

Chatham Twp.

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	137 Riveredge Drive	TwnIntUn	1	1.0	14	\$284,500	\$284,500	\$287,790	101.16%	\$230,100	1.25
2	5C Heritage Drive	OneFloor	1	1.0	81	\$324,900	\$315,000	\$310,000	98.41%	\$245,500	1.26
3	1C Heritage Drive	OneFloor	2	2.0	35	\$390,000	\$390,000	\$375,000	96.15%	\$325,000	1.15
4	686 Fairmount Avenue	Colonial	4	1.1	208	\$550,000	\$445,000	\$450,000	101.12%	\$516,500	0.87
5	209 Southern Boulevard	Bi-Level	4	2.0	24	\$699,000	\$699,000	\$641,000	91.70%	\$530,000	1.21
6	9 Williams Road	Custom	5	2.1	20	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$1,004,500	1.10
7	114 Westminster Road	Colonial	6	4.0	281	\$1,445,000	\$1,099,000	\$1,161,500	105.69%	\$1,227,700	0.95
8	243 Southern Boulevard	Colonial	6	5.0	55	\$1,395,000	\$1,395,000	\$1,325,000	94.98%	\$1,334,800	0.99
9	41 Linden Lane	Colonial	4	3.1	90	\$1,649,000	\$1,599,000	\$1,450,000	90.68%	\$1,287,400	1.13
10	15 Dale Drive	Colonial	4	5.1	56	\$1,850,000	\$1,850,000	\$1,600,000	86.49%	\$1,231,900	1.30
11	57 Dellwood Avenue	Colonial	5	5.1	61	\$2,495,000	\$2,495,000	\$2,495,000	100.00%	\$2,254,900	1.11
AVERAGE					84	\$1,107,491	\$1,061,045	\$1,017,754	96.94%		1.12

"Active" Listings in Chatham Twp.

Number of Units: 57
 Average List Price: \$1,449,157
 Average Days on Market: 85

"Under Contract" Listings in Chatham Twp.

Number of Units: 21
 Average List Price: \$1,113,843
 Average Days on Market: 82

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												84
List Price	\$1,061,045												\$ 1,061,045
Sales Price	\$1,017,754												\$ 1,017,754
SP:LP%	96.94%												96.94%
SP to AV	1.12												1.12
# Units Sold	11												11
3 Mo Rate of Ab	4.88												4.88
Active Listings	57												57
Under Contracts	21												21

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	44	84	93.31%
Sales Price	\$1,286,000	\$1,017,754	-20.86%
LP:SP	98.98%	96.94%	-2.06%
SP:AV	1.10	1.12	1.84%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2018	2019	% Change
# Units Sold	8	11	37.50%
Rate of Ab 3 Mo	4.03	4.88	21.09%
Actives	52	57	9.62%
Under Contracts	16	21	31.25%

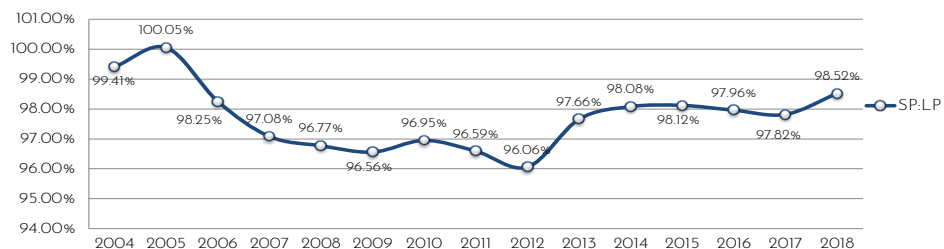
Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price



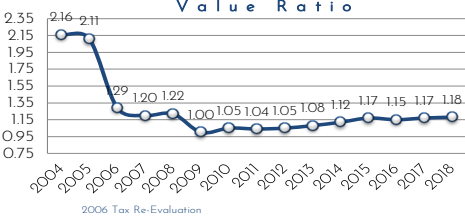
Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios

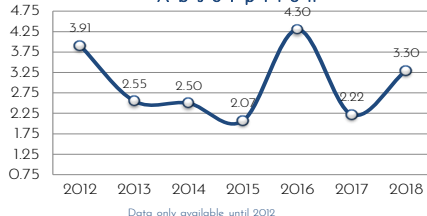


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,059,894	\$1,044,964	\$1,086,993

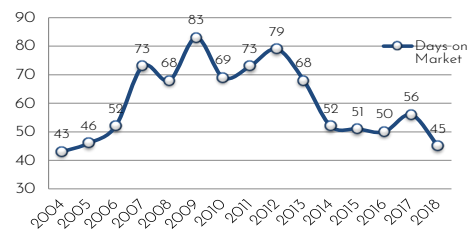
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

