

Chatham Twp.

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22B Canterbury Road	OneFloor	1	1.0	76	\$284,900	\$269,700	\$255,000	94.55%	\$209,800	1.22
2	22-E Canterbury Road	OneFloor	2	1.1	37	\$325,000	\$325,000	\$309,000	95.08%	\$290,200	1.06
3	11C Heritage Drive	OneFloor	2	2.0	25	\$389,000	\$389,000	\$385,000	98.97%	\$319,900	1.20
4	36 Lexington Court	TwnIntUn	2	1.1	44	\$435,000	\$425,000	\$405,000	95.29%	\$320,000	1.27
5	26 Long Hill Lane	Ranch	4	2.0	24	\$579,000	\$579,000	\$570,000	98.45%	\$567,700	1.00
6	4 Roosevelt Road	Colonial	4	1.2	58	\$699,000	\$669,000	\$639,400	95.58%	\$503,400	1.27
7	647 Fairmount Avenue	Ranch	3	2.0	37	\$659,000	\$644,000	\$640,000	99.38%	\$540,400	1.18
8	17 Gibbons Place	Colonial	4	2.1	29	\$879,000	\$879,000	\$865,000	98.41%	\$746,500	1.16
9	7 Oak Hill Road	Ranch	3	2.0	14	\$849,000	\$849,000	\$900,000	106.01%	\$632,600	1.42
10	37 Maple Road	Colonial	5	4.2	102	\$1,050,000	\$950,000	\$905,000	95.26%	\$762,300	1.19
11	21 Candace Lane	Colonial	5	2.1	10	\$1,100,000	\$1,100,000	\$1,090,000	99.09%	\$965,300	1.13
12	18 Deer Run Circle	Colonial	4	3.1	42	\$1,188,000	\$1,118,000	\$1,130,000	101.07%	\$945,800	1.19
13	22 Nicholson Drive	Colonial	4	2.1	18	\$1,175,000	\$1,175,000	\$1,177,000	100.17%	\$935,100	1.26
14	94 Susan Drive	Colonial	4	2.1	13	\$1,249,000	\$1,249,000	\$1,212,500	97.08%	\$903,100	1.34
15	51 Mountain Avenue	Colonial	6	6.1	0	\$1,656,000	\$1,656,000	\$1,656,000	100.00%		
16	108 Westminster Road	Colonial	5	4.1	10	\$1,800,000	\$1,800,000	\$1,825,000	101.39%	\$1,318,200	1.38
17	19 Country Club Drive	Colonial	5	4.1	12	\$1,695,000	\$1,695,000	\$1,825,000	107.67%	\$1,170,200	1.56
18	235 Longwood Avenue	Colonial	6	5.1	47	\$2,279,000	\$2,279,000	\$2,125,000	93.24%	\$1,923,400	1.10
19	81 May Drive	Colonial	7	7.1	13	\$3,295,000	\$3,295,000	\$3,150,000	95.60%		
AVERAGE					32	\$1,136,100	\$1,123,458	\$1,108,626	98.54%		1.23

"ACTIVE" LISTINGS IN CHATHAM TWP

Number of Units: 67
Average List Price: \$1,544,284
Average Days on Market: 67

"UNDER CONTRACT" LISTINGS IN CHATHAM TWP

Number of Units: 34
Average List Price: \$971,957
Average Days on Market: 55

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						50
List Price	\$978,625	\$1,309,750	\$1,065,750	\$1,397,222	\$1,422,279	\$1,145,782	\$1,123,458						\$1,194,539
Sales Price	\$948,375	\$1,270,625	\$995,125	\$1,328,222	\$1,408,429	\$1,127,339	\$1,108,626						\$1,165,910
Sales Price as a % of List Price	97.58%	96.78%	95.09%	96.58%	99.55%	98.88%	98.54%						98.14%
Sales Price to Assessed Value	1.12	1.07	1.03	1.13	1.19	1.17	1.23						1.16
# Units Sold	8	4	8	9	14	28	19						90
Active Listings	43	58	71	66	71	71	67						64
Under Contracts	13	26	32	52	51	40	34						35

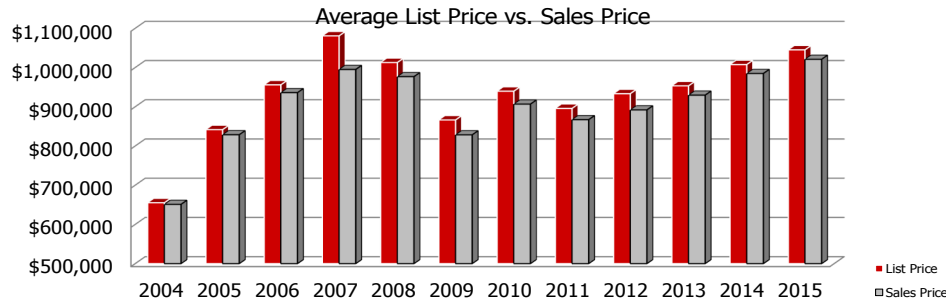
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	52	50	-2.45%
Sales Price	\$1,061,218	\$1,165,910	9.87%
Assessed Value to Sales Price	1.17	1.16	-1.32%



	2015	2016	% Change
# Units Sold	134	90	-32.84%
Active Listings	53	67	26.42%
Under Contracts	43	34	-20.93%

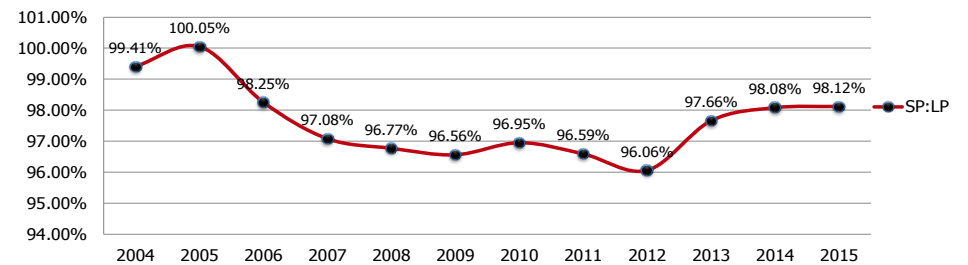
Chatham Twp. Yearly Market Trends



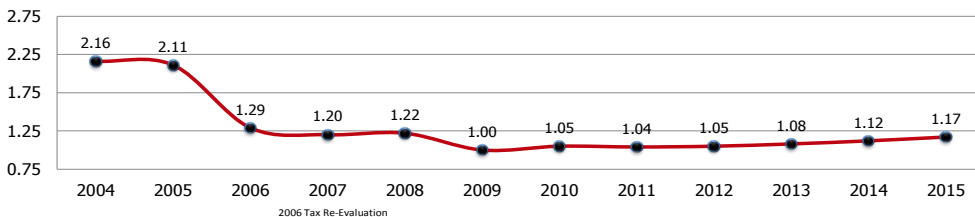
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759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

Chatham Twp. Yearly Market Trends

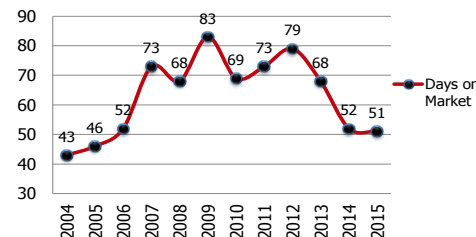
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

