

# Chatham Twp.

## October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	204 Riveredge Drive	TwndEndUn	2	2.0	27	\$499,900	\$499,000	\$476,000	95.39%	\$380,100	1.25
2	42 Meyersville Road	CapeCod	3	2.1	208	\$528,000	\$517,000	\$495,000	95.74%	\$473,500	1.05
3	24 Cedar Lane	CapeCod	4	1.0	122	\$519,000	\$519,000	\$500,000	96.34%	\$438,500	1.14
4	27 Woodlawn Drive	CapeCod	3	2.0	36	\$558,900	\$549,900	\$540,000	98.20%	\$439,900	1.23
5	43 Stonewyck Drive	Ranch	3	2.0	19	\$700,000	\$700,000	\$735,000	105.00%	\$662,000	1.11
6	25 Robin Hood Lane	Split Level	4	2.1	66	\$819,000	\$819,000	\$765,000	93.41%	\$719,700	1.06
7	3 Spruce Lane	TwndIntUn	3	4.0	85	\$1,425,000	\$1,395,000	\$1,325,000	94.98%	\$1,183,600	1.12
8	50 Rose Terrace	Colonial	5	4.1	37	\$1,580,000	\$1,580,000	\$1,515,000	95.89%	\$1,250,000	1.21
9	15 Joanna Way	Colonial	7	6.1	50	\$2,599,000	\$2,549,000	\$2,550,000	100.04%		
<b>AVERAGE</b>					<b>72</b>	<b>\$1,025,422</b>	<b>\$1,014,211</b>	<b>\$989,000</b>	<b>97.22%</b>		<b>1.15</b>

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

**Number of Units:** 67  
**Average List Price:** \$1,515,825  
**Average Days on Market:** 69

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

**Number of Units:** 24  
**Average List Price:** \$1,066,592  
**Average Days on Market:** 53

# 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			53
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			\$1,125,639
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			\$1,096,477
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%			97.83%
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			1.15
# Units Sold	8	4	8	9	14	28	19	19	18	9			136
Active Listings	43	58	71	66	71	71	67	60	63	67			64
Under Contracts	13	26	32	52	51	40	34	24	22	24			32

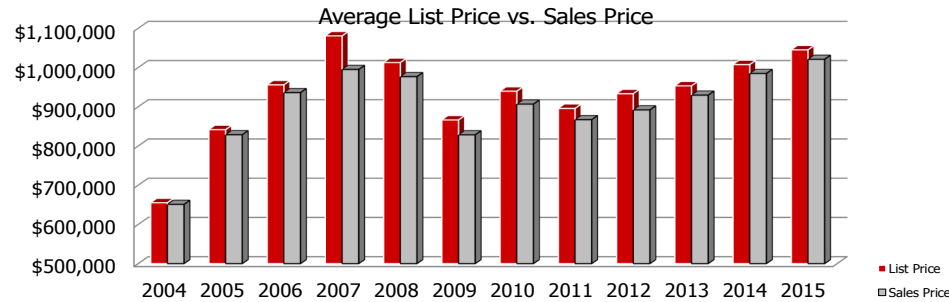
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	49	53	8.12%
Sales Price	\$1,009,674	\$1,096,477	8.60%
Assessed Value to Sales Price	1.17	1.15	-1.80%



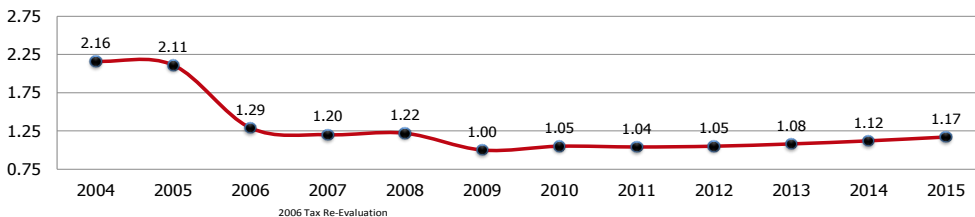
	2015	2016	% Change
# Units Sold	187	136	-27.27%
Active Listings	52	67	28.85%
Under Contracts	22	24	9.09%

## Chatham Twp. Yearly Market Trends



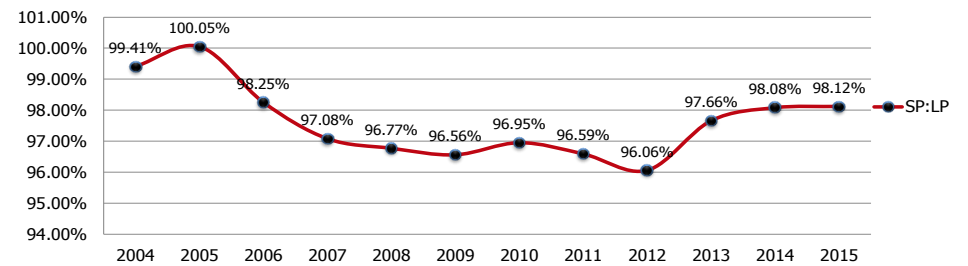
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759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

Sales Price to Assessed Value Ratio

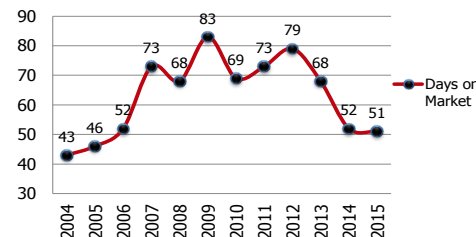


## Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

