

Chatham Twp.

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2H Heritage Drive	OneFloor	2	1.0	28	\$335,000	\$335,000	\$323,000	96.42%	\$295,800	1.09
2	8E Sentinel Court	OneFloor	1	1.1	24	\$350,000	\$350,000	\$340,500	97.29%	\$280,000	1.22
3	5E Avon Court	TwnIntUn	2	1.1	27	\$369,000	\$369,000	\$347,500	94.17%	\$290,200	1.20
4	10G Heritage Drive	OneFloor	2	2.0	21	\$415,000	\$415,000	\$410,000	98.80%	\$342,300	1.20
5	41 Woodlawn Drive	CapeCod	3	2.0	11	\$479,000	\$479,000	\$495,000	103.34%	\$425,700	1.16
6	158 Riveredge Drive	TwnEndUn	2	2.0	9	\$495,000	\$495,000	\$525,500	106.16%	\$390,000	1.35
7	159 Riveredge Drive	TwnEndUn	2	2.1	17	\$629,000	\$629,000	\$650,000	103.34%	\$489,800	1.33
8	65 Meyersville Road	Ranch	3	2.1	14	\$729,000	\$729,000	\$700,000	96.02%	\$586,800	1.19
9	707 Fairmount Avenue	Colonial	4	3.0	13	\$719,000	\$719,000	\$776,000	107.93%	\$687,800	1.13
10	132 Southern Boulevard	Ranch	3	2.1	16	\$788,000	\$788,000	\$780,000	98.98%	\$651,600	1.20
11	270 Washington Avenue	CapeCod	3	2.0	13	\$849,000	\$849,000	\$850,000	100.12%	\$706,500	1.20
12	46 Dellwood Avenue	Ranch	4	2.1	11	\$899,000	\$899,000	\$970,000	107.90%	\$775,800	1.25
13	15 Stonewyck Drive	Colonial	4	3.2	78	\$1,250,000	\$1,075,000	\$999,999	93.02%	\$837,400	1.19
14	89 Susan Drive	Colonial	4	3.1	32	\$1,100,000	\$1,100,000	\$1,035,000	94.09%	\$854,000	1.21
15	30 Candace Lane	Colonial	5	2.1	22	\$1,099,000	\$1,099,000	\$1,069,000	97.27%	\$920,000	1.16
16	6 Van Houton Avenue	Split Level	6	3.1	9	\$1,065,000	\$1,065,000	\$1,100,000	103.29%	\$904,900	1.22
17	1 Tree Top Lane	Colonial	5	3.1	56	\$1,298,000	\$1,225,000	\$1,140,000	93.06%	\$1,486,300	0.77
18	82 Southern Boulevard	Colonial	4	3.1	26	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$1,000,800	1.25
19	75 Susan Drive	Tudor	5	3.0	62	\$1,279,000	\$1,279,000	\$1,250,000	97.73%	\$947,000	1.32
20	84 Westminster Road	Colonial	5	5.0	79	\$1,449,000	\$1,349,000	\$1,299,500	96.33%	\$1,400,000	0.93

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21	72 Southern Boulevard	Colonial	5	3.1	85	\$1,599,900	\$1,399,900	\$1,425,000	101.79%		
22	692 River Road	Colonial	6	5.1	6	\$1,475,000	\$1,475,000	\$1,455,000	98.64%	\$1,401,400	1.04
23	12 Pine Street	Colonial	5	4.1	33	\$1,675,000	\$1,550,000	\$1,540,000	99.35%	\$1,181,900	1.30
24	68 Spring Valley Road	Colonial	5	4.1	8	\$1,625,000	\$1,625,000	\$1,575,000	96.92%	\$1,622,200	0.97
25	6 Warwick Road	Colonial	6	4.1	33	\$1,975,000	\$1,899,000	\$1,844,500	97.13%	\$1,585,200	1.16
26	4 Hilltop Terrace	Colonial	6	5.1	126	\$2,100,000	\$2,050,000	\$1,975,000	96.34%		
27	100 Westminster Road	Colonial	6	5.1	138	\$2,575,000	\$2,440,000	\$2,440,000	100.00%		
28	16 Linden Lane	Colonial	6	7.2	18	\$3,100,000	\$3,100,000	\$3,000,000	96.77%	\$2,666,600	1.13
AVERAGE					36	\$1,179,139	\$1,145,782	\$1,127,339	98.88%		1.17

"ACTIVE" LISTINGS IN CHATHAM TWP

Number of Units: 71
Average List Price: \$1,478,665
Average Days on Market: 64

"UNDER CONTRACT" LISTINGS IN CHATHAM TWP

Number of Units: 40
Average List Price: \$948,140
Average Days on Market: 35

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							55
List Price	\$978,625	\$1,309,750	\$1,065,750	\$1,397,222	\$1,422,279	\$1,145,782							\$1,213,561
Sales Price	\$948,375	\$1,270,625	\$995,125	\$1,328,222	\$1,408,429	\$1,127,339							\$1,181,239
Sales Price as a % of List Price	97.58%	96.78%	95.09%	96.58%	99.55%	98.88%							98.03%
Sales Price to Assessed Value	1.12	1.07	1.03	1.13	1.19	1.17							1.14
# Units Sold	8	4	8	9	14	28							71
Active Listings	43	58	71	66	71	71							63
Under Contracts	13	26	32	52	51	40							36

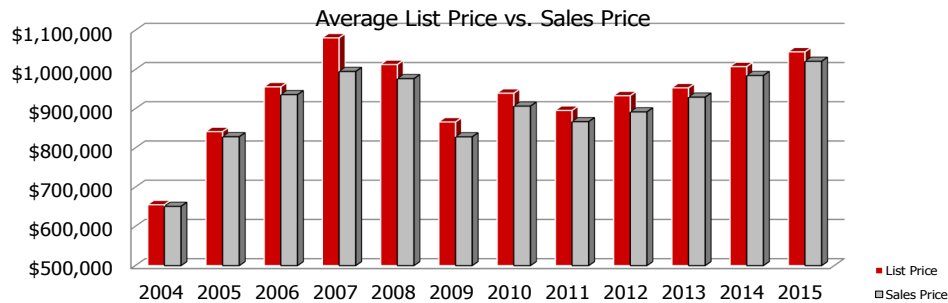
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	56	55	-1.73%
Sales Price	\$1,060,836	\$1,181,239	11.35%
Assessed Value to Sales Price	1.16	1.14	-1.84%



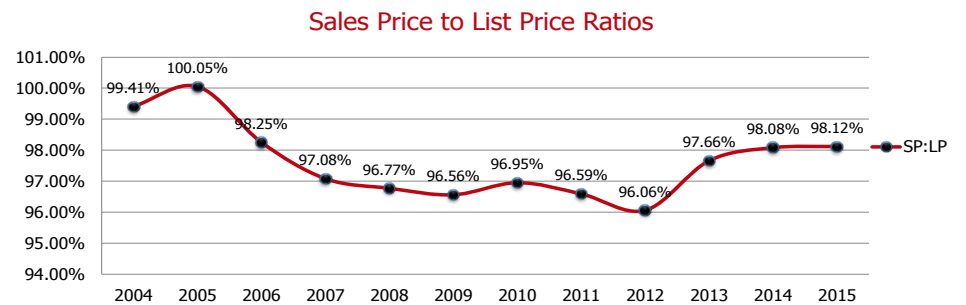
	2015	2016	% Change
# Units Sold	105	71	-32.38%
Active Listings	63	71	12.70%
Under Contracts	48	40	-16.67%

Chatham Twp. Yearly Market Trends

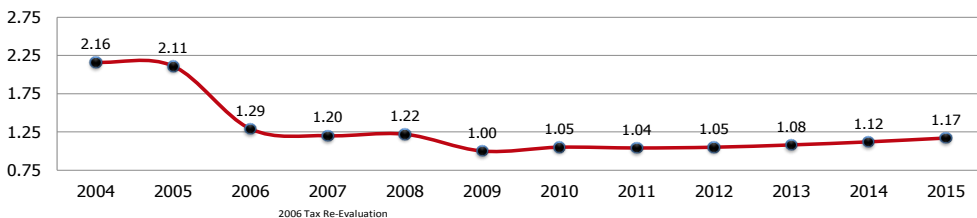


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759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

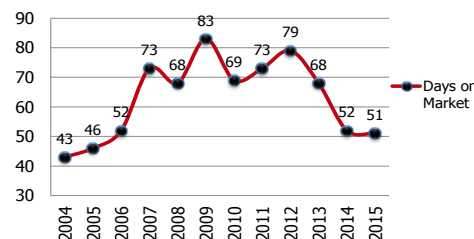
Chatham Twp. Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

