

Chatham Twp.

October 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	219 Terrace Drive	TwndEndUn	1	1.0	92	\$314,999	\$299,999	\$287,500	95.83%	\$229,800	1.25
2	462 Green Village Road	FixrUppr	3	1.1	102	\$650,000	\$575,000	\$545,000	94.78%	\$571,400	0.95
3	20 Crestwood Drive	Colonial	3	2.0	137	\$849,000	\$699,000	\$662,000	94.71%	\$786,400	0.84
4	20 Valleyview Road	Ranch	3	2.0	11	\$665,000	\$665,000	\$665,000	100.00%	\$454,900	1.46
5	26 Meyersville Road	Colonial	3	3.0	125	\$769,000	\$724,999	\$700,000	96.55%	\$496,400	1.41
6	564 River Road	Colonial	3	2.1	15	\$725,000	\$725,000	\$750,000	103.45%	\$551,300	1.36
7	18 Runnymede Road	Custom	3	3.0	9	\$879,000	\$879,000	\$900,000	102.39%	\$731,700	1.23
8	41 Nicholson Drive	Colonial	5	2.2	28	\$995,000	\$995,000	\$980,000	98.49%	\$834,900	1.17
9	16 Pine Street	Colonial	4	3.1	58	\$1,399,000	\$1,399,000	\$1,376,000	98.36%	\$1,284,400	1.07
10	81 May Drive	Colonial	7	7.1	84	\$2,949,000	\$2,699,000	\$2,390,000	88.55%	\$2,801,200	0.85
11	12 Scenery Hill Drive	Colonial	7	7.1	133	\$2,895,000	\$2,895,000	\$2,730,000	94.30%		
AVERAGE					72	\$1,190,000	\$1,141,454	\$1,089,591	97.04%		1.16

"Active" Listings in Chatham Twp.

Number of Units: 74
 Average List Price: \$1,317,147
 Average Days on Market: 79

"Under Contract" Listings in Chatham Twp.

Number of Units: 19
 Average List Price: \$1,134,764
 Average Days on Market: 61

Chatham Twp. 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	84	77	63	73	29	49	59	43	75	72			59
List Price	\$1,061,045	\$1,089,142	\$1,226,385	\$1,281,187	\$882,368	\$1,080,160	\$1,281,529	\$1,351,267	\$1,232,500	\$1,141,454			\$ 1,150,085
Sales Price	\$1,017,754	\$1,046,958	\$1,190,208	\$1,230,660	\$894,145	\$1,042,534	\$1,198,679	\$1,303,093	\$1,183,025	\$1,089,591			\$ 1,109,567
SP:LP%	96.94%	95.88%	97.65%	96.93%	100.48%	96.53%	94.02%	97.21%	97.04%	97.04%			97.07%
SP to AV	1.12	1.15	1.10	1.20	1.10	1.15	1.17	1.23	1.16	1.16			1.15
# Units Sold	11	12	13	15	19	25	14	15	10	11			145
3 Mo Rate of Ab	4.88	5.00	5.08	5.23	4.70	4.12	3.53	3.11	4.65	5.27			4.56
Active Listings	57	53	62	75	68	77	62	62	65	74			66
Under Contracts	21	29	33	37	41	23	21	20	22	19			27

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	43	59	37.35%
Sales Price	\$1,071,499	\$1,109,567	3.55%
LP:SP	98.58%	97.07%	-1.53%
SP:AV	1.19	1.15	-2.84%



YTD	2018	2019	% Change
# Units Sold	151	145	-3.97%
Rate of Ab 3 Mo	5.45	5.27	-3.30%
Actives	78	74	-5.13%
Under Contracts	23	19	-17.39%

Chatham Twp. Yearly Market Trends

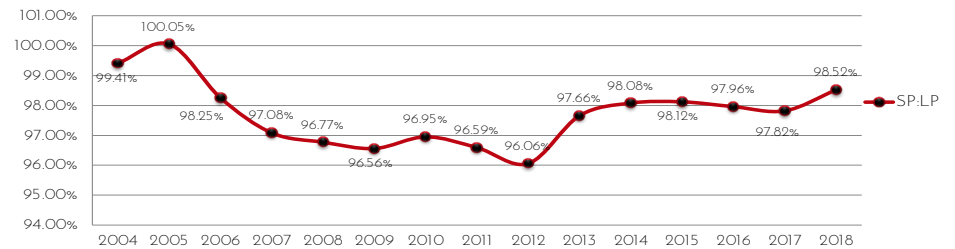
Average List Price vs. Sales Price



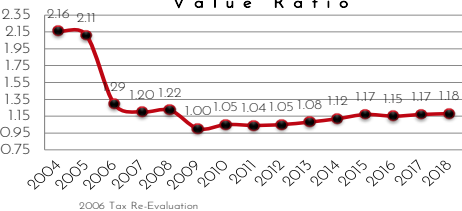
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$935,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,059,894	\$1,044,964	\$1,086,993

Chatham Twp. Yearly Market Trends

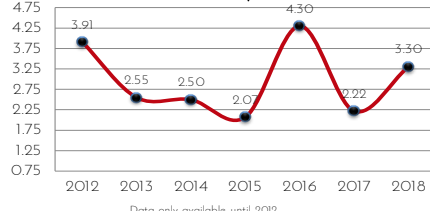
Sales Price to List Price Ratios



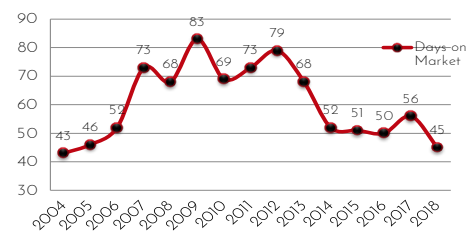
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

