

Chatham Twp.

August 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	253 Riveredge Drive	OneFloor	1	1.0	27	\$269,900	\$264,900	\$255,000	96.26%	\$240,400	1.06
2	12A Heritage Drive	OneFloor	1	1.0	13	\$259,000	\$259,000	\$260,000	100.39%	\$245,700	1.06
3	25D Heritage Drive	OneFloor	1	1.0	15	\$279,900	\$279,900	\$269,500	96.28%	\$245,500	1.10
4	14B Heritage Drive	TwnIntUn	1	1.0	8	\$299,000	\$299,000	\$294,500	98.49%	\$245,500	1.20
5	17E Heritage Drive	OneFloor	2	1.0	15	\$350,000	\$350,000	\$342,500	97.86%	\$282,700	1.21
6	13B Heritage Drive	OneFloor	2	2.0	10	\$389,000	\$389,000	\$389,000	100.00%	\$319,900	1.22
7	65 Canterbury Road	TwnIntUn	2	1.1	7	\$489,000	\$489,000	\$490,000	100.20%	\$390,000	1.26
8	40 Woodlawn Drive	CapeCod	3	1.0	32	\$509,000	\$509,000	\$498,000	97.84%	\$433,300	1.15
9	155 Riveredge Drive	TwnEndUn	2	2.1	60	\$589,000	\$549,000	\$520,000	94.72%	\$489,800	1.06
10	493 Fairmount Avenue	Colonial	4	2.0	55	\$729,000	\$665,000	\$619,000	93.08%	\$562,100	1.10
11	542 River Road	Ranch	3	2.0	22	\$638,800	\$638,800	\$620,000	97.06%	\$534,600	1.16
12	42 Rose Terrace	Ranch	3	2.0	7	\$785,000	\$785,000	\$785,000	100.00%	\$708,000	1.11
13	17 Candace Lane	Colonial	5	2.1	26	\$1,070,000	\$1,070,000	\$1,051,000	98.22%	\$926,900	1.13
14	781 Fairmount Avenue	Colonial	5	2.1	110	\$1,299,000	\$1,175,000	\$1,125,000	95.74%	\$1,226,400	0.92
15	11 School Avenue	Colonial	5	3.1	35	\$1,195,000	\$1,195,000	\$1,150,000	96.23%	\$1,009,800	1.14
16	14 Tree Top Lane	Colonial	4	2.2	8	\$1,299,000	\$1,299,000	\$1,260,000	97.00%	\$1,460,800	0.86
17	7 Joseph Street	Colonial	6	4.1	53	\$1,499,000	\$1,499,000	\$1,465,000	97.73%		
18	7 Sycamore Drive	Colonial	6	4.0	79	\$1,925,000	\$1,840,000	\$1,775,000	96.47%	\$1,700,000	1.04
19	82 May Drive	Colonial	5	5.1	75	\$2,639,000	\$2,639,000	\$2,440,000	92.46%	\$2,117,300	1.15
AVERAGE					35	\$869,084	\$852,347	\$821,500	97.16%		1.11

"ACTIVE" LISTINGS IN CHATHAM TWP

Number of Units: 60
Average List Price: \$1,555,922
Average Days on Market: 78

"UNDER CONTRACT" LISTINGS IN CHATHAM TWP

Number of Units: 24
Average List Price: \$1,133,425
Average Days on Market: 59

Chatham Twp. 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	82	110	88	69	36	36	32	35					48
List Price	\$978,625	\$1,309,750	\$1,065,750	\$1,397,222	\$1,422,279	\$1,145,782	\$1,123,458	\$852,347					\$1,134,891
Sales Price	\$948,375	\$1,270,625	\$995,125	\$1,328,222	\$1,408,429	\$1,127,339	\$1,108,626	\$821,500					\$1,105,875
Sales Price as a % of List Price	97.58%	96.78%	95.09%	96.58%	99.55%	98.88%	98.54%	97.16%					97.97%
Sales Price to Assessed Value	1.12	1.07	1.03	1.13	1.19	1.17	1.23	1.11					1.15
# Units Sold	8	4	8	9	14	28	19	19					109
Active Listings	43	58	71	66	71	71	67	60					63
Under Contracts	13	26	32	52	51	40	34	24					34

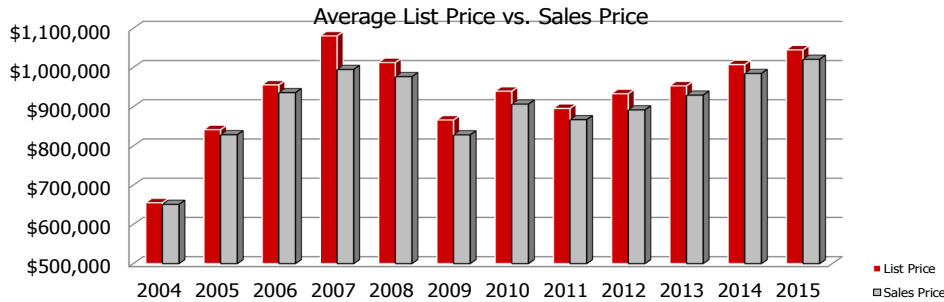
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	50	48	-4.43%
Sales Price	\$1,045,459	\$1,105,875	5.78%
Assessed Value to Sales Price	1.17	1.15	-1.77%



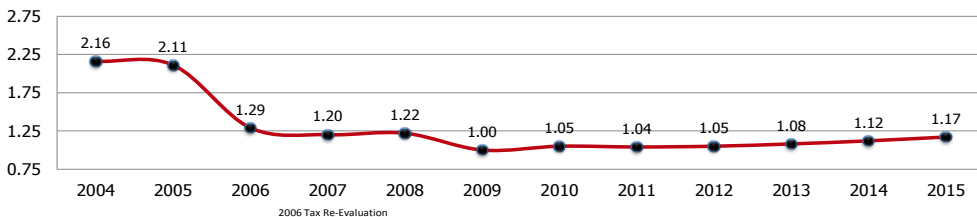
	2015	2016	% Change
# Units Sold	155	109	-29.68%
Active Listings	52	60	15.38%
Under Contracts	33	24	-27.27%

Chatham Twp. Yearly Market Trends



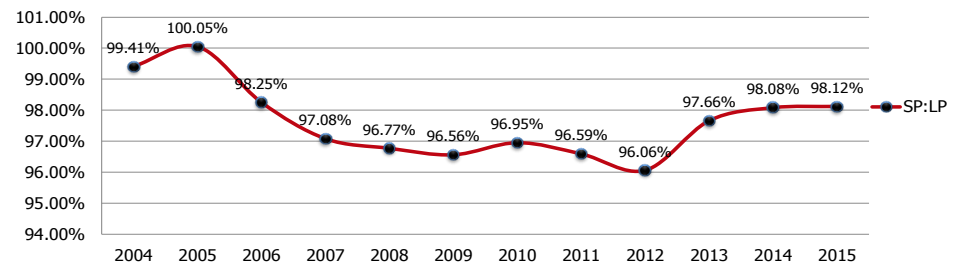
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759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

Sales Price to Assessed Value Ratio

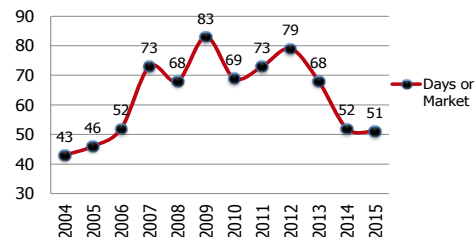


Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

