

Chatham Township

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	163 Terrace Drive	TwnIntUn	1	1.0	90	\$349,000	\$325,000	\$325,000	100.00%	\$300,000	1.08
2	23 Coachlight Drive	TwnIntUn	2	1.1	50	\$385,000	\$385,000	\$360,000	93.51%	\$320,000	1.13
3	231 Terrace Drive	TwnIntUn	2	2.0	23	\$325,000	\$325,000	\$400,000	123.08%	\$400,000	1.00
4	22 Woodlawn Drive	CapeCod	4	2.0	85	\$549,000	\$529,000	\$540,000	102.08%	\$425,600	1.27
5	680 Fairmount Avenue	Colonial	4	2.1	14	\$650,000	\$650,000	\$642,500	98.85%	\$590,400	1.09
6	38 Peppermill Road	Colonial	4	2.1	15	\$899,000	\$899,000	\$854,000	94.99%	\$1,032,800	0.83
7	192 Lafayette Avenue	Colonial	4	3.1	32	\$1,075,000	\$995,000	\$985,000	98.99%	\$807,000	1.22
8	38 Park View Road	Colonial	4	2.1	22	\$1,140,000	\$1,140,000	\$1,020,000	89.47%	\$903,900	1.13
9	3 Hampton Road	Colonial	4	2.1	66	\$1,350,000	\$1,200,000	\$1,200,000	100.00%	\$1,089,000	1.10
10	32 Gates Avenue	Colonial	4	2.2	19	\$1,225,000	\$1,225,000	\$1,220,000	99.59%	\$861,700	1.42
11	80 Van Houton Avenue	Colonial	5	4.1	104	\$1,299,000	\$1,249,000	\$1,229,500	98.44%	\$1,208,300	1.02
12	328 Fairmount Avenue	Colonial	4	4.1	96	\$1,375,000	\$1,299,000	\$1,230,000	94.69%	\$867,200	1.42
13	411 Fairmount Avenue	Colonial	5	4.1	24	\$1,275,000	\$1,275,000	\$1,250,000	98.04%	\$896,100	1.39
14	43 Candace Lane	Colonial	5	2.2	77	\$1,329,000	\$1,299,000	\$1,275,000	98.15%	\$1,100,200	1.16
15	45 Nicholson Drive	Custom	5	4.1	28	\$1,389,000	\$1,389,000	\$1,340,000	96.47%	\$870,900	1.54
16	6 Jodi Lane	Contemp	5	4.1	37	\$1,495,000	\$1,398,000	\$1,365,000	97.64%	\$1,136,200	1.20
17	151 Noe Avenue	Colonial	5	4.1	80	\$1,539,000	\$1,398,900	\$1,385,000	99.01%	\$1,277,700	1.08
18	84 Glenmere Drive	Colonial	4	3.2	33	\$1,500,000	\$1,500,000	\$1,490,000	99.33%	\$1,166,300	1.28
19	34 Hilltop Terrace	Colonial	5	4.0	13	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$953,500	1.73
20	107 Southern Boulevard	Colonial	6	5.1	1	\$1,700,000	\$1,700,000	\$1,700,000	100.00%		

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21	12 Whitman Drive	Colonial	6	5.1	59	\$2,299,000	\$2,224,900	\$2,000,000	89.89%		
22	46 Dellwood Avenue	Colonial	6	5.1	97	\$2,399,000	\$2,299,000	\$2,100,000	91.34%		
23	79 Highland Avenue	Colonial	6	6.0	41	\$2,299,000	\$2,299,000	\$2,150,000	93.52%		
24	57 Dale Drive	Colonial	4	3.2	81	\$2,299,000	\$2,299,000	\$2,295,000	99.83%	\$1,875,500	1.22
25	31 Rolling Hill Drive	Colonial	6	6.2	121	\$2,695,000	\$2,595,000	\$2,490,000	95.95%	\$2,221,900	1.12
AVERAGE					52	\$1,379,560	\$1,341,912	\$1,299,840	98.11%		1.21

"ACTIVE" Listings in Chatham Twp.

Number of Units: 56
Average List Price: \$1,580,636
Average Days on Market: 89

"UNDER CONTRACT" Listings in Chatham Twp.

Number of Units: 16
Average List Price: \$1,066,437
Average Days on Market: 54

Chatham Twp. 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	76	85	67	64	62	49	45	52					58
List Price	\$1,012,490	\$1,027,473	\$941,641	\$1,047,069	\$1,059,840	\$1,239,080	\$1,083,266	\$1,341,912					\$1,130,338
Sales Price	\$964,150	\$992,364	\$926,455	\$1,029,423	\$1,040,958	\$1,207,780	\$1,067,146	\$1,299,840					\$1,102,533
Sales Price as a % of List Price	95.47%	95.90%	97.69%	98.11%	98.62%	98.22%	98.54%	98.11%					97.88%
Sales Price to Assessed Value	1.07	1.12	1.23	1.10	1.20	1.14	1.18	1.21					1.17
# Units Sold	10	11	11	13	20	25	24	25					139
Active Listings	56	65	69	72	70	66	57	56					64
Under Contracts	24	23	34	45	46	41	30	16					32

Flashback! YTD 2016 vs YTD 2017

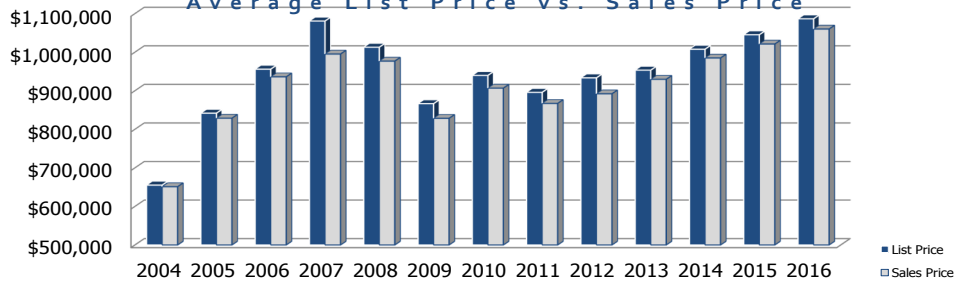
YTD	2016	2017	% Change
Days on Market	48	58	22.58%
Sales Price	\$1,105,875	\$1,102,533	-0.30%
Sales Price to Assessed Value	1.15	1.17	1.43%



YTD	2016	2017	% Change
# Units Sold	109	139	27.52%
Active Listings	60	56	-6.67%
Under Contracts	24	16	-33.33%

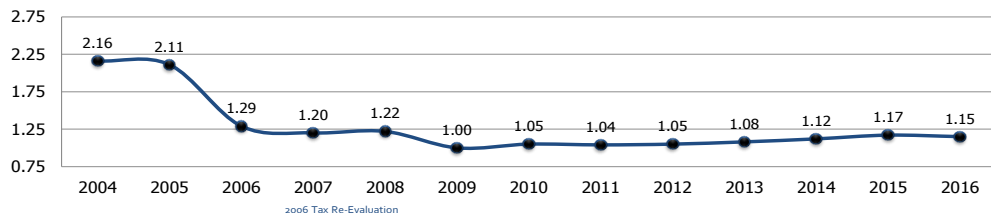
Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price



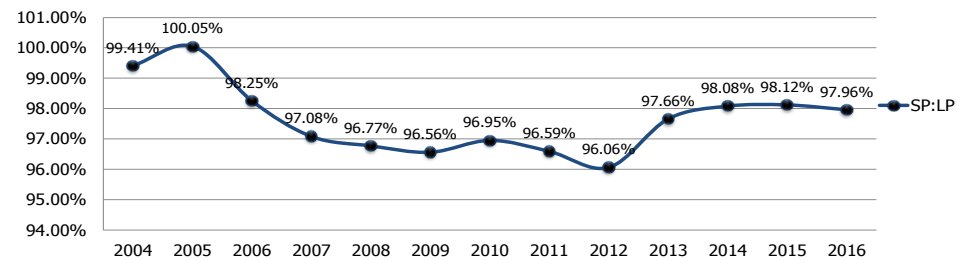
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,059,894

Sales Price to Assessed Value Ratio

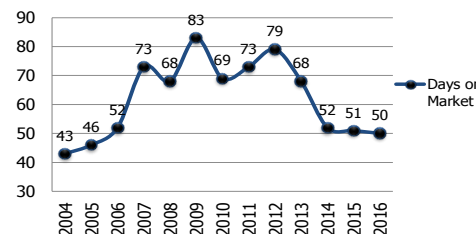


Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

