

Chatham Twp.

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2C Heritage Drive	FirstFlr	1	1.0	91	\$318,500	\$310,000	\$310,000	100.00%	\$245,500	1.26
2	9H Heritage Drive	OneFloor	2	1.0	20	\$332,000	\$332,000	\$332,000	100.00%	\$282,700	1.17
3	138 Riveredge Drive	TwnEndUn	2	2.0	9	\$425,000	\$425,000	\$425,000	100.00%	\$395,000	1.08
4	68 Ormont Road	RanchRas	4	2.1	104	\$714,900	\$699,000	\$670,000	95.85%	\$587,800	1.14
5	131 Candace Lane	Colonial	4	2.1	27	\$828,920	\$828,920	\$774,375	93.42%	\$927,200	0.84
6	110 Huron Drive	Colonial	5	3.1	35	\$1,089,000	\$1,089,000	\$1,062,000	97.52%	\$1,037,200	1.02
7	24 Melrose Lane	TwnIntUn	3	3.1	165	\$1,350,000	\$1,250,000	\$1,200,000	96.00%	\$963,300	1.25
8	96 Westminster Road	Colonial	5	4.1	37	\$1,450,000	\$1,450,000	\$1,350,000	93.10%	\$1,275,000	1.06
9	20 Jay Road	Colonial	6	6.1	203	\$1,895,000	\$1,595,000	\$1,545,000	96.87%		
10	8 Runnymede Road	Colonial	6	4.2	22	\$1,799,000	\$1,799,000	\$1,700,000	94.50%	\$1,649,300	1.03
11	20 Country Club Drive	Colonial	6	5.3	5	\$2,490,000	\$2,490,000	\$2,610,000	104.82%	\$2,173,700	1.20
AVERAGE					65	\$1,153,847	\$1,115,265	\$1,088,943	97.46%		1.10

"ACTIVE" Listings in Chatham Twp.

Number of Units: 46
Average List Price: \$1,276,061
Average Days on Market: 103

"UNDER CONTRACT" Listings in Chatham Twp.

Number of Units: 21
Average List Price: \$1,212,729
Average Days on Market: 94

Chatham Twp. 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	44	37	20	60	32	46	57	35	42	60	53	65	45
List Price	\$1,298,875	\$995,400	\$1,064,915	\$1,253,556	\$1,176,273	\$1,148,079	\$1,037,133	\$1,114,086	\$741,350	\$892,555	\$1,286,000	\$1,115,265	\$1,104,439
Sales Price	\$1,286,000	\$974,200	\$1,070,923	\$1,234,250	\$1,161,830	\$1,123,063	\$1,032,417	\$1,084,643	\$729,071	\$866,778	\$1,265,308	\$1,088,943	\$1,086,993
Sales Price as a % of List Price	98.98%	98.60%	100.04%	99.29%	99.24%	97.94%	98.85%	97.76%	98.16%	97.08%	98.65%	97.46%	98.52%
Sales Price to Assessed Value	1.10	1.17	1.22	1.32	1.19	1.15	1.13	1.19	1.19	1.16	1.21	1.10	1.18
# Units Sold	8	5	13	16	22	24	18	22	14	9	13	11	175
Active Listings	52	63	69	76	89	86	80	74	83	78	68	46	72
Under Contracts	16	29	33	38	39	38	34	25	18	23	16	21	28

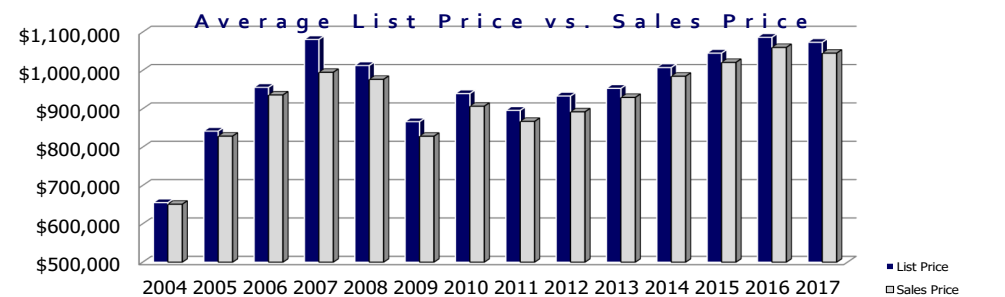
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	56	45	-20.14%
Sales Price	\$1,044,964	\$1,086,993	4.02%
Sales Price to Assessed Value	1.17	1.18	1.44%

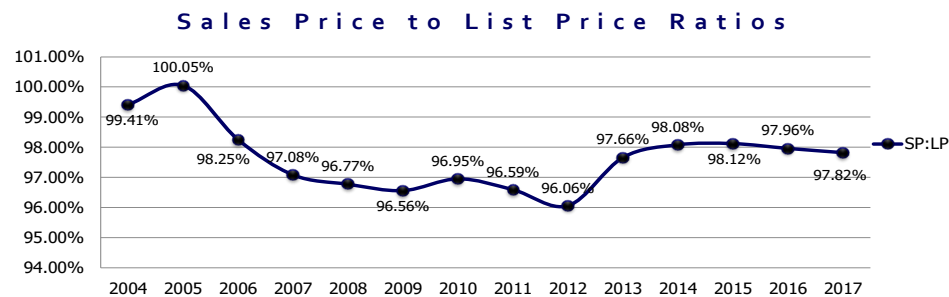


YTD	2017	2018	% Change
# Units Sold	180	175	-2.78%
Active Listings	36	46	27.78%
Under Contracts	16	21	31.25%

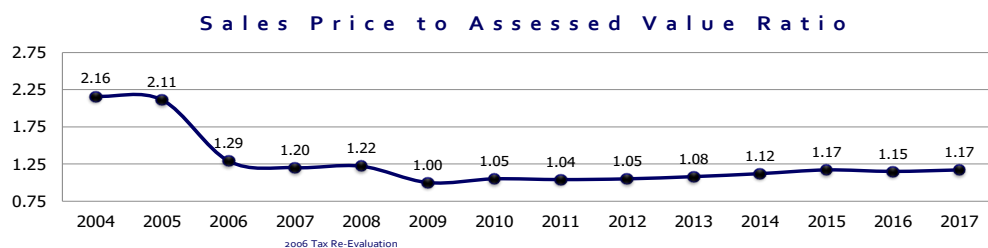
Chatham Twp. Yearly Market Trends



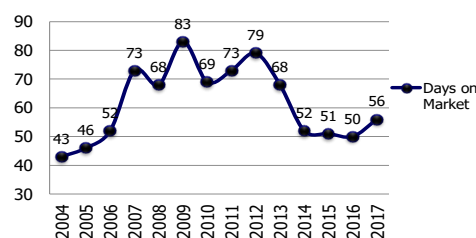
Chatham Twp. Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	\$1,073,298
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



Average Days on Market



Number of Units Sold

