

# 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

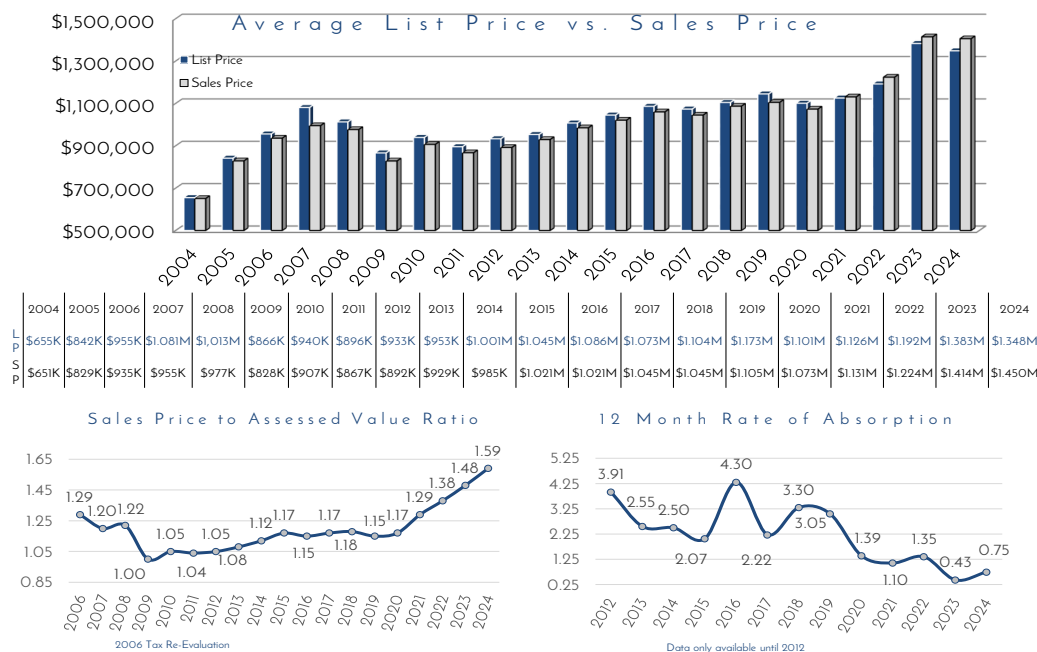
| YTD         | 2024        | 2025        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 22          | 34          | 49.29%   |
| Sales Price | \$1,405,393 | \$1,631,003 | 16.05%   |
| LP:SP       | 104.69%     | 105.84%     | 1.09%    |
| SP:AV       | 1.59     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

Prominent  
Properties

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| 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



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