

# Chatham Twp.

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17B Heritage Drive	OneFloor	1	1.0	29	\$420,000	\$420,000	\$410,000	97.62%	\$245,500	1.67
2	146 Riveredge Drive	TwnIntUn	1	1.0	39	\$424,900	\$424,900	\$415,000	97.67%	\$304,400	1.36
3	14A Kensington Road	OneFloor	1	1.0	10	\$439,000	\$439,000	\$439,000	100.00%	\$229,700	1.91
4	21G Heritage Drive	OneFloor	2	2.0	68	\$595,000	\$575,000	\$557,200	96.90%	\$342,300	1.63
5	157 Meyersville Road	Colonial	5	5.0	50	\$1,899,000	\$1,799,000	\$1,787,550	99.36%	Renovated	
6	108 Meyersville Road	Contemp	5	4.1	23	\$1,895,000	\$1,895,000	\$1,850,000	97.63%	New	
7	71 Treadwell Avenue	Custom	4	4.1	9	\$1,950,000	\$1,950,000	\$2,200,000	112.82%	\$1,253,800	1.75
8	18 Ridge Road	Colonial	5	5.1	9	\$1,995,000	\$1,995,000	\$2,379,000	119.25%	\$1,232,100	1.93
9	107 Southern Boulevard	Colonial	6	5.1	44	\$2,595,000	\$2,595,000	\$2,475,000	95.38%	\$1,518,700	1.63
10	17 Hilltop Terrace	Colonial	7	7.1	55	\$3,699,000	\$3,699,000	\$3,600,000	97.32%	New	
AVERAGE						34	\$1,591,190	\$1,579,190	\$1,611,275	101.40%	1.70

### "Active" Listings in Chatham Twp.

Number of Units: 9  
 Average List Price: \$2,263,549  
 Average Days on Market: 141

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

Number of Units: 8  
 Average List Price: \$1,337,875  
 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	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	\$1,579,190	\$1,549,768
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	\$1,611,275	\$1,631,003
SP:LP%	106.74%	101.15%	109.55%	112.24%	105.68%	104.43%	107.19%	105.23%	103.14%	105.94%	103.34%	101.40%	105.84%
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	1.70	1.74
# Units Sold	9	3	14	11	17	19	10	16	10	6	8	10	133
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	1.25	1.43
Active Listings	8	15	22	22	21	17	16	14	16	17	10	9	16
Under Contracts	9	18	15	27	28	21	21	16	14	13	12	8	17

## Flashback! YTD 2024 vs YTD 2025

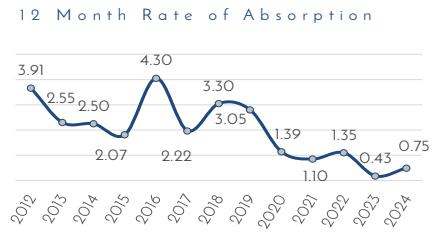
YTD	2024	2025	% Change
DOM	22	34	49.29%
Sales Price	\$1,405,393	\$1,631,003	16.05%
LP:SP	104.69%	105.84%	1.09%
SP:AV	1.59	1.74	9.03%

## Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	159	133	-16.35%
Rate of Ab 3 Mo	1.70	1.43	-15.74%
Actives	17	16	-9.22%
Under Contracts	21	17	-20.47%

## Chatham Twp. Yearly Market Trends



## Chatham Twp. Yearly Market Trends

