

# Chatham Twp.

## December 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2B Avon Court	OneFloor	1	1.0	36	\$272,500	\$272,500	\$265,000	97.25%	\$209,800	1.26
2	261 Riveredge Drive	TwnEndUn	1	1.0	12	\$262,000	\$262,000	\$265,000	101.15%	\$230,100	1.15
3	141 Riveredge Drive	TwnEndUn	1	1.0	16	\$262,000	\$262,000	\$265,000	101.15%	\$230,100	1.15
4	2E Avon Court	OneFloor	1	1.0	13	\$276,000	\$276,000	\$272,000	98.55%	\$235,700	1.15
5	136 Ormont Road	Ranch	4	3.0	14	\$449,000	\$449,000	\$449,000	100.00%	\$606,400	0.74
6	36 Johnson Drive	Split Level	4	2.1	43	\$710,000	\$710,000	\$715,000	100.70%	\$598,600	1.19
7	82 Ormont Road	Colonial	4	2.1	56	\$827,000	\$819,000	\$760,000	92.80%	\$674,600	1.13
8	16 Nicholson Drive	Colonial,	4	2.1	53	\$1,195,000	\$1,195,000	\$1,150,000	96.23%	\$923,800	1.24
9	138 Noe Avenue	Victorian	4	3.0	46	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$1,089,200	1.38
10	304 Lafayette Avenue	Colonial	5	4.1	16	\$1,950,000	\$1,950,000	\$1,885,000	96.67%	\$1,666,000	1.13
11	14 Robert Drive	Colonial	6	6.1	38	\$2,495,000	\$2,495,000	\$2,450,000	98.20%	\$2,254,600	1.09
AVERAGE					31	\$927,136	\$926,409	\$906,909	98.43%		1.15

### ***"ACTIVE"*** LISTINGS IN CHATHAM TWP

**Number of Units:** 58  
**Average List Price:** \$1,631,218  
**Average Days on Market:** 103

### ***"UNDER CONTRACT"*** LISTINGS IN CHATHAM TWP

**Number of Units:** 22  
**Average List Price:** \$1,037,186  
**Average Days on Market:** 72

# 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	75	72	38	31	50
List Price	\$978,625	\$1,309,750	\$1,065,750	\$1,397,222	\$1,422,279	\$1,145,782	\$1,123,458	\$852,347	\$1,125,328	\$1,014,211	\$787,067	\$926,409	\$1,086,303
Sales Price	\$948,375	\$1,270,625	\$995,125	\$1,328,222	\$1,408,429	\$1,127,339	\$1,108,626	\$821,500	\$1,093,306	\$989,000	\$785,521	\$906,909	\$1,059,894
Sales Price as a % of List Price	97.58%	96.78%	95.09%	96.58%	99.55%	98.88%	98.54%	97.16%	97.26%	97.22%	99.07%	98.43%	97.96%
Sales Price to Assessed Value	1.12	1.07	1.03	1.13	1.19	1.17	1.23	1.11	1.12	1.15	1.16	1.15	1.15
# Units Sold	8	4	8	9	14	28	19	19	18	9	12	11	159
Active Listings	43	58	71	66	71	71	67	60	63	67	63	58	63
Under Contracts	13	26	32	52	51	40	34	24	22	24	24	22	30

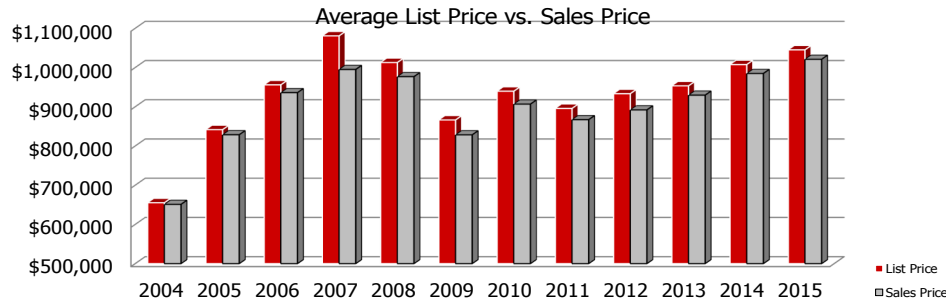
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	51	50	-0.65%
Sales Price	\$1,020,952	\$1,059,894	3.81%
Assessed Value to Sales Price	1.17	1.15	-1.66%



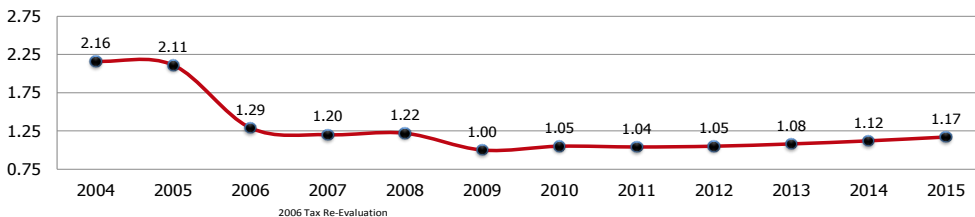
	2015	2016	% Change
# Units Sold	207	159	-23.19%
Active Listings	36	58	61.11%
Under Contracts	16	22	37.50%

## Chatham Twp. Yearly Market Trends



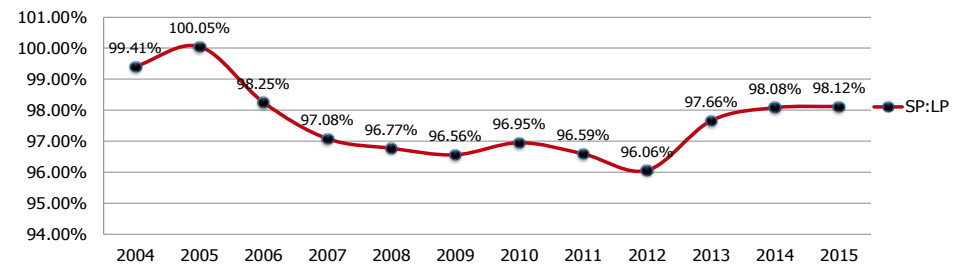
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759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

### Sales Price to Assessed Value Ratio

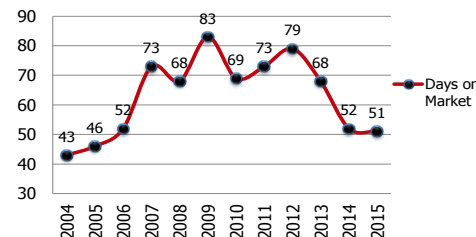


## Chatham Twp. Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

