

# June 2024

## Chester Township



Office: 973.543.6511

### 2024 Chester Township Sales—Y-T-D thru 6/30/24

| Property Address              | Close Date | Style       | Rooms | Bedrooms | Square Footage | Sales Price          | List Price           | Ratio SP/LP |
|-------------------------------|------------|-------------|-------|----------|----------------|----------------------|----------------------|-------------|
| 886 Old Chester Road          | 1/5        | Ranch       | 7     | 3        | 1,284          | \$ 450,000           | \$ 450,000           | 100%        |
| 7 Laurel Lane                 | 1/26       | Colonial    | 9     | 4        | 2,354          | \$ 507,000           | \$ 450,000           | 113%        |
| 45 Ironia Road                | 5/24       | Ranch       | 7     | 3        | 1,911          | \$ 515,000           | \$ 450,000           | 114%        |
| 394 North Road                | 4/10       | Ranch       | 6     | 3        | 1,487          | \$ 550,000           | \$ 489,000           | 112%        |
| 16 Dogwood Drive              | 2/16       | Colonial    | 8     | 4        | 2,000          | \$ 585,000           | \$ 585,000           | 100%        |
| 24 State Park Road            | 4/5        | Colonial    | 10    | 4        | 2,622          | \$ 625,000           | \$ 575,000           | 109%        |
| 401 North Road                | 2/20       | Colonial    | 8     | 4        | 2,832          | \$ 630,000           | \$ 719,900           | 88%         |
| 3 Prides Crossing             | 4/26       | Colonial    | 10    | 4        | 3,598          | \$ 650,000           | \$ 650,000           | 100%        |
| 4 Esther Court                | 6/11       | Ranch       | 8     | 4        | 2,740          | \$ 699,000           | \$ 699,000           | 100%        |
| 2 Twin Brooks Trail           | 1/2        | Custom      | 12    | 5        | 4,036          | \$ 715,000           | \$ 750,000           | 95%         |
| 75 South Road                 | 1/19       | Custom      | 12    | 3        | 2,471          | \$ 720,000           | \$ 719,888           | 100%        |
| 4 Brown Court                 | 3/11       | TwnHome     | 9     | 3        | 2,248          | \$ 720,000           | \$ 650,000           | 111%        |
| 2 Mile Drive                  | 5/20       | Split-Level | 9     | 4        | 2,408          | \$ 724,000           | \$ 675,000           | 107%        |
| 21 Mountain View Drive        | 2/7        | Ranch       | 12    | 4        | 2,269          | \$ 740,000           | \$ 774,000           | 96%         |
| 23 Wyckoff Way                | 4/1        | TH-End Unit | 9     | 3        | 2,688          | \$ 750,000           | \$ 705,000           | 106%        |
| 39 East Fox Chase Road        | 4/12       | Ranch       | 13    | 4        | 2,366          | \$ 780,000           | \$ 769,990           | 101%        |
| 24 Burnett Drive              | 3/20       | Ranch       | 8     | 4        | 2,096          | \$ 796,000           | \$ 725,000           | 110%        |
| 3 South Road                  | 5/29       | Colonial    | 11    | 4        | 3,174          | \$ 800,000           | \$ 785,000           | 102%        |
| 14 Prides Crossing            | 4/11       | Colonial    | 8     | 4        | 2,936          | \$ 810,000           | \$ 750,000           | 108%        |
| 18 Cramer Lane                | 5/15       | Colonial    | 10    | 4        | 2,584          | \$ 875,000           | \$ 875,000           | 100%        |
| 7 Ming Court                  | 4/1        | Colonial    | 9     | 4        | 3,241          | \$ 899,000           | \$ 899,000           | 100%        |
| 86 Route 206                  | 3/25       | Custom      | 14    | 4        | 3,511          | \$ 949,000           | \$ 949,000           | 100%        |
| 31 Warren Cutting             | 3/1        | Colonial    | 11    | 4        | 3,765          | \$ 950,000           | \$ 949,000           | 100%        |
| 14 Farm Road                  | 4/5        | Colonial    | 9     | 4        | 2,803          | \$ 950,000           | \$ 869,000           | 109%        |
| 872 Old Chester Road          | 5/10       | Cape Cod    | 10    | 4        | 2,611          | \$ 970,000           | \$ 899,000           | 108%        |
| 28 Chester Woods Drive        | 2/8        | Colonial    | 14    | 4        | 4,072          | \$ 1,050,000         | \$ 1,050,000         | 100%        |
| 5 Hunters Trail               | 5/10       | Colonial    | 10    | 4        | 3,262          | \$ 1,050,000         | \$ 949,900           | 111%        |
| 20 Beacon Hill Drive          | 5/24       | Colonial    | 15    | 5        | 4,381          | \$ 1,196,000         | \$ 1,196,000         | 100%        |
| 5 Highland Drive              | 1/23       | Colonial    | 13    | 5        | 4,007          | \$ 1,200,000         | \$ 1,299,000         | 92%         |
| 5 Topping Way                 | 5/24       | Colonial    | 11    | 4        | 3,522          | \$ 1,250,000         | \$ 1,100,000         | 114%        |
| 11 Chesterfield Drive         | 6/26       | Colonial    | 15    | 4        | 4,726          | \$ 1,290,000         | \$ 1,290,000         | 100%        |
| 165 Fox Chase Road            | 3/1        | Colonial    | 14    | 5        | 4,188          | \$ 1,299,900         | \$ 1,299,900         | 100%        |
| 9 Cromwell Drive              | 3/8        | Colonial    | 13    | 4        | 4,069          | \$ 1,300,000         | \$ 1,225,000         | 106%        |
| 21 Dogwood Drive**            | 2/28       | Colonial    | 14    | 4        | 4,500          | \$ 1,350,000         | \$ 1,395,000         | 97%         |
| 2 Valley Place**              | 4/24       | Colonial    | 9     | 4        | 2,500          | \$ 1,350,000         | \$ 989,000           | 137%        |
| 5 Dogwood Drive               | 6/12       | Colonial    | 13    | 4        | 2,798          | \$ 1,350,000         | \$ 1,350,000         | 100%        |
| 6 Chesterfield Drive          | 1/5        | Colonial    | 14    | 5        | 4,525          | \$ 1,425,000         | \$ 1,400,000         | 102%        |
| 3100 Route 206                | 3/22       | Colonial    | 13    | 6        | 4,624          | \$ 1,600,000         | \$ 1,999,999         | 80%         |
| 5 Heath Drive                 | 1/26       | Custom      | 14    | 6        | 4,428          | \$ 1,635,000         | \$ 1,399,990         | 117%        |
| 4 Beacon Hill Drive           | 6/10       | Colonial    | 13    | 5        | 5,738          | \$ 1,920,000         | \$ 1,699,999         | 113%        |
| 60 East Fox Chase Road*       | 2/14       | Colonial    | 13    | 5        | 5,872          | \$ 1,925,000         | \$ 1,800,000         | 107%        |
| 3 Ashland Terrace             | 4/19       | Colonial    | 16    | 5        | 5,869          | \$ 2,437,870         | \$ 2,399,000         | 102%        |
| <b>Total Chester Township</b> |            |             |       |          |                | <b>\$ 42,987,770</b> | <b>\$ 41,654,566</b> | <b>103%</b> |

| Sales by Area    | # Sold    | Avg. Sales Price | Median Sales Price | Yellow=Eileen Scott's Listing or Sale |
|------------------|-----------|------------------|--------------------|---------------------------------------|
| Chester Township | 42        | \$ 1,023,518     | \$ 924,000         |                                       |
| <b>Total</b>     | <b>42</b> |                  |                    |                                       |

**Note: Not all homes were listed or sold by Weichert Realtors®**

Square footage from official municipal tax record

\* Sale include farm assessed land

\*\* New Construction—Estimated SP and Sq. Ft.