

Chatham Twp.

February 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	301 Riveredge Drive	TwnIntUn	1	1.0	124	\$311,000	\$283,900	\$277,500	97.75%	\$230,100	1.21
2	22E Heritage Drive	OneFloor	1	1.1	175	\$345,000	\$329,000	\$305,000	92.71%	\$300,000	1.02
3	17A Canterbury Road	OneFloor	2	1.1	120	\$345,500	\$335,000	\$315,000	94.03%	\$290,200	1.09
4	246 Riveredge Drive	TwnIntUn	1	1.0	55	\$339,999	\$339,999	\$336,000	98.82%	\$304,400	1.10
5	12 Long Hill Lane	CapeCod	3	2.0	91	\$525,000	\$499,900	\$460,000	92.02%	\$426,800	1.08
6	143 Riveredge Drive	TwnEndUn	3	2.1	174	\$599,999	\$574,900	\$550,000	95.67%	\$489,800	1.12
7	10 Dogwood Drive	Ranch	3	1.1	1	\$619,000	\$619,000	\$595,000	96.12%	\$448,300	1.33
8	26 Nicholson Drive	Colonial	4	3.1	13	\$1,099,000	\$1,099,000	\$1,080,000	98.27%	\$772,600	1.40
9	18 Birch Hill Drive	Colonial	6	1.5	1	\$1,999,999	\$1,999,999	\$1,915,000	95.75%		
10	11 Whitman Drive	Colonial	6	5.1	16	\$1,999,000	\$1,999,000	\$1,990,000	99.55%		
11	180 Noe Avenue	Colonial	5	6.1	21	\$2,395,000	\$2,395,000	\$2,250,000	93.95%		
12	26 Scenery Hill Drive	Colonial	6	5.1	135	\$2,595,000	\$2,595,000	\$2,490,000	95.95%	\$2,543,600	0.98
AVERAGE					77	\$1,097,791	\$1,089,142	\$1,046,958	95.88%		1.15

Active Listings in Chatham Twp.

Number of Units: 53
 Average List Price: \$1,473,187
 Average Days on Market: 79

Under Contract Listings in Chatham Twp.

Number of Units: 29
 Average List Price: \$1,175,652
 Average Days on Market: 63

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											80
List Price	\$1,061,045	\$1,089,142											\$1,075,704
Sales Price	\$1,017,754	\$1,046,958											\$1,032,991
SP:LP%	96.94%	95.88%											96.39%
SP to AV	1.12	1.15											1.13
# Units Sold	11	12											23
3 Mo Rate of Ab	4.88	5.00											4.94
Active Listings	57	53											55
Under Contracts	21	29											25

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	41	80	95.92%
Sales Price	\$1,166,077	\$1,032,991	-11.41%
LP:SP	98.83%	96.39%	-2.47%
SP:AV	1.129	1.132	0.19%



YTD	2018	2019	% Change
# Units Sold	13	23	76.92%
Rate of Ab 3 Mo	6.22	5.00	-19.61%
Actives	63		-100.00%
Under Contracts	29		-100.00%

Chatham Twp. Yearly Market Trends

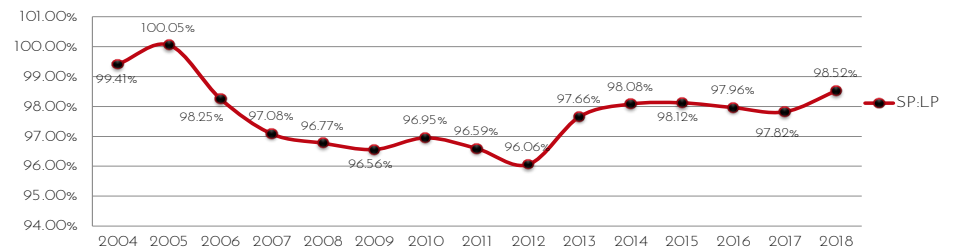
Average List Price vs. Sales Price



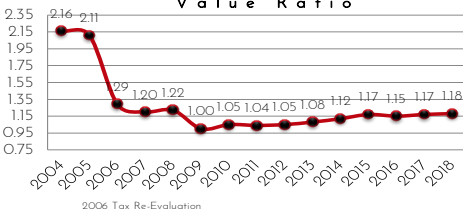
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$935,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$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

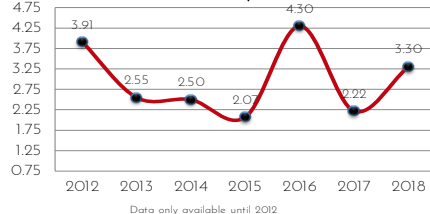
Sales Price to List Price Ratios



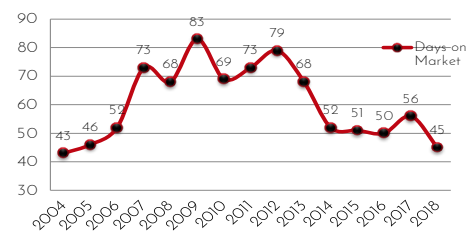
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

