

# Chatham Township

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	309 Riveredge Drive	TwnIntUn	1	1.0	14	\$269,900	\$269,900	\$270,000	100.04%	\$240,400	1.12
2	823 River Road	CapeCod	4	1.0	81	\$399,000	\$399,000	\$370,000	92.73%	\$390,100	0.95
3	24A Canterbury Road	FirstFlr	2	2.0	27	\$399,000	\$399,000	\$380,000	95.24%	\$302,300	1.26
4	44 Meyersville Road	CapeCod	3	2.0	136	\$470,000	\$400,000	\$400,000	100.00%	\$451,900	0.89
5	235 Terrace Drive	OneFloor	2	2.0	38	\$509,000	\$509,000	\$485,000	95.28%	\$395,000	1.23
6	369 Green Village Road	CapeCod	4	2.0	37	\$600,000	\$600,000	\$615,000	102.50%	\$370,400	1.66
7	66 Pine Street	Colonial	5	4.1	14	\$650,000	\$650,000	\$630,000	96.92%	\$901,100	0.70
8	75 Ormont Road	Ranch	3	2.1	88	\$905,000	\$795,000	\$749,700	94.30%	\$575,100	1.30
9	26 Glenmere Drive	Custom	6	3.0	35	\$1,150,000	\$1,150,000	\$1,132,500	98.48%	\$1,106,900	1.02
10	25 Oak Hill Road	Colonial	4	3.1	14	\$1,260,000	\$1,260,000	\$1,230,000	97.62%	\$803,400	1.53
11	5 Scenery Hill Drive	Colonial	4	4.0	26	\$1,390,000	\$1,390,000	\$1,390,000	100.00%	\$877,700	1.58
12	10 Dale Drive	Colonial	5	3.2	23	\$1,449,000	\$1,449,000	\$1,410,000	97.31%	\$1,213,700	1.16
13	42 Sterling Drive	TwnEndUn	4	5.1	14	\$1,595,000	\$1,595,000	\$1,650,000	103.45%	\$1,321,600	1.25
14	8 Rolling Hill Drive	Colonial	6	5.1	177	\$2,445,000	\$2,245,000	\$2,145,000	95.55%		
AVERAGE					52	\$963,636	\$936,493	\$918,371	97.82%		1.20

## "ACTIVE" Listings in Chatham Twp.

**Number of Units:** 36  
**Average List Price:** \$1,721,300  
**Average Days on Market:** 98

## "UNDER CONTRACT" Listings in Chatham Twp.

**Number of Units:** 16  
**Average List Price:** \$1,199,500  
**Average Days on Market:** 43

# 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	52	56
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	\$936,493	\$1,073,298
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	\$918,371	\$1,044,964
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%	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	1.20	1.17
# Units Sold	10	11	11	13	20	25	24	25	12	7	8	14	180
Active Listings	56	65	69	72	70	66	57	56	67	59	48	36	60
Under Contracts	24	23	34	45	46	41	30	16	15	24	23	16	28

## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	51	56	11.19%
Sales Price	\$1,072,007	\$1,044,964	-2.52%
Sales Price to Assessed Value	1.15	1.17	1.71%



YTD	2016	2017	% Change
# Units Sold	157	180	14.65%
Active Listings	58	36	-37.93%
Under Contracts	22	16	-27.27%

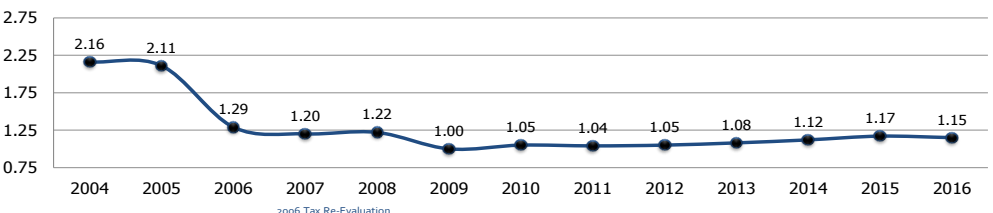
## Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price



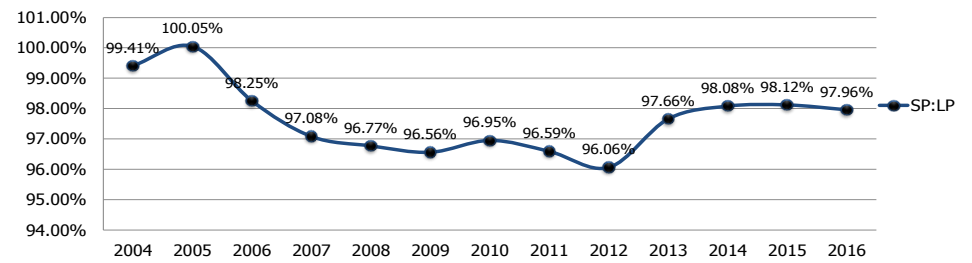
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909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

Sales Price to Assessed Value Ratio

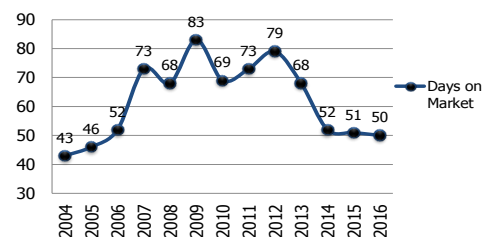


## Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

