

Chatham Township

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16-F Kensington Road	TwnEndUn	2	1.1	21	\$325,000	\$325,000	\$323,500	99.54%	\$290,200	1.11
2	15 Gates Avenue	Bi-Level	4	3.0	13	\$750,000	\$750,000	\$750,000	100.00%	\$652,800	1.15
3	12 Johnson Drive	Colonial	4	2.2	29	\$795,000	\$795,000	\$775,000	97.48%	\$580,200	1.34
4	50 Edgewood Road	Colonial	3	2.0	8	\$725,000	\$725,000	\$785,000	108.28%	\$742,600	1.06
5	443 Fairmount Avenue	Colonial	4	2.1	48	\$919,000	\$919,000	\$870,000	94.67%	\$788,900	1.10
6	16 Fairfax Terrace	Colonial	4	3.0	128	\$1,070,000	\$1,030,000	\$970,000	94.17%	\$836,900	1.16
7	43 Sterling Drive	TwnIntUn	4	3.0	87	\$1,289,000	\$1,264,000	\$1,230,000	97.31%	\$1,018,800	1.21
8	7 Country Club Drive	Colonial	5	5.2	97	\$2,395,000	\$2,395,000	\$2,160,000	90.19%	\$1,941,600	1.11
AVERAGE					54	\$1,033,500	\$1,025,375	\$982,938	97.70%		1.15

"ACTIVE" Listings in Chatham Twp.

Number of Units: 48
Average List Price: \$1,748,746
Average Days on Market: 89

"UNDER CONTRACT" Listings in Chatham Twp.

Number of Units: 23
Average List Price: \$1,122,565
Average Days on Market: 53

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	76	83	54		57
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	\$1,062,833	\$591,143	\$1,025,375		\$1,086,881
Sales Price	\$964,150	\$992,364	\$926,455	\$1,029,423	\$1,040,958	\$1,207,780	\$1,067,146	\$1,299,840	\$1,026,843	\$574,143	\$982,938		\$1,057,534
Sales Price as a % of List Price	95.47%	95.90%	97.69%	98.11%	98.62%	98.22%	98.54%	98.11%	97.78%	97.36%	97.70%		97.82%
Sales Price to Assessed Value	1.07	1.12	1.23	1.10	1.20	1.14	1.18	1.21	1.16	1.10	1.15		1.16
# Units Sold	10	11	11	13	20	25	24	25	12	7	8		166
Active Listings	56	65	69	72	70	66	57	56	67	59	48		62
Under Contracts	24	23	34	45	46	41	30	16	15	24	23		29

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	52	57	9.96%
Sales Price	\$1,071,265	\$1,057,534	-1.28%
Sales Price to Assessed Value	1.15	1.16	1.37%



YTD	2016	2017	% Change
# Units Sold	148	166	12.16%
Active Listings	63	48	-23.81%
Under Contracts	24	23	-4.17%

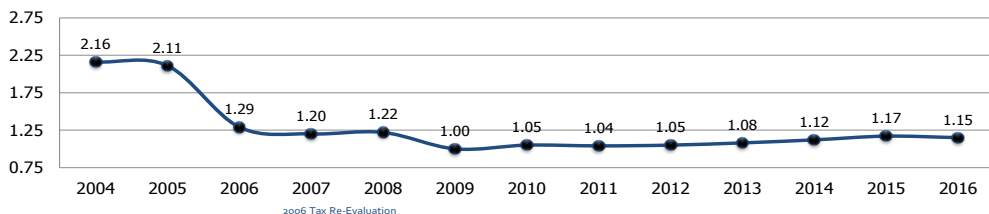
Chatham Twp. Yearly Market Trends

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

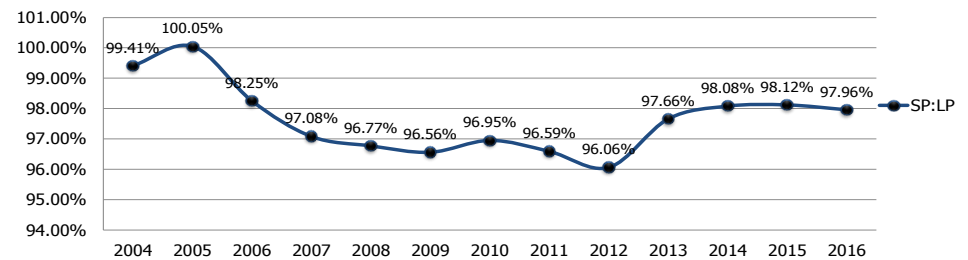
Sales Price to Assessed Value Ratio



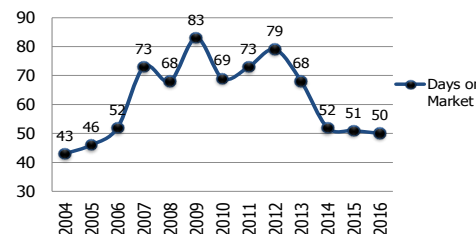
2006 Tax Re-Evaluation

Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

