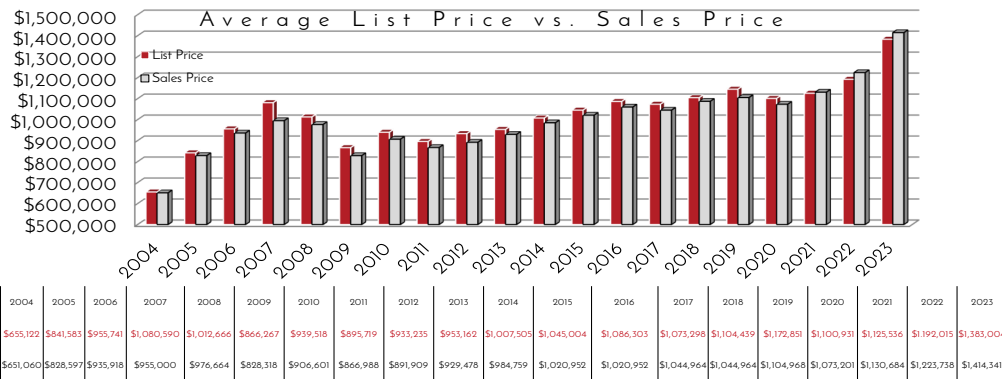
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	39	24	-37.37%
Sales Price	\$1,316,186	\$1,378,221	4.71%
LP:SP	101.84%	103.74%	1.87%
SP:AV	1.46	1.50	2.81%



YTD	2023	2024	% Change
# Units Sold	43	34	-20.93%
Rate of Ab 3 Mo	1.47	2.33	58.70%
Actives	16	15	-4.69%
Under Contracts	32	23	-27.34%

## Chatham Twp. Yearly Market Trends



## Chatham Twp. Yearly Market Trends

