

Chatham Twp.

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1F Avon Court	OneFloor	1	1.1	15	\$425,000	\$425,000	\$425,000	100.00%	\$280,000	1.52
2	93 Ormont Road	Colonial	4	2.1	23	\$999,000	\$999,000	\$985,000	98.60%	\$699,500	1.41
3	730 River Road	Colonial	4	2.1	13	\$949,000	\$949,000	\$999,000	105.27%	\$548,200	1.82
4	562 Fairmount Avenue	Colonial	4	4.0	22	\$1,595,000	\$1,595,000	\$1,600,000	100.31%	\$1,090,500	1.47
5	16 Dale Drive	Ranch	3	2.1	12	\$1,600,000	\$1,600,000	\$1,715,000	107.19%	\$792,100	2.17
6	55 May Drive	SplitLev	4	3.0	75	\$2,100,000	\$1,950,000	\$1,830,000	93.85%	\$898,800	2.04
7	27 Overlook Road	Colonial	5	3.1	17	\$1,789,000	\$1,789,000	\$2,200,000	122.97%	\$930,500	2.36
8	15 Linden Lane	Colonial	7	7.1	189	\$4,500,000	\$4,275,000	\$4,210,579	98.49%	\$2,796,500	1.51
AVERAGE					46	\$1,744,625	\$1,697,750	\$1,745,572	103.34%		1.79

"Active" Listings in Chatham Twp.

Number of Units: 10
Average List Price: \$2,466,316
Average Days on Market: 140

"Under Contract" Listings in Chatham Twp.

Number of Units: 12
Average List Price: \$1,518,325
Average Days on Market: 32

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	46		34
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	\$1,697,750		\$1,547,376
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	\$1,745,572		\$1,632,606
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%	107.19%	105.23%	103.14%	105.94%	103.34%		106.20%
SP to AV	1.68	1.76	1.72	1.83	1.71	1.75	1.87	1.65	1.75	1.66	1.79		1.74
# Units Sold	9	3	14	11	17	19	10	16	10	6	8		123
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	1.63		1.45
Active Listings	8	15	22	22	21	17	16	14	16	17	10		16
Under Contracts	9	18	15	27	28	21	21	16	14	13	12		18

Flashback! YTD 2024 vs YTD 2025

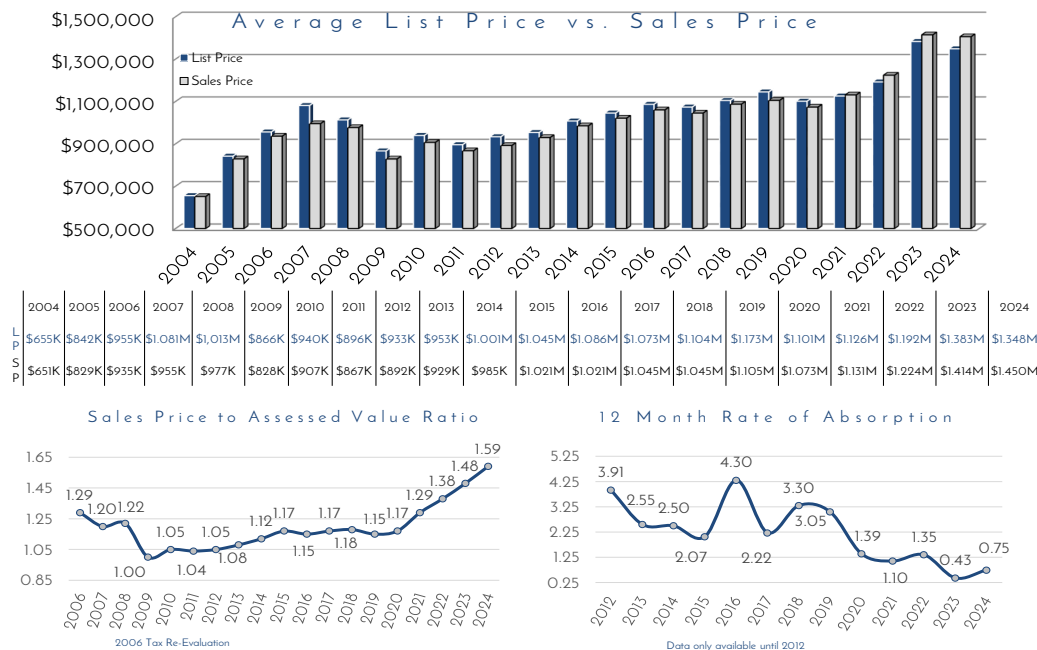
YTD	2024	2025	% Change
DOM	21	34	59.23%
Sales Price	\$1,410,271	\$1,632,606	15.77%
LP:SP	104.78%	106.20%	1.36%
SP:AV	1.60	1.74	8.95%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

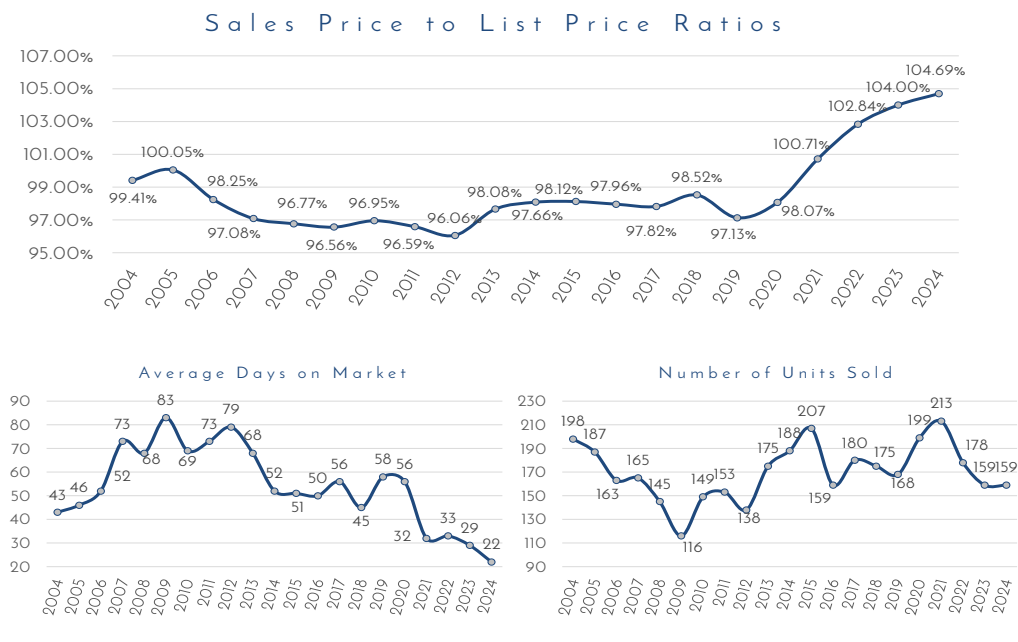
YTD	2024	2025	% Change
# Units Sold	145	123	-15.17%
Rate of Ab 3 Mo	1.78	1.45	-18.42%
Actives	18	16	-9.18%
Under Contracts	22	18	-20.16%

Chatham Twp. Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Chatham Twp. Yearly Market Trends



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Not intended to solicit a property already listed.